

“E”

Use Permit Application Packet

Justin Vineyards/Knollwood Vineyards Use Permit #P19-00124-UP
Planning Commission Hearing Date (September 4, 2024)



May 31/2024

Napa County Planning, Building
& Environmental Services

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

A Tradition of Stewardship
A Commitment to Service

Applicant's Name: Knollwood Vineyards	Phone: (707) 253-2802	E-Mail Address: Kevin@corleyfamilynapavalley.com
Applicant's Mailing Address: 4242 Big Ranch Road	City: Napa	State/Zip Code: California 94558
Property Owner's Name: (if different from Applicant) J. Kevin Corley, partner	Phone: (707) 255-3400	E-Mail Address: Kevin@corleyfamilynapavalley.com
Property Owner's Mailing Address: C/O Knollwood Vineyards 4242 Big Ranch Road	City: Napa	State/Zip Code: California 94558
Agent's Name: (if different from Applicant) Land Use Planning Services	Phone: (707) 255-7375	E-Mail Address: jreddingaicp@comcast.net
Agent's Mailing Address: 2423 Renfrew Street	City: Napa	State/Zip Code: California 94558
Other Representative: (Engineer/Architect) Paul Warnock P.E. c/o RSA+	Phone: (707) 252-3301	E-Mail Address: pwarnock@rsacivil.com
Representative's Mailing Address: 1515 Fourth Street	City: Napa	State/Zip Code: California 94558

Property Information

Project Name and Address: Lewis Cellars Use Permit An application for a development project 4101 Big Ranch Road Napa, CA. 94558
 Assessor's Parcel Number(s): 036-190-036-076
 Site of site (acreage and/or square footage): 31.78 +/-
 General Plan Designation: Agricultural Preserve Zoning: AP

Application Type¹ (For Staff Use)

Administrative	Zoning Administrator	Planning Commission/ALUC/BOS	Misc. Services
<input type="checkbox"/> Admin Viewshed	<input type="checkbox"/> Certificate of Legal Non Conformity	<input type="checkbox"/> AG Preserve Contract	<input type="checkbox"/> Use Determination
<input type="checkbox"/> Erosion Control Plan: Track II	<input type="checkbox"/> Viewshed	<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Status Determination
<input type="checkbox"/> Erosion Control Plan: Track I	<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Airport Land Use Consistency Determination	
<input type="checkbox"/> Fence Entry Structure Permit	<input type="checkbox"/> Road Exception	<input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment	
<input type="checkbox"/> Land Division/Mergers	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Use Permit	
<input type="checkbox"/> Site Plan Approval/Modif.		<input type="checkbox"/> Major Modification	
<input type="checkbox"/> Temporary Event: _____		<input type="checkbox"/> Variance	
<input type="checkbox"/> Very Minor Modification		<input type="checkbox"/> Zoning Map/Text Amendment	
<input type="checkbox"/> Addressing		<input type="checkbox"/> Road Exception	
<input type="checkbox"/> Signs		<input type="checkbox"/> Con. Reg. Exception	
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<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 Board of Supervisor Resolution No. 2018-102 including the establishment of an hourly fee application agreement and initial deposit (Section 80.250 Hourly Project Policies and Procedures). 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

Date Received: <u>3/27/2019</u> Received by: <u>TA</u> Receipt No. _____ File No. <u>P19-00124</u>	A p p l i c a t i o n F e e s	
	Deposit Amount	\$ _____
	Flat Fee Due	\$ _____
	Total	\$ _____
	Check No	

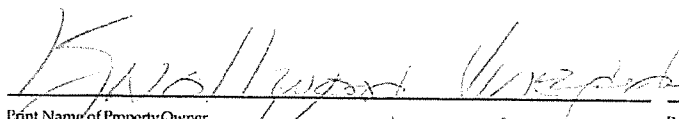
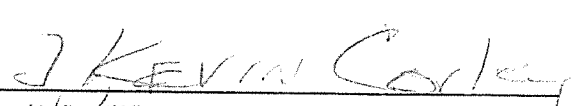
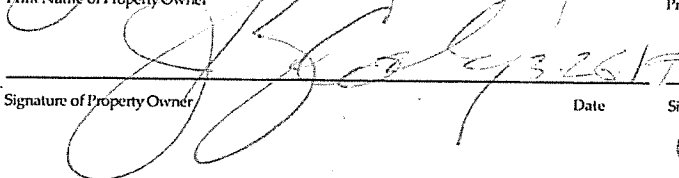
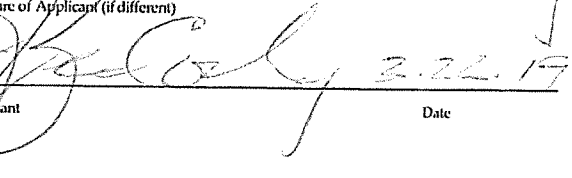
Certification and Indemnification

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	 Signature of Applicant
Date	Date

Hourly Fee Agreement

PROJECT File: Knollwood Vineyard request for use permit

_____, I,
_____, 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):

J. Kevin Corley

Mailing Address of the Applicant responsible for paying processing fees:

4242 Ranch Road

Napa, California 94558

Signature:*

Email Address: Kevin@corleyfamilynapavalley.com

Date: March 15, 2019

Phone Number: (707) 255-3400

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

**NAPA COUNTY CODE COMPLIANCE PROGRAM
RESOLUTION NO. 2018-164
ACKNOWLEDGEMENT DOCUMENTATION**

PLEASE SELECT ONE BOX:

Applicant represents that this project **WILL NOT BE** participating in the County's Voluntary Compliance Program established through Resolution No. 2018-164. This application represents a standard Major Modification of the project's existing Use Permit.

Applicant represents that this project **WILL BE** participating in the County's Voluntary Compliance Program.

The following information shall be submitted with this application in order to qualify under this program:

1. Visitation and/or Marketing Changes - Please provide visitation logs/records for all "Public" and "By Appointment Only" tours and tastings and/or all marketing events occurring at the winery within the past 12 months based upon your date of application submittal. Please include a complete listing of temporary events conducted at the winery under Napa County Code Chapter 5.36, Temporary Events.
2. Employee Changes – Please provide official employee records and/or signed employee affidavits confirming the number of all employees at the winery within the past 12 months, including vineyard workers, based upon your date of application submittal.
3. Production Changes – Please provide the following information from the past 12 months, based upon your date of application submittal:
 - One copy of the *Federal Report of Wine Premises Operations* TTB Form 5120.17 (sometimes referred to as the 702 form). Please provide only the forms for the winery located at the subject application address.
 - A copy of your current license from the California Department of Alcoholic Beverage Control.
 - One copy of the State of California of Food and Agriculture Grape Crush Workbook, showing all sources and amounts of grapes/juice and/or bulk use.
 - Information for all custom crush clients who utilize your winery for their production. Please write a very short narrative describing the name of each client and the amount of wine produced for each client.

Pursuant to Napa County Resolution No. 2018-164, I hereby certify that the current application submittal and submitted documentation with regards to the requested information above is to the best of my knowledge true and correct under penalty of perjury.

Winery Owner's Signature

Date

Property Owner's Signature

Date

John Coley
26 Mar 19

John Coley
26 Mar 19

Use Permit Information Sheet

Use

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

Lewis Cellars formerly known as Knollwood Vineyards was issued a small winery exemption (SWE) in November 1986. The winery is also referred to as Domaine Montreaux. Wine production was authorized at a maximum of 20,000 gallons annually. The SWE approved in 1986 indicated that the winery would operate 7 days per week (8:00 am to 6:00 pm), would employ 2 FT and 2 PT employees. No visitors were anticipated by the 1986 application. The winery is located in an existing 8,000 s.f. +/- structure approved in 1986.

The applicant owner requests an increase in annual wine production from 20,000 to 40,000 gallons and a recognition of the current (unpermitted) visitation and marketing program. Details on the winery's visitation program is provided on pages 9 & 10 of this application. 2018 production levels exceed authorized levels. An increase in employees from the existing 8 FT and 2 PT (not including seasonal) to 8 FT and 2 PT employees.

