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Application Submittal  
Materials  
P21-00281

**USE PERMIT MODIFICATION APPLICATION  
PROJECT DESCRIPTION (REVISED JULY 2022)  
HUDSON VINEYARDS WINERY  
5398 CARNEROS HIGHWAY, NAPA**

**APPLICANT:**

Hudson Vineyards  
5398 Carneros Highway  
Napa, CA 94559

**APPLICANT'S REPRESENTATIVE:**

George H Monteverdi, Principal  
Monteverdi Consulting  
PO Box 6079  
Napa, CA 94581  
707.761.2516

**APN:** 047-070-023

**ACREAGE:** ±166.8 acres

**GENERAL PLAN & ZONING DESIGNATION:** Agricultural Watershed

**GENERAL PROJECT DESCRIPTION:**

The purpose of this application is to obtain approval to modify the visitation program at the existing winery located on Applicant's property at 5398 Carneros Highway (APN 047-070-016) (Property). Pursuant to Use Permit P14-00202-UP, the Hudson Vineyards Winery is entitled to the following:

- Production up to 80,000 gallons per year;
- Construction of approximately 33,042 square feet Type III cave;
- Tours and tastings by appointment only on a daily basis up to a maximum of 120 visitors per day and a weekly maximum of 480 visitors, between 10:00 AM and 6:30 PM;
- Small marketing events up to six per month with a maximum of 24 guests;
- Medium marketing events up to seven per year with a maximum of 50 guests;
- Large marketing events up to three per year with a maximum of 150 guests;
- A maximum of 16 employees;
- Construction of a new winery hospitality building totaling 6,911 square feet, with a commercial kitchen, 2,327 square foot winery office building with storage and laboratory space, and a 4,810 square foot covered crush pad;
- Request for on premise consumption of wines produced on site within the hospitality building and outdoor patio consistent with Business and Professions Code §§23356, 23390, and 23396.5;
- Construction of a Transient Non-Community Water System (a water system to serve the winery, visitors, and employees);
- Construction of a wastewater treatment system;
- Construction of 29 parking spaces;

- Construction of a twenty-foot-wide access driveway to the proposed winery buildings; and
- Landscaping improvements including a picnic area near the hospitality building.

In 2016, P16-00068-VMM approved the following modifications to P14-00202-UP:

- Construction the approved winery development in two phases;
- Phase I consisting of a 5,050 s.f. of hospitality/administration building, a 7,064 s.f. fermentation and crush pad area, a 10,130 s.f. cave, 480 s.f. of mechanical sheds, all paths and covered porches, wastewater and driveway improvements;
- Phase II including full build out of the originally approved 10,125 s.f. hospitality/administration building, 20,545 s.f. fermentation and crush pad area, 38,240 s.f. cave, and 4,733 mechanical sheds;
- There were no changes proposed or approved to production, hospitality, marketing, or number of employees. No additional improvements or modifications were authorized as part of the approval.

At this time, the Applicant has completed Phase 1 of winery development.

This Application requests the following changes to the approved visitation plan:

<b><u>Visitation Element</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
Small Marketing Events	Up to 6 monthly events for up to 24 guests/event	Up to 6 monthly events for up to 36 guests/event
Medium Marketing Events	Up to 7 events annually for up to 50 guests/event	Up to 30 events annually (max. of 6/month) for up to 60 guests/event
Large Marketing Events	Up to 3 events annually for up to 150 guests/event	Up to 2 events annually for up to 250 guests; and Up to 5 events annually for up to 150 guests
Total Annual Marketing Event Attendees	Up to 2,528 guests annually	Up to 5,642 guests annually <u>Net increase of 3,114 guests annually</u>
Daily/Weekly Tours & Tastings (T&T)	Up to 120 guests daily Up to 480 guests weekly	No T&T on Large Marketing Event days; Up to 84 guests on Medium Marketing Event days; Up to 108 Guests on Small Marketing Event days; and Up to 120 guests on all other days Up to 21,840 guests annually
Total Annual T&T	Up to 24,960 guests annually	Up to 21,840 guests annually <u>Net decrease of 3,120 guests annually</u>

