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Use Permit Application Submittal & Project Description

The Winery at Mount Veeder Use Permit P22-00248-UP, Exception to
the Conservation Regulations P25-00088-UP, and Exception to the
Roads and Street Standards
Planning Commission Hearing - June 4, 2025



A Tradition of Stewardship
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: Gavin Sharrocks
Mailing Address: 1300 Mt. Veeder Road
City: Napa State: CA Zip: 94559
Phone: (707) 695-1837
E-Mail Address: gavin@camboule.com

Property Owner Contact

Name: Melvin Pearl c/o P & M Vineyards Holdings LLC
Mailing Address: 1730 Trancas Street #143
City: Napa State: CA Zip: 94558
Phone: (416) 987-3344
E-Mail Address: mel@lifetimedevolutions.com

Agent Contact

Name: Ashley Herren c/o Lake-Flato
Mailing Address: 311 Third Street
City: San Antonio State: TX Zip: 78205
Phone: (210) 227-3335
E-Mail Address: aherren@lakeflato.com

Other Representative Contact

☒ Engineer ☐ Architect ☐ Agent

Name: Bruce Fenton c/o RSA+
Mailing Address: 1440 Fourth Street
City: Napa State: CA Zip: 94558
Phone: 707-252-3301
E-Mail Address: bfenton@rsacivil.com

Property Information

Project Name: The Winery at Mount Veeder an application for a development permit
Project Address: 1300 Mt. Veeder Road Napa, CA. 94559
Assessor's Parcel Number(s): 034-230-029
Size of site (acreage and/or square footage): 114 +/- acres
General Plan Designation: Agricultural Watershed and Open Space Zoning: AW (Agricultural Watershed)

Application Type¹

File No(s) _____

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
Erosion Control Plan: <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 Temporary Event: <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: _____	Major Modification: <input type="checkbox"/> Winery <input type="checkbox"/> Other Use Permit: <input checked="" 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: _____ Misc. Services <input type="checkbox"/> Use Determination <input type="checkbox"/> Status Determination <input type="checkbox"/> Other: _____

¹: 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.

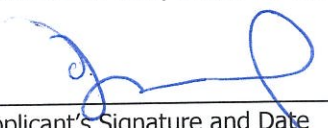


Property Owner's Signature and Date

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.



Applicant's Signature and Date

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

Checklist of Required Application Materials

Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.

- ☐ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.
- ☐ **Application Fee:**
 - Use Permit/Major Modification (All Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
 - Small Winery Exemption (Winery Uses):** Total fees are based on actual time and materials and flat fees. A deposit in the amount of \$5,000. Check made payable to County of Napa.
 - Minor Modification (Winery Uses):** Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials over 3 hours for Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Administrative Permit (Winery Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$1,500. Check made payable to County of Napa.
 - Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
 - Very Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
- ☐ **Read and Sign the Hourly Fee Agreement**
- ☐ **Detailed Project Description:** The Project Description should address all of the applicable items listed below:
 1. Existing site conditions and uses.
 2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
 3. Days of the week and hours of operation.
 4. Maximum number of employees per shift and hours of shifts.
 5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
 6. What is your water supply? How/where is liquid/solid waste disposed?
- ☐ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**

Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans consistent with information contained in the *Building Division – Design Information - Sample Site Plan Handout*: <https://www.countyofnapa.org/1890/Building-Documents> .
- ☐ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans with the following information and details:

 1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
 2. Use of each area within each structure/building.
 3. Location of emergency exists.
- ☐ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**

Submit **three (3) 24" X 36"** and **one 11" x 17"** copies of plans with the following information and details:

 1. All relevant dimensions.
 2. Exterior materials.
 3. Exterior colors.
 4. Existing grade.
 5. Finished grade.
 6. Finished floor level.
 7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.

☐ **Technical Information and Reports**

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. Traffic Study consistent with Traffic Impact Study Preparation Requirements. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study.
3. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
6. Water Availability/Groundwater Study (consistent with the WAA *Guidance Document* adopted by the Board 5/12/2015). Please refer to the following link: <https://www.countyofnapa.org/876/Water-Availability-Analysis>.
7. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

Tree canopy coverage:

Tree canopy cover (1993): _____ acres
Tree canopy cover to be removed: _____ acres _____ %
Tree canopy cover to be retained: _____ acres _____ %

Understory (i.e. brush, shrubs, grasses):

Understory cover (1993): _____ acres
Understory to be removed: _____ acres _____ %
Understory to be retained: _____ acres _____ %

This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website:

<https://www.countyofnapa.org/DocumentCenter/View/12882/WOTPO-implementation-guide?bidId=>

8. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)
 - ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
 - ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
 - ☐ Visual Impacts Study (Photographic simulations)
 - ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
 - ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
 - ☐ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
 - ☐ Other: _____
 - ☐ Other: _____

☐ **Additional Information Required by the Environmental Health Department:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form, enclosed.
6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

Please click on Other Information tab at <https://www.countyofnapa.org/1904/Environmental-Health-Division> for forms and handouts related to use permit application submittal.