Proposed improvements necessary to accommodate the applicants proposal include driveway widening to meet current county road and street standard; interior modifications for ADA compliance; upgrades to the existing water and wastewater system and designation of an AB 2004 tasting area. No change to the exterior of the existing building is either proposed or necessary to accommodate the proposed changes

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

District _____ Regional _____
State ABC Federal TTB

Improvements

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

The following improvements are proposed as part of this project:

On-Site

1. Improvement of on site driveway to conform to county road and street standards
2. Resurface existing parking area
3. Provide additional visitor and employee parking including handicapped parking spaces
4. Upgrade and/or augment existing wastewater, water and fire protection systems as required
5. Construct required storm water control facilities as required

Off-Site Improvements

1. Construct county standard driveway connection to Big Ranch Road

WINERY 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 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 type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Wine Sales/Consumption – AB 2004	<input type="checkbox"/> Existing		<input type="checkbox"/> Proposed	<input type="checkbox"/> None

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

Production Capacity *

Please identify the winery's...

Existing permitted _____ 20,000 gal/y Per permit : SWE _____ Permit date: 11/26/86

production capacity:

Current maximum actual production: 33,824 gal/y For what year? 2018

Average 3 year production: 33,018 gal/y

Proposed production capacity: 40,000 gallons annually

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

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation:	<u>7</u> existing	<u>14</u> proposed
Maximum weekly tours/tastings visitation:	<u>49</u> existing	<u>98</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>10:00 am—6:00 pm</u> existing	<u>10:00 am—6:00 pm</u> proposed
Production days and hours ¹ :	<u>8:00 am—6:00 pm</u> existing	<u>8:00 am—6:00 pm</u> proposed

* **Based on visitor data provided to county staff**

¹ It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

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

Existing

None per SWE

Proposed

Ten (10)/year for a maximum of 25 guests

Two (2)/year for a maximum of 50 guests

One (1)/year for a maximum of 100 guests

On-Site Consumption

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

The attached site plan shows the location of AB 2004 on site consumption

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.)

Daily food pairings will consist of pre-packaged food items such as cheeses, nuts, salami, crackers and similar food items. All food at marketing events will be prepared and provided by a county-approved catering company.

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 10,910 sq. ft. 0.25 acres
 Proposed 11,165 sq. ft. 0.26 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).

43,325 sq. ft. 0.99 acres 3.1 % of parcel

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

Existing 10,526 sq. ft. Proposed 10,526 sq. ft.

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

Existing 1,382 sq. ft. 13.1 % of production facility
 Proposed 1,382 sq. ft. 13.1 % 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 cave space:

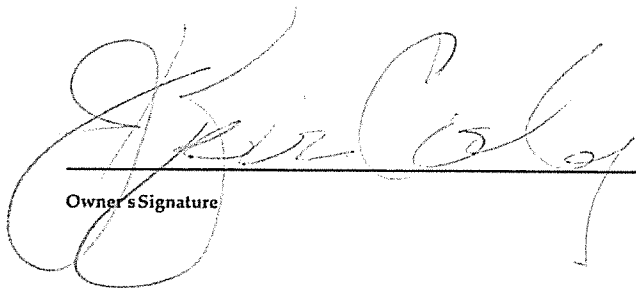

- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
 Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area (total) Existing: _____ sq. ft. Proposed: _____ sq. ft.
 Cave area (Production) Existing: _____ sq. ft. Proposed: _____ sq. ft.
 Cave area (Accessory) Existing: _____ sq. ft. Proposed: _____ sq. ft.
 Covered crush pad area Existing: 2,660 sq. ft. Proposed: 2,660 sq. ft.
 Uncovered crush pad area Existing: _____ sq. ft. Proposed: _____ sq. ft.
 Cave Spoils total: Proposed: _____ cy.
 Cave Spoils Use: Onsite Offsite.

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c), I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.

 _____ 

Owner's Signature Date

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



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

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

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

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

Already Plan
Doing To Do

ID # BMP Name

BMP-1 Generation of on-site renewable energy
If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

BMP-2 Preservation of developable open space in a conservation easement
Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Plan
Doing To Do

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

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

BMP-4 Alternative fuel and electrical vehicles in fleet

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____

BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

BMP-6 Vehicle Miles Traveled (VMT) reduction plan

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
- employee carpool or vanpool
- priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- bike riding incentives
- bus transportation for large marketing events
- Other:

Estimated annual VMT _____

Potential annual VMT saved _____
% Change _____

Already Doing Plan To Do

BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

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.

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.

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.

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!

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

BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

BMP-15 Low-impact development (LID)

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

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

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.

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)	<input type="checkbox"/>	LEED™ Silver (check box BMP-25 and this one)
BMP-25 (b)	<input type="checkbox"/>	LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	<input type="checkbox"/>	LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

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

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

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

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

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?

Sources:

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at at the Project Level available at http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departementcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

Project Description
Justin Vineyards/Knollwood Vineyards
4101 Big Ranch Road, Napa

Justin Vineyards formerly Knollwood Vineyards was established under the County's Small Winery Exemption (SWE) program in November 1986. Formerly known as Domain Montreaux, the SWE authorized 20,000 gallons of annual production. The winery was to operate 7=day/week operation from 8:00 am to 6:00 pm with 2 FT and 2 PT employees. No visitors were anticipated by the 1986 application. The approved small winery is located in a 30' high 8,000 s.f. +/- structure. This structure is the home of Justin Vineyards

The owner/applicant requests several actions:

1. Recognition/acknowledgement of the current winery operation per Board o Supervisors Resolution No. 2018-164. The existing operation is listed in more detail in the application materials:

- Existing production of 33,000 gallons of wine at last reporting period
- Post SWE Daily and Weekly Visitation, 7/49 respectively
- Post-SWE Marketing Plan as described in the application materials
- Six (6) FT and five (5) seasonal employees
- Convert office to tasting/accessory use area

2. Approval of a use permit to:

- Increase wine production from existing/permitted baseline levels to 40,000 gallons annually
- Increase daily/weekly visitation to 14 daily/98 weekly
- Approval of a marketing plan as described in the application materials
- Increase the number of 1986-level employees from two (2) full-time & two (2) part-time, to eight (8) full-time, two (2) part-time and five (5) harvest employees.

Water is provided by on site well. An exhibit included in the revised Water Availability Analysis (WAA) shows that the existing well has no influence on neighboring wells, streams or other watercourses. Water use and supply is outlined in the revised Water Availability Analysis (WAA) dated July 17, 2024. The proposed project will result in a net decrease in groundwater use.

Wastewater treatment and disposal options are presented in the attached documents prepared by RSA+, dated July 17, 2024.

Proposed on-site improvements necessary to accommodate the applicants proposal include driveway widening to meet current county road and street standards; re-

surfacing of the existing parking area to include visitor, employee and ADA compliant spaces; interior modifications for ADA compliance; upgrades to the existing water and wastewater systems; construction of required storm water control facilities and designation of an AB 2004 tasting areas.

No change to the exterior of the existing building is either proposed or necessary to accommodate the proposed project. Off-site improvements consist of the construction of a county standard driveway connection to Big Ranch Road is also part of the proposed project.

Necessary state and federal licenses (ABC & TTB) will be amended following issuance of the use permit. A county encroachment permit will be obtained for the new driveway connection to Big Ranch Road.

Rev. 7/18/24

KNOLLWOOD VINEYARDS USE PERMIT MODIFICATIONS



VICINITY MAP
SCALE: 1" = 3000'

PROJECT INFORMATION

APPLICANT: KNOLLWOOD VINEYARDS
4101 BIG RANCH ROAD
NAPA, CA 94558
SITE ADDRESS: 4101 BIG RANCH ROAD
NAPA, CA 94558
CIVIL ENGINEER: RSA+
1515 FOURTH STREET
NAPA, CA 94559
(707) 252-3301
APN: 036-140-026
PARCEL AREA: 31.70 ACRES
EXISTING USE: VINEYARD & WINERY
PROPOSED USE: VINEYARD & WINERY
ZONING: AP

TOPOGRAPHIC SURVEY

FIELD SURVEY PERFORMED BY RSA+ APRIL, 2018.
CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').