Overall Change in Total Annual Visitation	3,114 additional marketing guests minus 3,120 fewer T&T guests	Six fewer guests annually
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As demonstrated on the Winery Trip Generation Worksheet submitted as part of the Use Permit Modification Application, there will be only minor increases to the projected Total Weekday Daily Trips (193 to 221 trips during Harvest; 186 to 214 trips during Non-Harvest) and Total Weekend Daily Trips (185 to 211 trips during Harvest; 178 to 204 trips during Non-Harvest). Under all conditions, projected peak hour trips will remain unchanged, due to the reduction in T&T on days when Medium Marketing Events occur. Specifically, Total Weekday Peak Hour Trips will be 63 trips during Harvest, and 60 trips during Non-Harvest conditions. Similarly, Total Weekend Peak Hour Trips will be 78 trips during Harvest, and from 74 trips during Non-Harvest conditions. Total Vehicle Trips from all sources will increase by approximately 10,000 trips annually. Based on the County Worksheet, a Traffic Impact Study is not required. For both normal operations and marketing events, parking for all visitors will continue to be accommodated onsite through the use of the paved parking lots and the unpaved vineyard avenues and farm access roads surrounding the winery facility.

No other changes to the entitlements approved by P14-00202-UP and P16-00068-VMM are proposed, including changes to winery design, wine production, employee numbers or any operational or infrastructural parameters.





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A Commitment to Service

Planning, Building, & Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559  
Main: (707) 253-4417  
Fax: (707) 253-4336

## PLANNING APPLICATION FORM

### Applicant Information

#### Applicant Contact

Name: Lee Hudson, Hudson Vineyards, LLC  
Mailing Address: 5398 Carneros Highway  
City: Napa State: CA Zip: 94558  
Phone: 707-255-1455  
E-Mail Address: Lee@HudsonRanch.com

#### Property Owner Contact

Name: Same as Applicant  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

#### Agent Contact

Name: Peter Willmert, CEO, Hudson Vineyards, LLC  
Mailing Address: 5398 Carneros Highway  
City: Napa State: CA Zip: 94558  
Phone: 707-286-9174  
E-Mail Address: Peter.Willmert@HudsonRanch.com

#### Other Representative Contact

☐ Engineer ☐ Architect ☒ Agent  
Name: George H Monteverdi, Monteverdi Consulting, LLC  
Mailing Address: PO Box 6079  
City: Napa State: CA Zip: 94558  
Phone: 707-761-2516  
E-Mail Address: George@MonteverdiConsulting.com

#### Property Information

Project Name: Hudson Vineyards Winery 2021 Use Permit Modification  
Project Address: 5398 Carneros Highway, Napa, CA 94558  
Assessor's Parcel Number(s): 047-070-023  
Size of site (acreage and/or square footage): +/-166.8 acres  
General Plan Designation: AWOS Zoning: AW