☐ **Additional Information Required by the Engineering Services:**

2020 Napa County Road & Street Standards

<https://www.countyofnapa.org/DocumentCenter/View/3787/Napa-County-Road-and-Street-Standards---2020-PDF>

Project Guidance for Stormwater Compliance

<https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF>

BASMAA Post-Construction Stormwater Management Manual

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area--Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

☐ ***Please Note***

While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Deputy Planning Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. **The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.**

☐ **Plans and Studies provided electronically via file share (coordinated at intake).**

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.

Print Name of Property Owner

Print Name Signature of Applicant (if different)

Signature of Property Owner

Date

Signature of Applicant

Date

Hourly Fee Agreement

PROJECT File: The Winery on Mt Veeder Road; request for approval of a new 25,000 gallon per year winery
I, Melvin Pearl

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 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):

Melvin Pearl dba P & M Vineyards Holding LLC

Mailing Address of the Applicant responsible for paying processing fees:

1730 Trancas Street #143

Napa, Ca. 94558

Signature:*



Email Address: mel@lifetimedevolutions.com

Date: July 5, 2022

Phone Number: (707) 695-1837

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

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Proposed

Eight (8) events annually for a maximum of 25 guests

One (1) event annually for a maximum of 50 guests

Participation in Napa Valley annual charitable events. Maximum attendance: 25 guests

Food Service

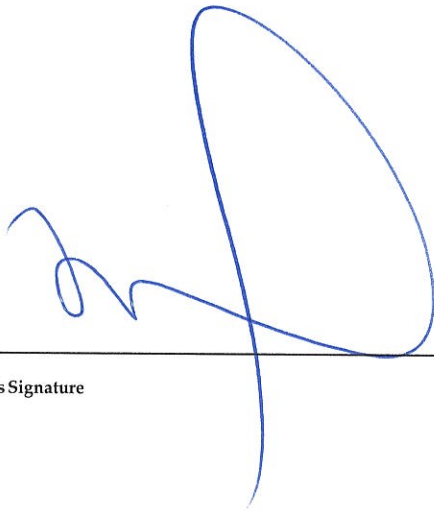
Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Food and wine pairings to be available for daily guests. Food pairings will include pre-packaged items such as dried fruit, nuts, salumi, crackers and the like. All food handling standards will be strictly followed. No commercial kitchen is proposed

Food service at marketing events to be catered by county-licensed and approved caterers

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.

A handwritten signature in blue ink, consisting of a large loop and a smaller flourish, is written over a horizontal line.

Owner's Signature

Date

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Supplemental Application for Winery Uses

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None

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

Production Capacity *

Please identify the winery's...

Existing production capacity: 0 gal/y Per permit No: N/A Permit date: N/A

Current maximum actual production: 0 gal/y For what year? N/A

Proposed production capacity: 25,000 gal/y

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	<u>0</u> existing	<u>18</u> proposed
Average daily tours and tastings visitation ¹ :	<u>N/A</u> existing	<u>18</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>N/A</u> existing	<u>M-Sun 10:00-6:00</u> proposed
Non-harvest Production hours ² :	<u>N/A</u> existing	<u>M-Sa 7:30--5:30</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.

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>0</u> sq. ft.	<u>N/A</u> acres
Proposed	<u>4,185</u> sq. ft.	<u>.01</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>75,023</u> sq. ft.	<u>1.72</u> acres	<u>1.58</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>0</u> sq. ft.	Proposed	<u>12,943 (conditioned space)</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>0</u> sq. ft.	<u>N/A</u> % of production facility
Proposed	<u>1,863</u> sq. ft.	<u>14</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>0</u> sq. ft.	Proposed: <u>13,754</u> sq. ft.
Covered crush pad area	Existing: <u>0</u> sq. ft.	Proposed: <u>1,509</u> sq. ft.
Uncovered crush pad area	Existing: <u>N/A</u> sq. ft.	Proposed: <u>0</u> sq. ft.