BOUNDARY NOTE

THIS BOUNDARY SHOWN ON THIS MAP IS RECORD INFORMATION PER GRANT DEED DOCUMENT NO. 2017-0008132, NAPA COUNTY RECORDS.

DATUM

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (C.O.R.S.) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.)

SHEET INDEX

UP1	COVER SHEET
UP2	DRIVEWAY LAYOUT, GRADING, AND ESCP
UP3	WINERY LAYOUT, GRADING, AND ESCP
UP4	UTILITY PLAN
UP5	EXISTING COVERAGE & DEVELOPMENT
UP6	PROPOSED COVERAGE & DEVELOPMENT
A1	EXISTING FLOOR PLANS
A2	PROPOSED FLOOR PLANS
A3	EXISTING ELEVATIONS

LOCAL SITE CONTROL

#	GROUND NORTHING	GROUND EASTING	ELEVATION
1	1840255.65	6413218.28	61.34'
2	1840021.17	6412801.74	70.86'
3	1840542.26	6413112.64	63.68'
4	1840112.92	6413315.13	66.02'

ASSOCIATED PERMITS

PERMIT #	PHASE
0040104	SEPTIC/PROCESS WASTE WATER
0040149	WINERY
BII-00715	CRUSH PAD CANOPY

NO.	DATE	REVISIONS	BY	APPD.
0	03/04/2019	INITIAL SUBMITTAL	LMM	PSH
1	06/07/2019	FIRST PLAN CHECK	LMM	PSH
2	01/10/2020	SECOND PLAN CHECK	LMM	PSH
3	01/27/2022	FOURTH PLAN CHECK	LMM	PSH
4	06/02/2023	FIFTH PLAN CHECK	LMM	PSH

KNOLLWOOD VINEYARDS COVER SHEET

CALIFORNIA
NAPA COUNTY

DATE: JUNE 2, 2023
DRAWN: LMM
DESIGNED: RRS
CHECKED: NAW
JOB NO. 417060.0
SHEET NO. UP1
1 OF 9 SHEETS

SYMBOL LEGEND

EXISTING

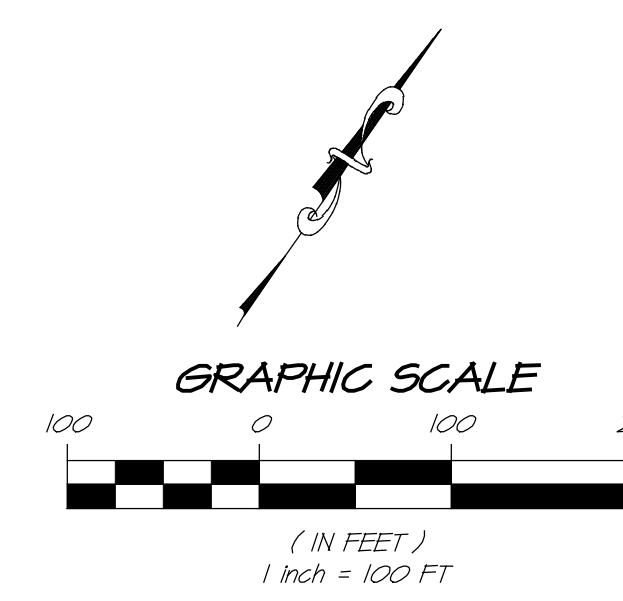
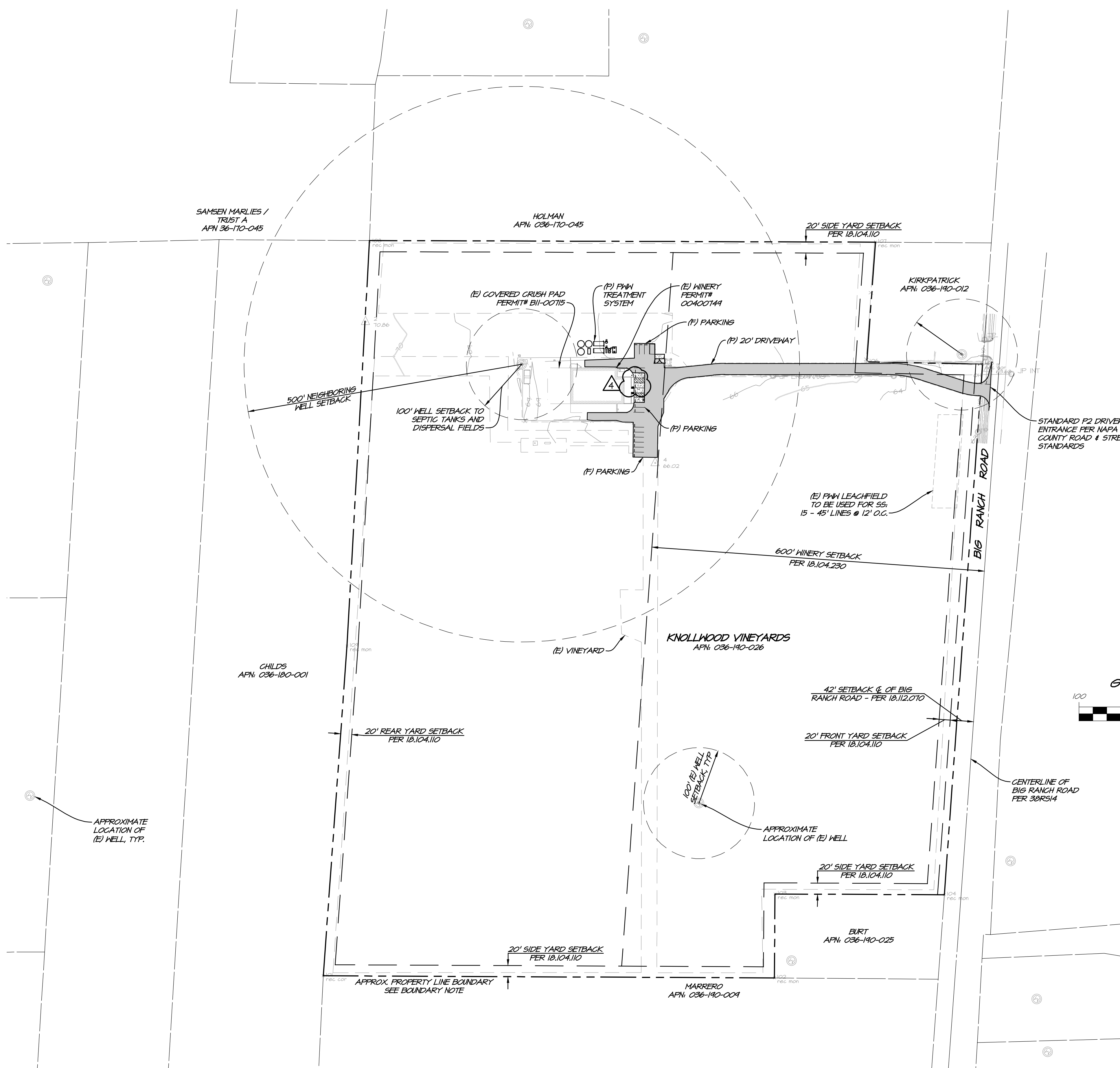
- LIGHT
- ◊ HOSE BIB
- GAS RISER
- GAS VALVE
- EV ELECTRIC VAULT
- TREE (AS NOTED)
- SEWER CLEANOUT
- △ SURVEY CONTROL STATION
- IRRIGATION CONTROL VALVE
- FLOWLINE
- EDGE OF GRAVEL
- LIMITS OF RSA+ TOPO
- LIMITS OF COUNTY CONTOURS

PROPOSED

- SD STORM DRAIN LINE
- DW DOMESTIC WATER LINE
- FH FIRE WATER LINE
- S SEWER LINE
- SLOPE AS SHOWN
- WDH MET DRAFT HYDRANT
- MV WATER VALVE
- DI DRAIN INLET
- AD AREA DRAIN
- X EX TREE TO BE REMOVED
- SHALE FLOW LINE
- - - PROPERTY LINE