#### Application Type<sup>1</sup>

File No(s) P21-00281

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
<b>Erosion Control Plan:</b> <input type="checkbox"/> Track I <input type="checkbox"/> Track II  <input type="checkbox"/> Admin Viewshed <input type="checkbox"/> Fence Entry Structure Permit <input type="checkbox"/> Land Division/Mergers <input type="checkbox"/> Site Plan Approval/Modification <input type="checkbox"/> Winery Administrative Permit <input type="checkbox"/> Other Very Minor Modification <input type="checkbox"/> Addressing <input type="checkbox"/> Signs  <b>Temporary Event:</b> <input type="checkbox"/> 51-400 <input type="checkbox"/> 401+ <input type="checkbox"/> Late Application Submittal <input type="checkbox"/> Application Entitled to Fee Waiver <input type="checkbox"/> Other: _____	<b>Major Modification:</b> <input checked="" type="checkbox"/> Winery <input type="checkbox"/> Other  <b>Use Permit:</b> <input type="checkbox"/> Winery <input type="checkbox"/> Other  <input type="checkbox"/> Viewshed <input type="checkbox"/> AG Preserve Contract <input type="checkbox"/> Development Agreement <input type="checkbox"/> Airport Land Use Consistency Determination <input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map/Text Amendment <input type="checkbox"/> Road Exception <input type="checkbox"/> Con. Reg. Exception <input type="checkbox"/> Other: _____	<input type="checkbox"/> Certificate of Legal Non Conformity <input type="checkbox"/> Other Minor Modification <input type="checkbox"/> Road Exception <input type="checkbox"/> Small Winery Exemption <input type="checkbox"/> Winery Minor Modification <input type="checkbox"/> Variance <input type="checkbox"/> Viewshed <input type="checkbox"/> Other: _____  <b>Misc. Services</b>  <input type="checkbox"/> Use Determination <input type="checkbox"/> Status Determination <input type="checkbox"/> Other: _____

<sup>1</sup>: Include corresponding submittal requirements for each application type.


**Detailed Project Description (required):** A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

### Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by the Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

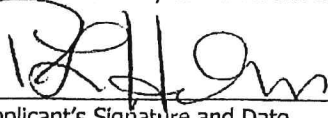
If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

 10/7/21  
Property Owner's Signature and Date

\_\_\_\_\_  
Property Owner's Signature and Date

### Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

 10/07/21  
Applicant's Signature and Date

Date Received: _____  Received by: _____  Receipt No. _____  File No. _____	<b>Application Fees</b>	
	<b>Deposit Amount</b>	<b>\$</b>
	<b>Flat Fee Due</b>	<b>\$</b>
	<b>Total</b>	<b>\$</b>
	<b>Check No</b>	



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.*

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.

Print Name Signature of Applicant (if different)

Date \_\_\_\_\_

Signature of Applicant

Date \_\_\_\_\_

## Hourly Fee Agreement

PROJECT File: P21-00281; request for Use Permit Modification to revise Marketing Program to better reflect winery hospitality needs. I, Lee Hudson, the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ 10,000.00 as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided.
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.



7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

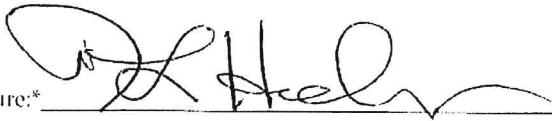
Lee Hudson, Hudson Vineyards, LLC

Mailing Address of the Applicant responsible for paying processing fees:

5398 Carneros Highway

Napa, CA 94558

Signature:\*



Email Address: Lee@HudsonRanch.com

Date:

10/07/21

Phone Number: 707-255-1455

\*ATTENTION - The applicant will be held responsible for all charges.

No changes are proposed to any of the design or use of existing winery structures, the winery development area or winery coverage area. Values presented per P14-00202.

### Winery Coverage and Accessory/Production Ratio

**Winery Development Area.** Consistent with the definition at "a.," 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 +/-42,483 sq. ft. +/-0.98 acres  
Proposed No change sq. ft. No change acres

**Winery Coverage.** Consistent with the definition at "b.," 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).

+/-102,838 sq. ft. +/-2.36 acres +/-1.42 % of parcel

**Production Facility.** Consistent with the definition at "c.," 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 +/-65,187 sq. ft. Proposed No change sq. ft.

**Accessory Use.** Consistent with the definition at "d.," 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 +/-9,238 sq. ft. +/-14 % of production facility  
Proposed No change sq. ft. No change % of production facility

### Caves and Crush pads

If new or expanded caves are proposed, please indicate which of the following best describes the public accessibility of the proposed and existing cave space: Please denote on cave floor plans the location of existing and proposed cave type/activities and identify location of on-site cave spoils on a site plan.