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A Commitment to Service

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services

1195 Third Street, Suite 210

Napa, CA 94559-3082

(707) 253-4417

PROJECT DESCRIPTION

Winery Name: _____	Date Prepared: _____
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Existing Entitled Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday		
	Weekend		
Number of Part Time Employees*	Weekday		
	Weekend		
Maximum Daily Visitation	Weekday		
	Weekend		
Annual Gallons of Production			
Annual Tons of Grape Haul			N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday		
	Weekend		

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday		
	Weekend		
Number of Part Time Employees*	Weekday		
	Weekend		
Maximum Daily Visitation	Weekday		
	Weekend		
Annual Gallons of Production			
Annual Tons of Grape Haul			N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday		
	Weekend		

*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).

TRIP GENERATION

Existing Winery				Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees		3.05 one way trips/employee	FT Employee Daily Trips		
PT Employees		1.9 one way trips/employee	PT Employee Daily Trips		
Max Visitors		2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips		
Max Event		2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips		
Gallons of Production		0.000018 truck trips	Production Daily Trips		
Tons of Grape Haul#		0.013889 truck trips	Grape Haul Daily Trips		
			Total Weekday Daily Trips		
			Total Weekday Peak Hour Trips*		
<u>Maximum Daily Weekend Traffic (Saturday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees		3.05 one way trips/employee	FT Employee Daily Trips		
PT Employees		1.9 one way trips/employee	PT Employee Daily Trips		
Max Visitors		2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips		
Max Event		2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips		
Gallons of Production		0.000018 truck trips	Production Daily Trips		
Tons of Grape Haul#		0.013889 truck trips	Grape Haul Daily Trips		
			Total Weekend Daily Trips		
			Total Weekend Peak Hour Trips*		
<u>Maximum Annual Traffic</u>					
Existing Residence Note: There is one existing residence on the parcel that will remain. Adopting typical trip generation, the residence currently generates 10 trips per day and will continue to do.			Total Annual Trips**	+3,650 for residence	

Proposed Winery				Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees		3.05 one way trips/employee	FT Employee Daily Trips		
PT Employees		1.9 one way trips/employee	PT Employee Daily Trips		
Max Visitors		2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips		
Max Event		2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips		
Gallons of Production		0.000018 truck trips	Production Daily Trips		
Tons of Grape Haul#		0.013889 truck trips	Grape Haul Daily Trips		
			Total Weekday Daily Trips		
			Total Weekday Peak Hour Trips*		
<u>Maximum Daily Weekend Traffic (Saturday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees		3.05 one way trips/employee	FT Employee Daily Trips		
PT Employees		1.9 one way trips/employee	PT Employee Daily Trips		
Max Visitors		2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips		
Max Event		2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips		
Gallons of Production		0.000018 truck trips	Production Daily Trips		
Tons of Grape Haul#		0.013889 truck trips	Grape Haul Daily Trips		
			Total Weekend Daily Trips		
			Total Weekend Peak Hour Trips*		
<u>Maximum Annual Traffic</u>					
			Total Annual Trips**	+3,650 for residence = 12,564	

Net New Trips	Existing Residence Note: No new trips for residence		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	
			Net New Weekday Peak Hour Trips*	
<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	
			Net New Weekend Peak Hour Trips*	
<u>Maximum Annual Traffic</u>				
			Net New Annual Trips**	

#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.

Project and Description Statement
The Winery at Mount Veeder
1300 Mt Veeder Road, Napa

Property Setting

The property is a 114 +/- acre parcel that straddles a wooded saddle overlooking Pickle Creek Canyon and the Mayacama Mountain range to the west. While the project is situated on the gently sloping saddle, the remainder of the project site is steeply sloped and heavily wooded with the majority of the site in slopes >30%. As described in more detail on sheet UP5 of the accompanying engineering drawings, parcel slopes range from less than 5% to over 50%. No construction of earthmoving is proposed on slopes that average greater than 30%.

A 1,513 s.f. single-family residence, several accessory structures and up to 13.73 acres of vineyard are present or authorized for the property. The existing residence and accessory structures occupy the gentler, flatter portion of the property. Topography and existing vegetation effectively screens the existing residence from Mt. Veeder Road. Large landslides underlie the western portion of the property while a slightly smaller slide is shown along the eastern property line.¹ Two (2) seasonal tributaries to Redwood Creek are present on the property. Existing vegetation consists of mature oak trees and a variety of other native and introduced vegetation including non-native grasslands.

Access to the property is via an existing gravel driveway that also provides access to existing vineyards located on the adjacent parcel to the east.