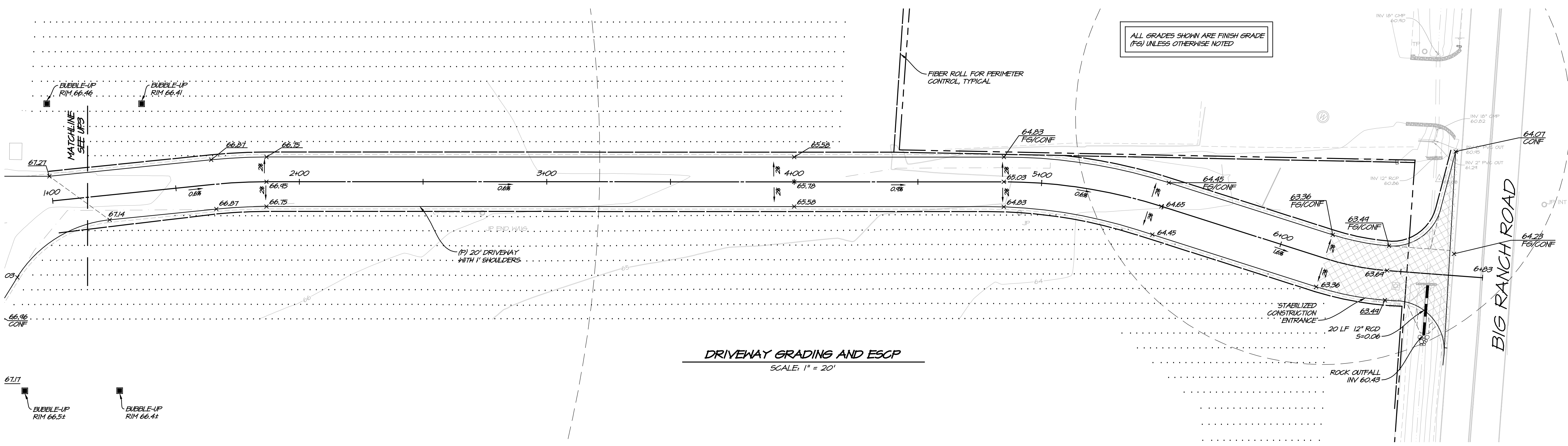
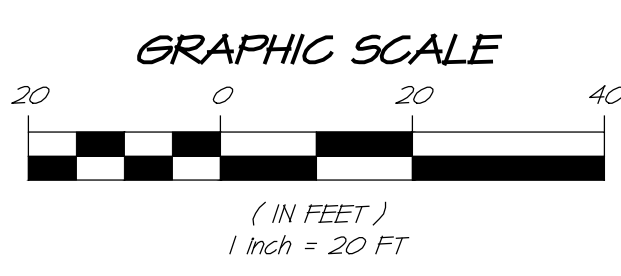
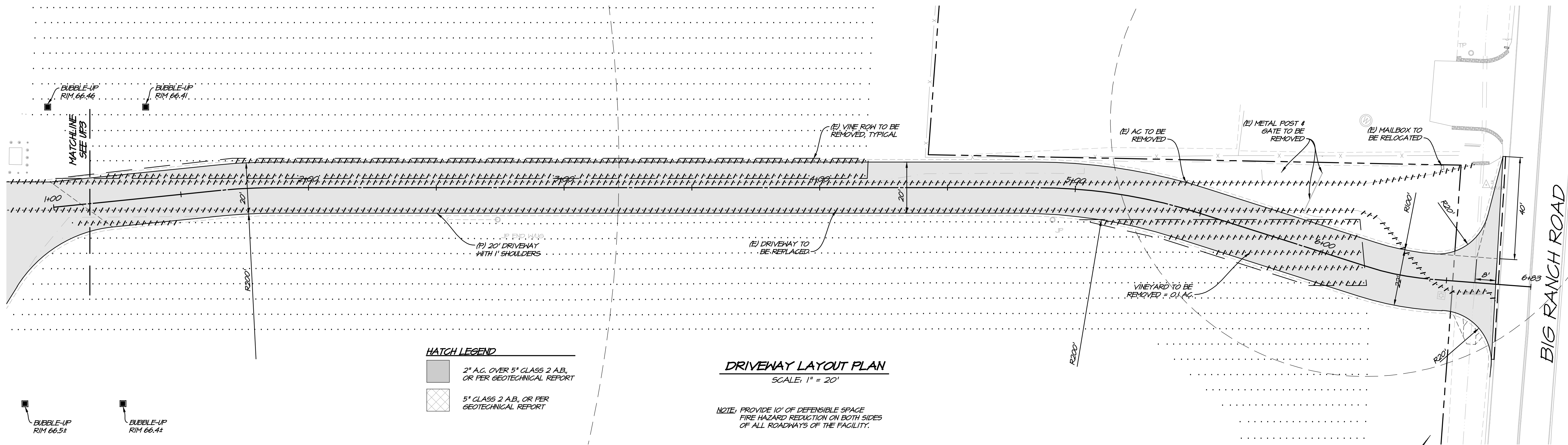
ABBREVIATIONS

AC ASPHALT CONCRETE
BFG BOTTOM FINISH GRADE
C CONTACT STALL
CL CENTERLINE
CONF CONFORM
CY CUBIC YARD
DI DRAIN INLET
DW DOMESTIC WATER
EG EXISTING GRADE
EP EDGE OF PAVEMENT
ESCP EROSION & SEDIMENT CONTROL PLAN
EX / (E) EXISTING
(F) FUTURE
FF FINISH FLOOR
FG FINISH GRADE
FH FIRE HYDRANT
FL FLOW LINE
FW FIRE WATER
GAL GALLON
GB GRADE BREAK
HP HIGH POINT
INV INVERT
LF LINEAL FEET/FOOT
LP LOW POINT
MH MANHOLE
OC ON CENTER
OATS ONSITE WATER TREATMENT SYSTEM
PL PROPERTY LINE
(P) PROPOSED
R RADIUS
S SLOPE (FEET/FOOT)
S.A.D. SEE ARCHITECTS DRAWINGS
SB SETBACK
SD STORM DRAIN
SDCO STORM DRAIN CLEANOUT
SF SQUARE FEET
S.M.D. SEE MECHANICAL DRAWINGS
SMH SANITARY SEWER MANHOLE
STA STATION
TFS TOP FINISH GRADE
TW TOP OF WALL
TYP TYPICAL
WV WATER VALVE
WW WASTE WATER



SITE PLAN
SCALE: 1" = 100'



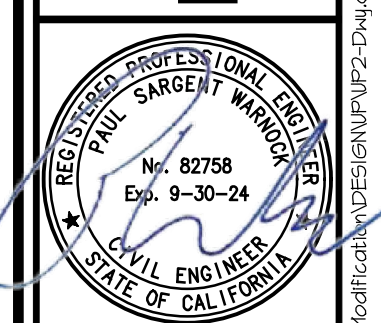


NO.	DATE	REVISIONS	BY
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2	01/02/2020	SECOND PLAN CHECK	LMM/PSH
3	01/27/2022	FOURTH PLAN CHECK	LMM/PSH
4	06/02/2023	FIFTH PLAN CHECK	LMM/PSH