Existing Cave:

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

Expanded or New Cave: **No changes to cave design or occupancy.**

- ☐ 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 (total)	Existing: <u>+/-33,024</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Cave area (Production)	Existing: <u>+/-33,024</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Cave area (Accessory)	Existing: <u>0</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Covered crush pad area	Existing: <u>+/-4,810</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Uncovered crush pad area	Existing: <u>0</u> sq. ft.	Proposed: <u>No change</u> sq. ft.
Cave Spoils total:		Proposed: <u>NA</u> cy.
Cave Spoils Use:	<input type="checkbox"/> Onsite <input type="checkbox"/> Offsite	

## 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). The project description should include information on location and quantity of grapes.

## Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, hours, location/facilities to be used, food service details, etc. Provide a site plan showing where the marketing event activities will occur, including overflow/off-site parking. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

This application proposes replacing the existing Marketing Program with the following:

<u>Event Type</u>	<u>Existing Entitlement</u>	<u>Proposed Entitlement</u>
Small Marketing Events	Up to 6 monthly events for up to 24 guests/event	Up to 6 monthly events for up to 36 guests/event
Medium Marketing Events	Up to 7 events annually for up to 50 guests/event	Up to 30 events annually (max. of 6/month) for up to 60 guests/event
Large Marketing Events	Up to 3 events annually for up to 150 guests/event	Up to 2 events annually for up to 250 guests; and Up to 5 events annually for up to 150 guests

## On-Site Consumption

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur.

No changes are proposed to the permitted on-site consumption activities.

## 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 and existing type of commercial kitchen (low, medium or high risk) and/or food preparation areas authorized by the County Environmental Health Division. (Attach additional sheets as necessary.)

No changes are proposed to the permitted food service activities

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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

10/07/21

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.*





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# WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services

1195 Third Street, Suite 210

Napa, CA 94559-3082

(707) 253-4417

## PROJECT DESCRIPTION

Clear Form

Winery Name: Hudson Vineyards Winery

Date Prepared: 9/21/21

Existing Entitled Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	<u>16</u>	<u>16</u>
	Weekend	<u>16</u>	<u>16</u>
Number of Part Time Employees*	Weekday	<u>0</u>	<u>0</u>
	Weekend	<u>0</u>	<u>0</u>
Maximum Daily Visitation	Weekday	<u>120</u>	<u>120</u>
	Weekend	<u>120</u>	<u>120</u>
Annual Gallons of Production		<u>80,000</u>	<u>80,000</u>
Annual Tons of Grape Haul		<u>500.0</u>	<u>N/A</u>
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	<u>24</u>	<u>24</u>
	Weekend	<u>24</u>	<u>24</u>

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	<u>16</u>	<u>16</u>
	Weekend	<u>16</u>	<u>16</u>
Number of Part Time Employees*	Weekday	<u></u>	<u></u>
	Weekend	<u></u>	<u></u>
Maximum Daily Visitation <i>*120 persons on days with &lt;60 person marketing events*</i>	Weekday	<u>120</u>	<u>120</u>
	Weekend	<u>120</u>	<u>120</u>
Annual Gallons of Production		<u>80,000</u>	<u>80,000</u>
Annual Tons of Grape Haul		<u>500.0</u>	<u>N/A</u>
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	<u>60</u>	<u>60</u>
	Weekend	<u>60</u>	<u>60</u>

\*Number of full time and part time employees should represent the max number of employees that will be working on any given day (including all vendors and contractors employed for the largest event that occurs two or more times per month on average).