As shown on the constraints map prepared by RSA+, the project site is impacted by a number of physical and regulatory constraints that ultimately dictated the siting and design of the project. These constraints include:

- Winery setbacks of 300' from both Mt Veeder Road and the shared driveway;
- Setbacks from Pickle Creek and seasonal watercourses;
- Slopes in excess of 30%;
- Existing oak woodland and individual heritage oak trees;
- Areas of slope instability; and
- Designation of Mt Veeder Road as a viewshed road

Project Description

The design solution to address existing regulatory and physical constraints involves locating the proposed winery underground within a 13,754 s.f. cave to minimize visual from and noise impacts to viewshed roads and nearby properties. The areas proposed for improvements were sited to minimize removal of vegetation. The winery cave would be excavated primarily on the flatter saddle that separates the west and east facing slopes.

The proposed cave is devoted to production and related uses. Cave spoils and spoils from required driveway improvements (approximately 12,800 cu. yds.) would be used to repair an existing landslide area on the west-facing slope and deposited in approved vineyard block B.

¹ Project Narrative, Napa County Application #P18-00001-ECPA

Repaired slope will be re vegetated with native grasses and trees. No off haul of cave spoil is proposed.

The most significant earthmoving would be required to access the proposed crush and production area located on the east-facing slope behind the existing residence. Due to existing topographical conditions, the proposed cave excavation and construction will be visible from Mt Veeder Road or impact 30% (average) slopes.

Access to the winery is via an existing gravel driveway that will be improved as part of the project. The applicant is seeking an exception to county stream setback requirements and commercial road standards to balance emergency access while minimizing impacts on mature vegetation, on- and off-site watercourses and steep slopes. The road exception and facts supporting its approval is outlined in the April 29, 2022 document prepared by RSA+.

Marketing events and daily visitors would be hosted in a separate 1,052 s.f. stand-alone hospitality pavilion located south of the existing residence. The ADA accessible pavilion including a restroom and outdoor deck, is sited to minimize tree removal and grading while providing winery guests with outstanding views of Pickle Canyon and the Mayacama mountains to the west.

The hospitality pavilion is a low-rise 13' high structure fitted with a sloping roof intended to emulate the slope of the existing hillside, the pavilion utilizes materials and colors that reduces visibility of the structure. Exterior and roof materials including weathered steel siding and standing seam metal roof. The proposed project has been carefully designed with and vetted by the projects fire consultant, David Shew.

An exit portal is proposed on the west side of the winery to provide secondary access for employees for use in case of emergency. An ADA compatible path provides access to the winery road below. While located within the required winery road setback it is screened from view of the winery driveway and Redwood Road and is not visible from Mt Veeder Road. The architecture plans prepared by Lake-Flato include renderings of the winery, portal and hospitality pavilion as viewed from a variety of vantage points (sheet A0.2). Portal screening is shown on the landscape plan prepared by Terremoto dated April 27, 2022.

The winery would operate seven (7) days per week between the hours of 7:30 a.m. to 5:30 pm. Annual production would be 25,000-gallons. Two (2) FT and two (2) PT employees would staff the winery. Eighteen (18) daily visitors are proposed. The existing residence and wastewater system would remain in residential use.

Required County Approvals

In order to approve the project as designed, three (3) approvals are required by the Commission:

1. A use permit issued pursuant to Chapter 18.124.070;
2. An exception in the form of a use permit to the Conservation Regulations to allow for earthmoving and related improvements to improve the existing driveway to modified commercial road standards. Some required widening and improvements will occur within stream setbacks required by section 18.104.025 of the Napa County Code; and
3. An exception to Napa County Road and Street Standards to allow a modified commercial driveway to access the proposed winery based on the presence of steep slopes, mature vegetation, proximity of ephemeral streams and areas of instability.

Facts in Support of Required Findings

Use Permit

In order to approve the requested use permit, the planning commission must make findings in Chapter 18.104.070 of the county zoning ordinance. To wit:

1. The Commission has the power to issue a Use Permit under the Zoning Regulations ineffect as applied to property.

Response: The Commission is authorized by section 18.124.010 of the zoning ordinance to grant use permits for new wineries in the Agricultural Watershed (AW) zoning district. The proposed project as designed is consistent with the AW zoning standards, and conforms to the definition of a winery pursuant to Section 18.08.640 of the Napa County Code. The project, as designed, complies with the applicable sections of the 1990 Winery Definition Ordinance (WDO). An exception in the form of a use permit has been filed to allow for some earthmoving and construction within designated watercourse setbacks. Additionally a request for exception to road and street standards (RSS) has been submitted.

2. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the NapaCounty zoning regulations have been met.

Response: Complete applications and exception requests necessary for project approval were timely filed and contain sufficient information necessary for consideration and action by the Commission. Technical studies have been completed to allow for the completion of required environmental assessment.