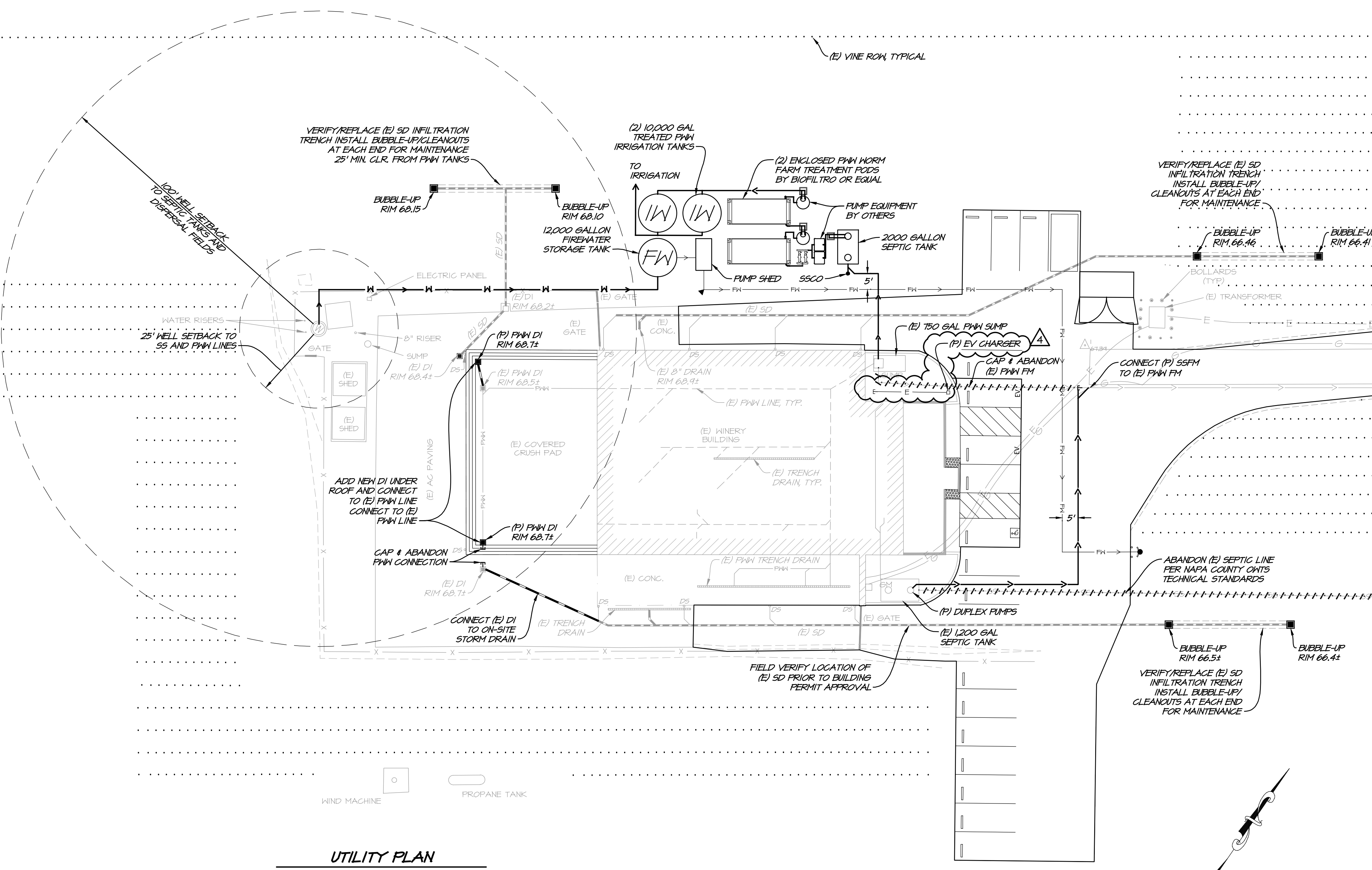
RSA+
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS • (916) 110-1000

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE 707.252.3301
WWW.RSACALIF.COM

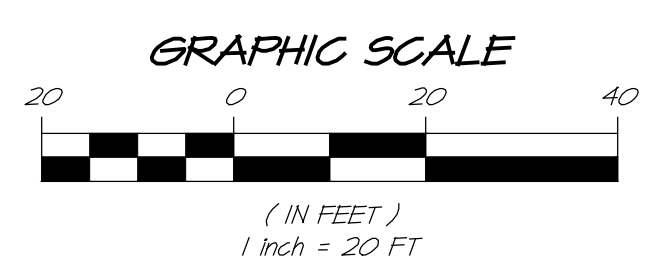
KNOLLWOOD VINEYARDS
DRIVEWAY LAYOUT, GRADING, AND ESCP
CALIFORNIA
NAPA COUNTY



DATE	JUNE 2, 2023
DRAWN	LMM
DESIGNED	RRS
CHECKED	NAW
JOB NO.	4117060.0
SHEET NO.	UP2
	2 OF 9 SHEETS



UTILITY PLAN
SCALE: 1" = 20'

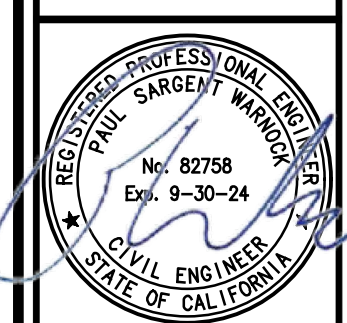


NO.	DATE	REVISIONS
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2	01/02/2020	SECOND PLAN CHECK
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4	06/02/2023	FIFTH PLAN CHECK

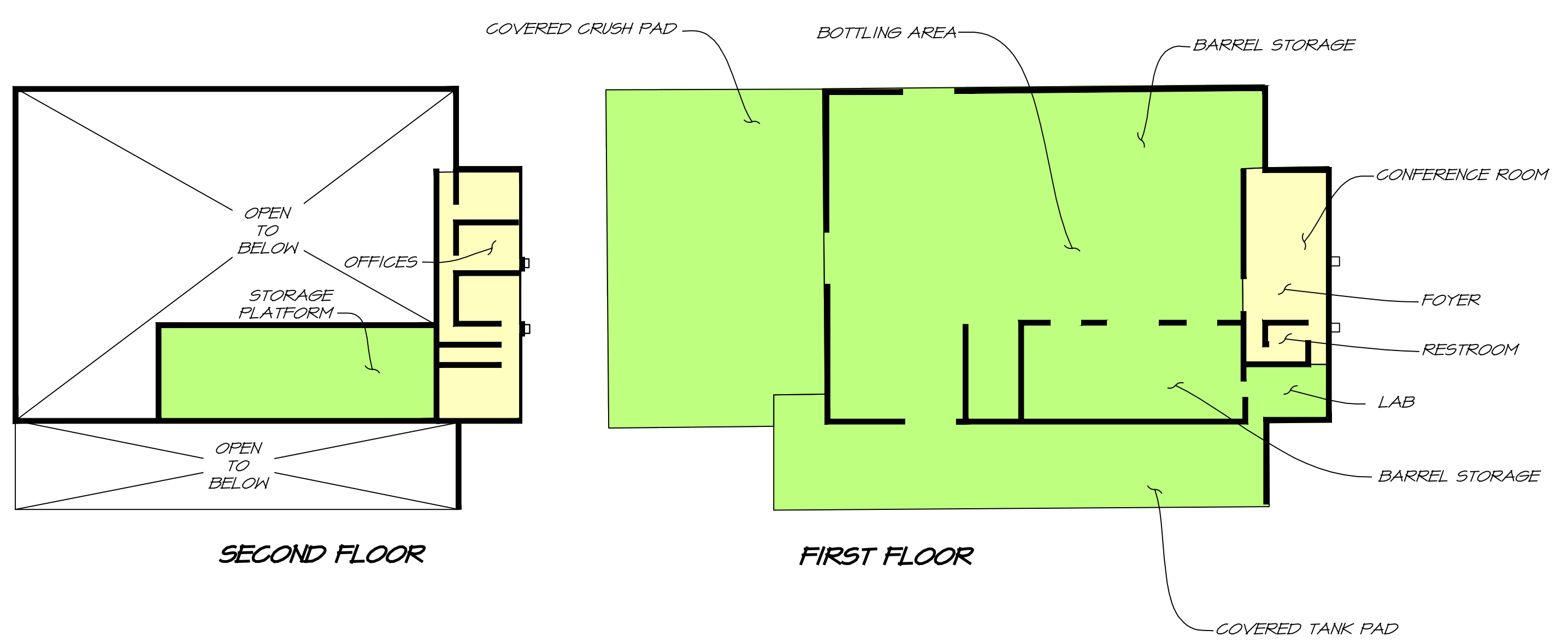
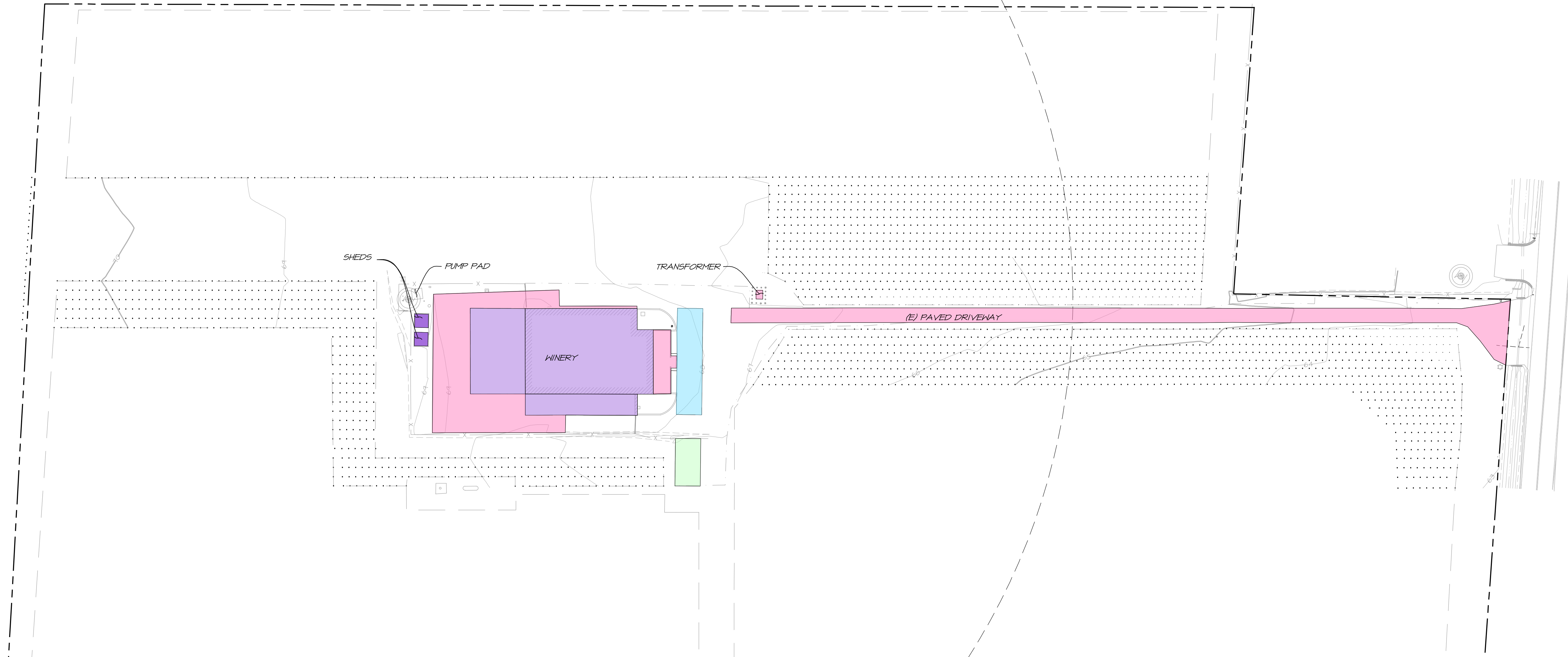
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KNOLLWOOD VINEYARDS
UTILITY PLAN
CALIFORNIA
NAPA COUNTY