## Hudson Vineyards Winery TRIP GENERATION

Existing Winery				Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees	16	16	3.05 one way trips/employee	FT Employee Daily Trips	48.8
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0
Max Visitors	120	120	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	92.3
Max Event	24	24	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	18.5
Gallons of Production	80,000		0.000018 truck trips	Production Daily Trips	1.4
Tons of Grape Haul#	500.0		0.013889 truck trips	Grape Haul Daily Trips	6.9
				<b>Total Weekday Daily Trips</b>	<b>168</b>
				<b>Total Weekday Peak Hour Trips*</b>	<b>55</b>
<u>Maximum Daily Weekend Traffic (Saturday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees	16	16	3.05 one way trips/employee	FT Employee Daily Trips	48.8
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0
Max Visitors	120	120	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	85.7
Max Event	24	24	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	17.1
Gallons of Production	80,000		0.000018 truck trips	Production Daily Trips	1.4
Tons of Grape Haul#	500.0		0.013889 truck trips	Grape Haul Daily Trips	6.9
				<b>Total Weekend Daily Trips</b>	<b>161</b>
				<b>Total Weekend Peak Hour Trips*</b>	<b>70</b>
<u>Maximum Annual Traffic</u>					
				<b>Total Annual Trips**</b>	<b>58,782</b>

Proposed Winery				Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees	16	16	3.05 one way trips/employee	FT Employee Daily Trips	48.8
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0
Max Visitors	120	120	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	92.3
Max Event	60	60	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	46.2
Gallons of Production	80,000		0.000018 truck trips	Production Daily Trips	1.4
Tons of Grape Haul#	500.0		0.013889 truck trips	Grape Haul Daily Trips	6.9
				<b>Total Weekday Daily Trips</b>	<b>196</b>
				<b>Total Weekday Peak Hour Trips*</b>	<b>55</b>
<u>Maximum Daily Weekend Traffic (Saturday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees	16	16	3.05 one way trips/employee	FT Employee Daily Trips	48.8
PT Employees	0	0	1.9 one way trips/employee	PT Employee Daily Trips	0.0
Max Visitors	120	120	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	85.7
Max Event	60	60	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	42.9
Gallons of Production	80,000		0.000018 truck trips	Production Daily Trips	1.4
Tons of Grape Haul#	500.0		0.013889 truck trips	Grape Haul Daily Trips	6.9
				<b>Total Weekend Daily Trips</b>	<b>186</b>
				<b>Total Weekend Peak Hour Trips*</b>	<b>70</b>
<u>Maximum Annual Traffic</u>					
				<b>Total Annual Trips***</b>	<b>68,484</b>

Net New Trips		Harvest	Non-Harvest
<u>Maximum Weekday Traffic (Friday)</u>			
If total net new daily trips is greater than 40, a TIS is required			
Net New Weekday Daily Trips		28	27
Net New Weekday Peak Hour Trips*		0	0
<u>Maximum Weekend Traffic (Saturday)</u>			
If total net new daily trips is greater than 40, a TIS is required			
Net New Weekend Daily Trips		25	25
Net New Weekend Peak Hour Trips*		0	0
<u>Maximum Annual Traffic</u>			
<b>A Traffic Impact Study is NOT Required</b>			
Net New Annual Trips***		9,702	

#Trips associated with Grape Haul represent harvest season only.

\*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

\*\*Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.





A Tradition of Stewardship  
A Commitment to Service

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

Project name & APN: Hudson Vineyards Winery 047-070-016

Project number if known:

Contact person: Peter Willmert

Contact email & phone number: [Peter.Willmert@HudsonRanch.com](mailto:Peter.Willmert@HudsonRanch.com)

Today's date: 9/30/2021

## 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.*

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#### 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.*

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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**

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☐ ☐ **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:

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Estimated annual VMT

Potential annual VMT saved

% Change

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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)

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## **Practices with Un-Measured GHG Reduction Potential**

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

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



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

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



Already   Plan  
Doing   To Do

- ☐ ☐ **BMP-28 Use of recycled materials**

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

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- ☒ ☐ **BMP-29 Local food production**

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

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

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

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

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

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

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

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

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

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**Comments and Suggestions on this form?**

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## **Sources:**

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