3. The grant of the Use Permit, as conditioned, will not adversely affect the public health,safety or welfare of the County of Napa.

Response: The proposed project as designed will not adversely affect the public health, welfare and safety of the County of Napa. Technical studies confirm that adequate groundwater is available to supply all existing and proposed uses of the property without adversely affecting local groundwater supplies. Adequate on-site areas are present to treat and dispose of project generated wastewater to state and local standards. Treated wastewater will be applied to on site vineyards, further reducing demand on local groundwater. The winery access road has been designed to provide an equivalent level of emergency, truck and vehicular access while respecting the natural resources of the parcel. The biological assessment prepared for the project confirms that all potential impacts of the winery and access road can be reduced to a less than significant level through the adoption of feasible mitigation measures. The project includes the 3:1 replacement of the forty-eight (48) oak trees >6" dbh removed as part of this project A tree mitigation plan depicting replacement area, planting and maintenance requirements is included with this application. Vegetation retention (+/- 99%) far exceeds the 70% retention threshold required by the AW zoning district.

The project will be review by county agencies to ensure that site access and

driveways, grading, drainage, the proposed wastewater disposal system, parking, and fire protection are consistent with county standards. Recommended conditions adopted by the commission will be incorporated into the final project design to ensure that the project will not adversely affect the public health, safe or welfare of the County of Napa.

4. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan and any applicable specific plan.

Consistency with the Zoning Ordinance

The proposed project complies with all property line and winery road setbacks, the 35-foot maximum building height, maximum lot coverage and accessory use to production area ratios. An exception in the form of a use permit has been prepared to allow for earthmoving and construction of required road improvements within stream setbacks established by section 18.104.025 of the Napa County Code. These improvements have been carefully designed in consultation with project biologist to minimize impacts on Pickle Creek, and existing ephemeral streams. Mitigation recommended by the project biologist will be implemented to ensure that the project will not result in significant or potentially significant impacts. A detailed tree mitigation plan has been prepared to replace designated trees removed as part of the project. An erosion control plan to protect downstream water quality has been prepared for the project.

The production facility is located underground on the flatter portions of the property and to minimize or eliminate off-site visual impacts, potential impacts on steep slopes and nearby watercourses. Over 99% of existing vegetation canopy is retained with project approval. Adopted conditions will be incorporated into the final project design to ensure that the project complies with the Napa County Winery Definition Ordinance (WDO) and all other applicable requirements of the Napa County Code.

Consistency with the Napa County General Plan Goals and Policies

Agriculture has been designated as the primary land use in Napa County since the Agricultural Preserve was first enacted in 1968. The passage of Measures 'J' and 'P' further supported protection of agricultural lands. The proposed winery, an agricultural use of the subject property is consistent with goals and policies of the General Plan (2008). The General Plan land use designation for the subject parcel is Agriculture, Watershed and Open Space (AWOS). A summary of key policies that support the approval of the requested use permit are discussed below

General Plan Agricultural Preservation and Land Use Goal AG/LU-1 instruct the County to "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." General Plan Goal AG/LU-3 states that the County should "support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands." Goal AG/LU-3 and Policy AG/LU-2 recognize wineries as agricultural uses.

The proposed use of the property for fermenting and processing of grape juice into wine supports the economic viability of agriculture within the County, consistent with

Goal AG/LU-3 and Policy AG/LU-4 (“The County will reserve agricultural lands for agricultural use including land used for grazing and watershed/open space...”). By allowing the construction of a winery at the project site, the proposed Use Permit supports the economic viability of both the nearby vineyards in the region and agricultural product processing uses on the property, consistent with Economic Development Goal E-1 and Policy E-1.

The water availability analysis (WAA) estimates that the subject property including proposed winery, existing residence, approved vineyard and site landscaping will use a total of 8.11 acre feet annually. The winery would use less than 0.50 acre-feet of groundwater annually. Recharge is estimated at 57 acre-ft annually. Water generated during the wine making process will be treated by a Biofiltro treatment system or equivalent system, before it is surface dripped on the approved vineyard. Using groundwater sustainably by irrigating with treated wastewater and limiting withdrawal to well below the parcel’s recharge (CON-10). Use of groundwater for recognized agricultural uses furthers goal CON-11 of the conservation element..

Treated winery wastewater will be dispersed onto approved vineyards to reduce project groundwater use to maintain the long-term viability of local groundwater resources consistent with Goals CON 10, 11 & 53.