DATE	JUNE 2, 2023
DRAWN	LMM
DESIGNED	RRG
CHECKED	NAW
JOB NO.	417060.0
SHEET NO.	UP4
	4 OF 9 SHEETS



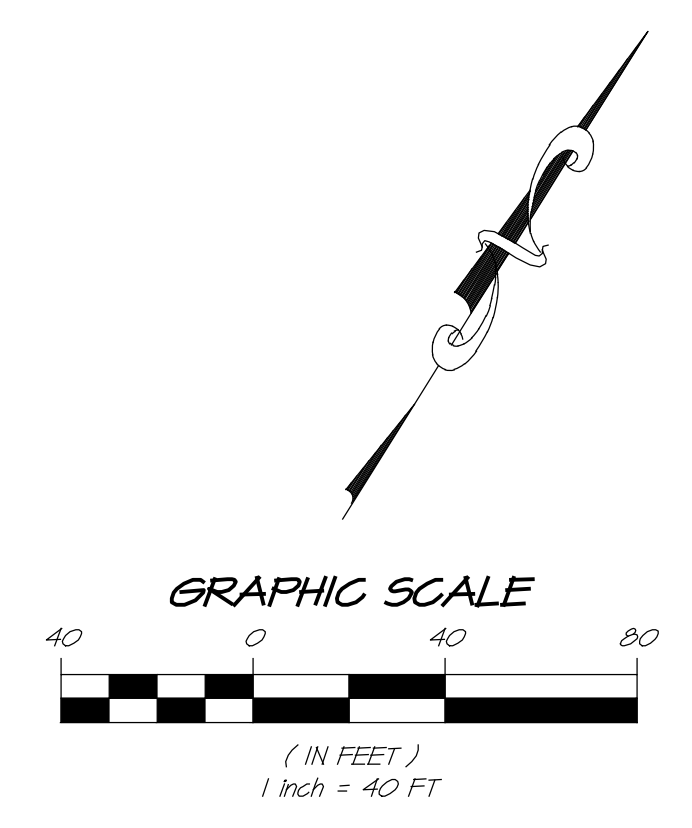
INTERIOR, PRODUCTION & ACCESSORY AREAS
SCALE: 1" = 20'

LEGEND

- EMPLOYEE PARKING = 684 SF
- VISITOR PARKING = 1,534 SF
- STRUCTURES = 10,226 SF
- PAVED AREA & ABOVE GROUND TANKS = 13,325 SF
- ACCESSORY AREAS = 1,382 SF
- PRODUCTION AREAS = 10,526 SF

AREA CALCULATIONS

- + = WINERY DEVELOPMENT AREA = 10,910 SF
- + + + = WINERY COVERAGE AREA = 25,714 SF
- COVERAGE AREA AS PERCENT OF PARCEL = 1.9%
- ACCESSORY AREA AS PERCENT OF PRODUCTION = 13.1%

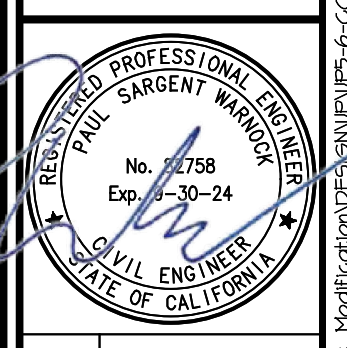


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3	07/17/2024	FOURTH PLAN CHECK	LMM	PSM
4	08/22/2024	FIFTH PLAN CHECK	LMM	PSM