The proposed production facility is located underground with the exception of a west portal that provides secondary access for winery employees and guests and allows for the addition of natural lighting into the underground winery. Placing the winery building underground in combination with the screening of the above ground elements reduces any significant or potentially significant impact on county viewshed roads. Constructing the winery underground minimizes tree removal when compared to an above ground facility of comparable production levels. Constructing the winery underground also has significant operational and energy savings with concomitant GHG reduction when compared to a standard above ground construction. The winery’s orientation and proposed clerestory windows allows for penetration of natural lighting. Finally the proposed project will comply with Title 24 and other green code requirements in compliance with CON-72.

The proposed hospitality pavilion is located on the gently sloping saddle where slopes are moderate, ranging from less than 1% to 30%. With a small footprint of just over 1,000 s.f. (1,052) minimal grading is required to construct the this accessory use building. Sheet A3.2 of plans prepared by Lake-Flato depict elevations and sections of the proposed.

The proposed winery has been designed to convey both permanence and attractiveness, a goal of general plan policy LU-10. The siting and design of the underground winery with limited visual exposure, the retention of the over 99% of existing on-site vegetation, and proposed replanting program ensures that the project fits well into the existing landscape, and the surrounding area.

The structures employ defensible space, and fire retardant building materials to that include textured concrete siding and weathered steel cladding and standing seam metal roof. The winery access road will follow the alignment of the existing road to minimize required grading and removal of mature vegetation. While seeking an exception to county RSS, the winery road is designed to ensure adequate traffic flow

and ingress/egress for the existing residence and for guests, delivery trucks and emergency vehicles. The applicant worked closely with David Shew, former Napa County Fire Marshall and a well-known and recognized fire safety expert to ensure that adequate fire safety measures and construction technology is incorporated into the final project design as intended by goals SAF- 16 and 20 of the safety element of the general plan.

Improvements to the existing gravel road together with installation of required erosion control measures, installation of water diversion and energy dissipation devices will reduce baseline sediment delivery to area watercourses, consistent with goals CON-11 and SAF-9 of the conservation and safety elements.

Adequate water is also available for fire protection through the construction of one (1) 50,000-gallon water storage tanks, and on site hydrants pursuant to policy SAF-20 of the general plan Safety Element.

Conservation Regulations Exception

The applicant has filed a request for an exception pursuant to Section 18.108.070 of the Napa County Code in the form of a use permit to allow for: earthmoving and improvements necessary to install required road improvements within required stream setbacks. A detailed biological assessment was prepared by Solecology to evaluate potential impacts on rare/endangered/candidate plant and wildlife species. The assessment also recommends mitigation measures to reduce all identified significant or potentially significant impacts associated with the proposed road improvements to less than significant levels.

Existing Topographical and Regulatory Constraints

The existing gravel road/proposed winery access follows the existing contours to minimize earthmoving. Portions of the existing road already lie within the setback of either Pickle Creek or ephemeral streams that are tributary to Pickle Creek. Balancing emergency and vehicular access the project engineer has designed improvements to the existing road that minimizes grading and vegetation removal. To minimize impacts on existing slopes and vegetation, the applicant is seeking an exception to county road and street standards. This request is included with the application packet. Additionally an application in the form of use permit has been prepared to allow some of the required road improvements to encroach into required stream setbacks..

These physical and regulatory constraints are depicted on sheet UP2.4 of plans prepared by RSA+.

Section 18.108.040 outlines required findings to allow for earthmoving for the proposed improvements within the stream setbacks and on 30% slopes.. The following findings are applicable to the proposed project:

1. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading;

Response. The subject property is contains a number of physical and regulatory constraints that impact future development. The majority of property is heavily wooded with heritage trees and slopes greater than 30%. The property lacks connectivity between the more level

portions of the site to develop the winery as designed. The site is also constrained by a large landslide on the west facing slope, required winery and stream setbacks and potential visibility from Mt Veeder and Redwood Roads, both county viewshed roads.

The existing gravel road/future winery access follows the existing alignment. Portions of the existing road, and the existing bridge that crosses Pickle Creek already lie within the setback of either Pickle Creek or ephemeral streams that are tributary to Pickle Creek. Balancing emergency and vehicular access the project engineer has designed improvements to the existing road that minimizes grading and vegetation removal.

Improvements to the existing driveway will have significantly less environmental impacts to both slopes, existing vegetation and watercourses when compared to developing a new access road over areas not previously disturbed. The Solecology, consulting biologists was retained to assess significant or potentially significant impacts to the site, vegetation and watercourses, of both the winery project and the proposed road improvements. The April 2022 assessment concludes that all proposed and required improvements will not result in significant or potentially significant impacts with the mitigation measures recommended in the April 2022 assessment. Additionally the project includes a 3:1 replacement of all heritage trees >6" dbh removed as part of the project. The tree mitigation area will occur partially within areas of the property burned in recent fires. The development project minimizes removal of existing vegetation, incorporates existing vegetation into the final design plan, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects;

In summary, the limited footprint of the project results in coverage of less than 2% of the parcel. The proposed access road will follow the alignment of the existing road reducing impacts on existing vegetation, slopes and site watercourses. In fact, over 90% of the existing vegetation canopy will be retained following project completion. Additionally, an extensive tree mitigation/replanting program principally within areas burned by recent fire events will be undertaken as part of the project to compensate for trees >6" dbh removed as part of the project. Please see the accompanying tree mitigation plan prepared by Terremoto, dated April 27, 2022 and incorporate by reference. The project biologist who confirms that the project as proposed with mitigation will not significantly impact the existing oak woodland, vegetation, aquatic environment, terrestrial plants or animals.

a) Adequate fire safety measures have been incorporated into the design of the proposed development;

Response. The project has been developed in consultation with the project fire safety consultant to ensure that adequate fire safety measures are incorporated into the project design. The winery is located underground with the only above ground structure being the hospitality pavilion. The cave includes provisions for fire sprinklers and emergency and secondary access leading away from the underground winery. A 50,000-gallon firewater tank provides fire protection for both the winery and hospitality pavilion.

The hospitality pavilion is sited with required defensible space provided around it; utilizes fire retardant building materials and is fully accessible to emergency equipment and vehicles as it is located within 150 feet of the fire truck turnaround area.

The improvements to the existing driveway proposed as part of this project carefully balances emergency access for first responders and guests with preservation of the significant trees and steep slopes present on the property. The design of the proposed driveway with the measures included provides equivalent access to the site and same overall practical effect as the current State Responsible Area (SRA) Fire Safe Regulations.

- c) Disturbance to streams and watercourses shall be minimized, and the encroachment if any, is the minimum necessary to implement the project;

Response. Improvements to the proposed access road and the replacement entry bridge encroach into the required setbacks of Pickle Creek and its tributaries as shown on the attached constraints map. A biological assessment, prepared by SolEcology has been prepared to assess the potential impacts of the earthmoving activities and road improvements associated with the project. This assessment concludes that the project as designed will not have significant or potentially significant impact on the environment, with the mitigation measures recommended in the assessment.

- b) The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies or identified as special status species, sensitive biotic communities or habitats of limited distribution in the county's Baseline Data Report (2005 or as amended) or Environmental Resources Mapping System;

Response. The biological assessment prepared for the project confirms that the project as designed will not result in significant or potentially significant impacts on threatened or endangered plant or animal habitats as designated by state or federal agencies or identified as special status species, sensitive biotic communities or habitats of limited distribution in the county's Baseline Data Report (2005 or as amended) or Environmental Resources Mapping System. The biological assessment also includes recommended mitigation measures for any and all identified impacts. A tree mitigation plan to compensate for loss of trees >6" dbh has also been prepared and will be implemented as part of this project.

- c) An erosion control plan, or equivalent NPDES stormwater management plan, has been prepared in accordance with Section 18.108.080 and has been approved by the director;

- d) The proposed development does not result in a net increase in soil loss and runoff.

Response. A storm water management plan including measures to address potential erosion has been prepared by RSA+ and is included with the project application. Required improvements to the existing gravel road will reduce sediment delivery to on and off-site watercourses thereby improving local area water quality. Implementation of the erosion control plan will ensure that the project does not result in a net increase in baseline soil loss and runoff

Viewshed

The project site is potentially visible from some segments of Redwood Road. Renderings provided by the project architect (sheet A0.2 of Lake-Flato architectural plan set). The project improvements are not visible from Mt Veeder Road due to existing topographical conditions. As described elsewhere in this statement visual impacts are reduced to less than significant levels as the majority of the improvements are located underground.

The visible element of the winery, the west facing portal is screened from view by a combination of oak tree planting as shown on the accompanying landscape plan prepared by Terremoto. The significant retaining walls necessitated by the steeply sloping site are located on the east facing side slopes rendering them virtually invisible as viewed from Mt Veeder and Redwood Roads.

Screening

The footprint of the proposed hospitality pavilion is a low-rise structure with average heights less than 15'. The pavilion utilizes non-reflective windows, muted coloration and non-reflective surfaces consistent with the county's adopted design manual.

The combination of underground siting of the winery, the distance of the hospitality pavilion, west facing portal from Redwood Road plus proposed screening plantings, and existing topographical conditions reduces potential visual impacts of the project as viewed from Redwood Road. No portion of the proposed project is visible from Mt Veeder Road due to existing topographical conditions.