1815 FOURTH STREET
NAPA, CALIFORNIA 94559
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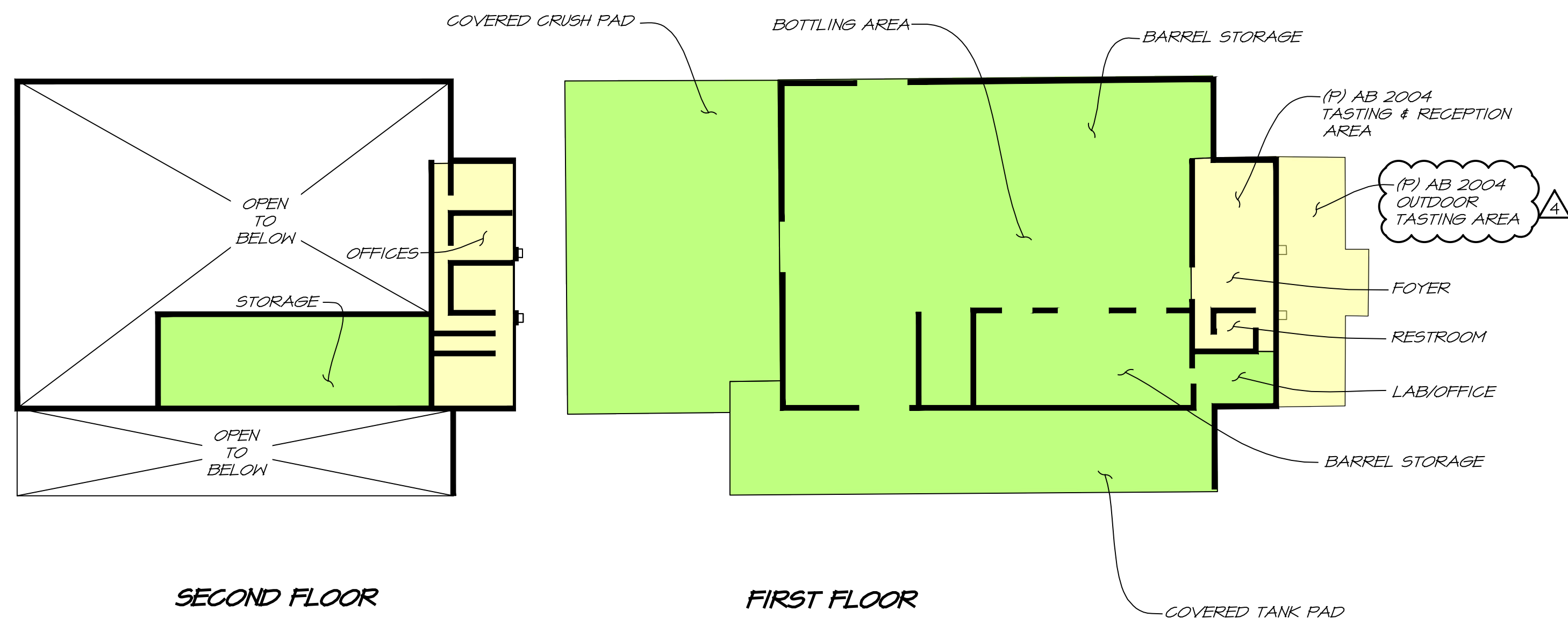
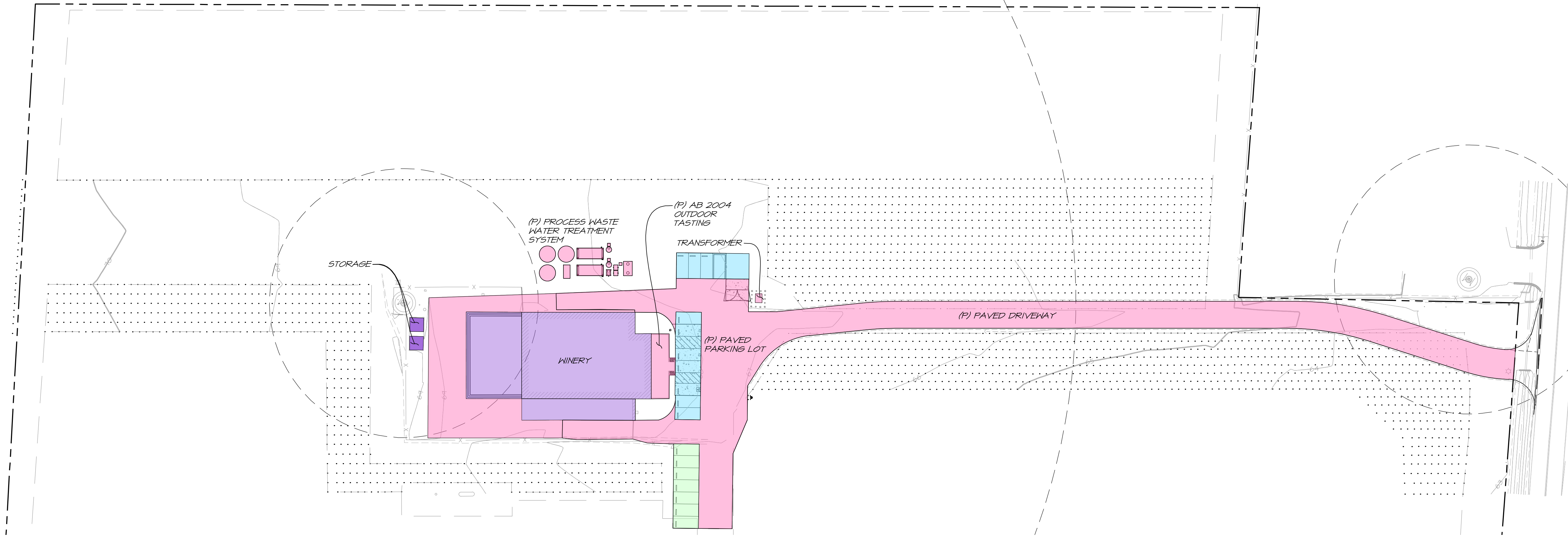
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**KNOLLWOOD VINEYARDS
EXISTING COVERAGE & DEVELOPMENT**
NAPA COUNTY
CALIFORNIA



DATE	JUNE 2, 2023
DRAWN	LMM
DESIGNED	RRG
CHECKED	NAV

JOB NO. 41170602
SHEET NO. **UP5**
5 OF 9 SHEETS



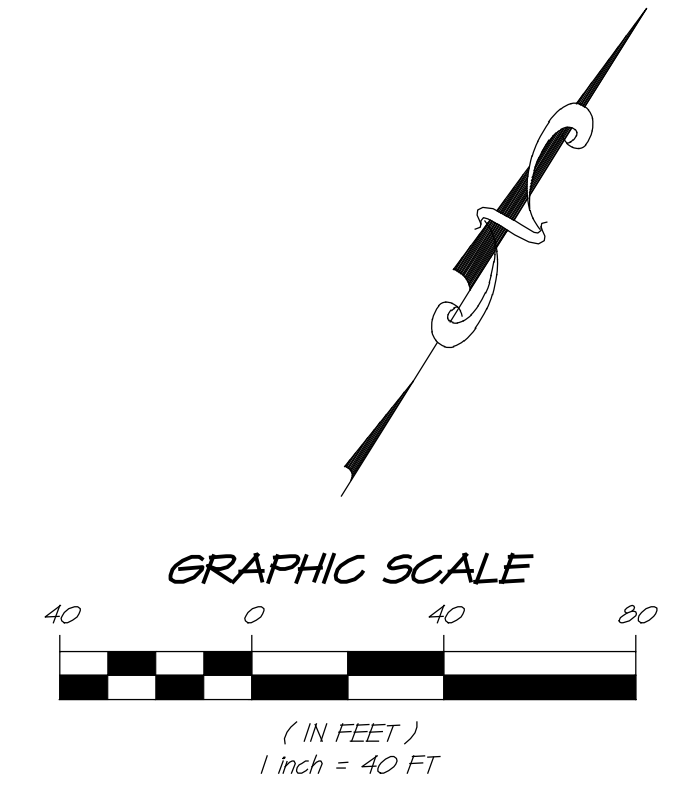
SECOND FLOOR
FIRST FLOOR
INTERIOR, PRODUCTION & ACCESSORY AREAS
 SCALE: 1" = 20'

LEGEND

- EMPLOYEE PARKING = 1,143 SF
- VISITOR PARKING = 2,540 SF
- STRUCTURES = 10,226 SF
- PAVED AREA & ABOVE GROUND TANKS = 28,583 SF
- ACCESSORY AREAS = 2,086 SF
- PRODUCTION AREAS = 10,526 SF

AREA CALCULATIONS

- + = WINERY DEVELOPMENT AREA = 11,165 SF
- + + + = WINERY COVERAGE AREA = 43,325 SF
- COVERAGE AREA AS PERCENT OF PARCEL = 3.1%
- ACCESSORY AREA AS PERCENT OF PRODUCTION = 19.2%



NO	DATE	REVISIONS	BY	APPD
0	03/04/2019	INITIAL SUBMITTAL	LMM	PSM
1	06/07/2019	FIRST PLAN CHECK	LMM	PSM
2	01/02/2020	SECOND PLAN CHECK	LMM	PSM
3	01/12/2022	FOURTH PLAN CHECK	LMM	PSM
4	06/02/2023	FIFTH PLAN CHECK	LMM	PSM