Exception to Road and Street Standard Exception

The project includes a request for an exception to Napa County Road and Street Standards (RSS) to utilize the existing alignment of the to minimize earthmoving and tree removal while still providing adequate access for emergency vehicles, fire trucks and guests. Section 3 of the County RSS standards allow for exceptions to county RSS if findings specified in this section are made by the Commission, upon recommendation by engineering, public works and fire department staffs.

Specifically, an exception to the Napa County commercial road standards is requested for portions of the proposed winery access road. The proposed driveway improvements are designed to enhance accessibility and emergency egress with the addition of turnouts and widening where feasible, as well as replacement of the existing nonconforming bridge with a new bridge that conforms to the current Napa County RSS.

The April 29, 2022 road exception request prepared by RSA+ provides factors in support of this request and concludes that the modified section meets the section 3 exception criteria and that the proposed modified road section provides the safe level of emergency access as a standard commercial road while minimizing impacts on sensitive, on-site environmental resources.

Summary and Conclusions

The project site is impacted by a number of physical and regulatory constraints that dictated the proposed design being presented to the commission for its approval. Steep slopes, potential visibility from county view shed roads as well as the project goals of preserving significant vegetation, minimizing visual impacts while providing a modern, state of the art wine making facility contributed to the final design of the project.

The design solution was to maximize improvements on the flatter saddle by locating the majority of the winery underground. By so doing earthmoving on slopes greater than 30% (average) are avoided for both the winery and proposed road improvements. Improvements are sited away from the visible west facing slopes and the existing landslide, and the recently regulated intermittent headwater streams located on the property. Rather than constructing a new access road, the project utilizes the existing gravel road that provides access to the existing

improvements and the vineyards to the east. Re-purposing this road for winery uses will result in significantly lesser impact to the property and its natural and aquatic resources when compared to a new road constructed on previously undisturbed portions of the site.

The crush pad, processing area, parking and ADA access to the hospitality building will be excavated below existing grade to reduce visual impacts from county viewshed roads and potential noise impacts to neighboring properties. Above ground structures, the small hospitality pavilion and secondary access portal are sited, located and sited to blend with the existing topography and are screened from the view of travelers on Redwood Road. The project is not visible from Mt. Veeder Road due to existing topographical conditions. The combination of siting, distance from vicinity roads and neighboring properties, and retention of over 99% of existing vegetation canopy together with the extensive replanting program ensures that the project will not impact neighboring property owners, or result in potentially significant impacts on the environment. The proposed improvements to the existing road together with compliance with county agency requirements will make this project a welcome addition to the Mt. Veeder sub-appellation. The project as designed and sited complies with all requirements of the AW zoning district, is consistent with general plan goals and policies and the WDO. Technical reports included with this application confirm the adequacy of on site water reduces, and that all potential environmental impacts associated with project development can be reduced to less than significant levels.

Approval of this project is respectfully requested.

Enclosures

- Architectural Plans prepared by Lake-Flato, dated May 31, 2022
- Biological Assessment prepared by Solecology, dated May 2022
- Civil Engineering plans, prepared by RSA+ dated April 29, 2022
- Request for Road Exception, prepared by RSA+, dated April 27, 2022
- Stormwater Control Plan, prepared by RSA+, dated April 27, 2022
- Tree and Mitigation/Portal Screening, prepared by Terremoto, dated April 27, 2022
- Use Permit application and related pages
- Wastewater Feasibility Study, prepared by RSA+ dated April 29, 2022
- Water Availability Analysis, prepped by RSA+, dated April 29, 2022



A Tradition of Stewardship
A Commitment to Service

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

Project name & APN: Winery at Mount Veeder

Project number if known:

Contact person: Jeffrey Redding

Contact email & phone number: jreddingaicp@comcast.net

Today's date: 5- 27-2022

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

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

Already Plan
Doing To Do

ID # BMP Name

☐☐

BMP-1 Generation of on-site renewable energy

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

☐☐

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

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Plan
Doing To Do

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

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.

Additional trees will be planted throughout the property.

☐ ☐ **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

Already Plan
Doing To Do

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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.

LED lights will be used throughout the project.

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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.

Because much of the project is in a cave, a portion of which is cut and cover cave, a green roof is integral to the design.

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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.

Already Plan
Doing To Do

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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%.

Water fixtures will be WaterSense wherever possible.

☐☐

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.

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.

☐ ☐ **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.

Already Plan
Doing To Do

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

The cave design leverages natural resources and daylight.

☐☐

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

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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.

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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.

☐ ☐ **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?**

Comments and Suggestions on this form?