1815 FOURTH STREET
 SUITE 100
 NAPA, CALIF. 94550
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KNOLLWOOD VINEYARDS
PROPOSED COVERAGE & DEVELOPMENT
 NAPA COUNTY
 CALIFORNIA



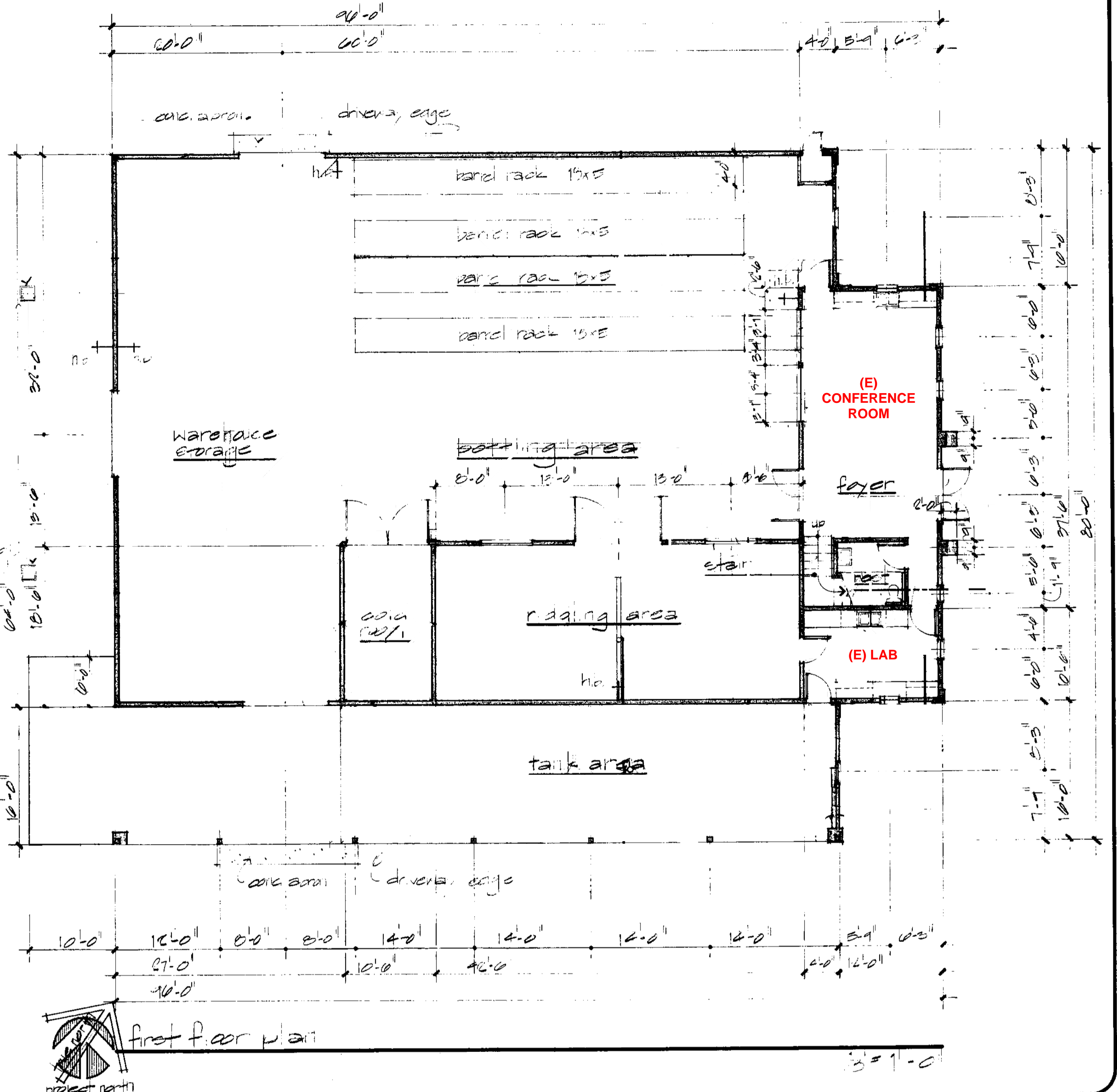
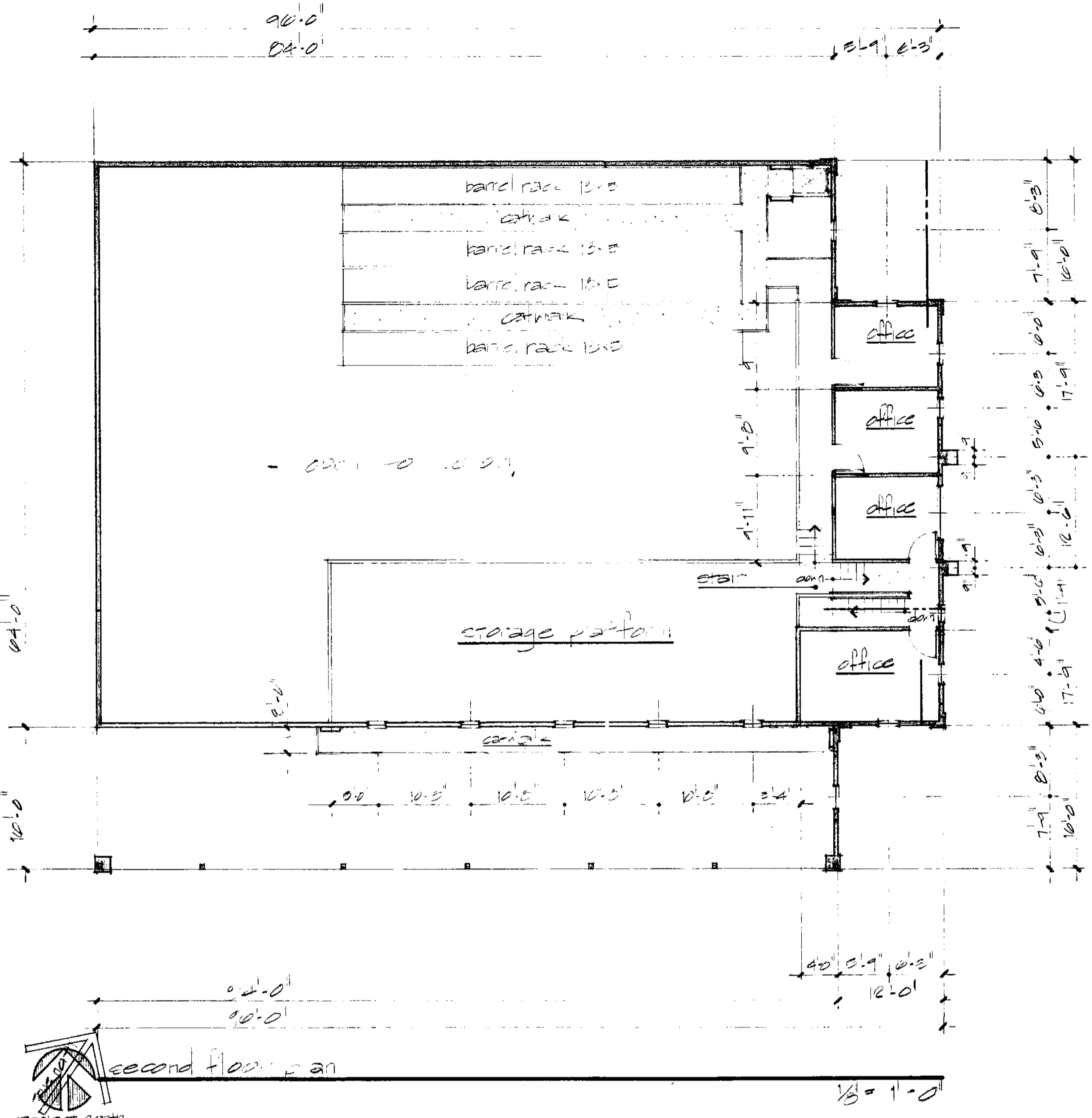
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DESIGNED	RRS
CHECKED	NAN

JOB NO. 41170600
 SHEET NO. **UP6**
 6 OF 9 SHEETS

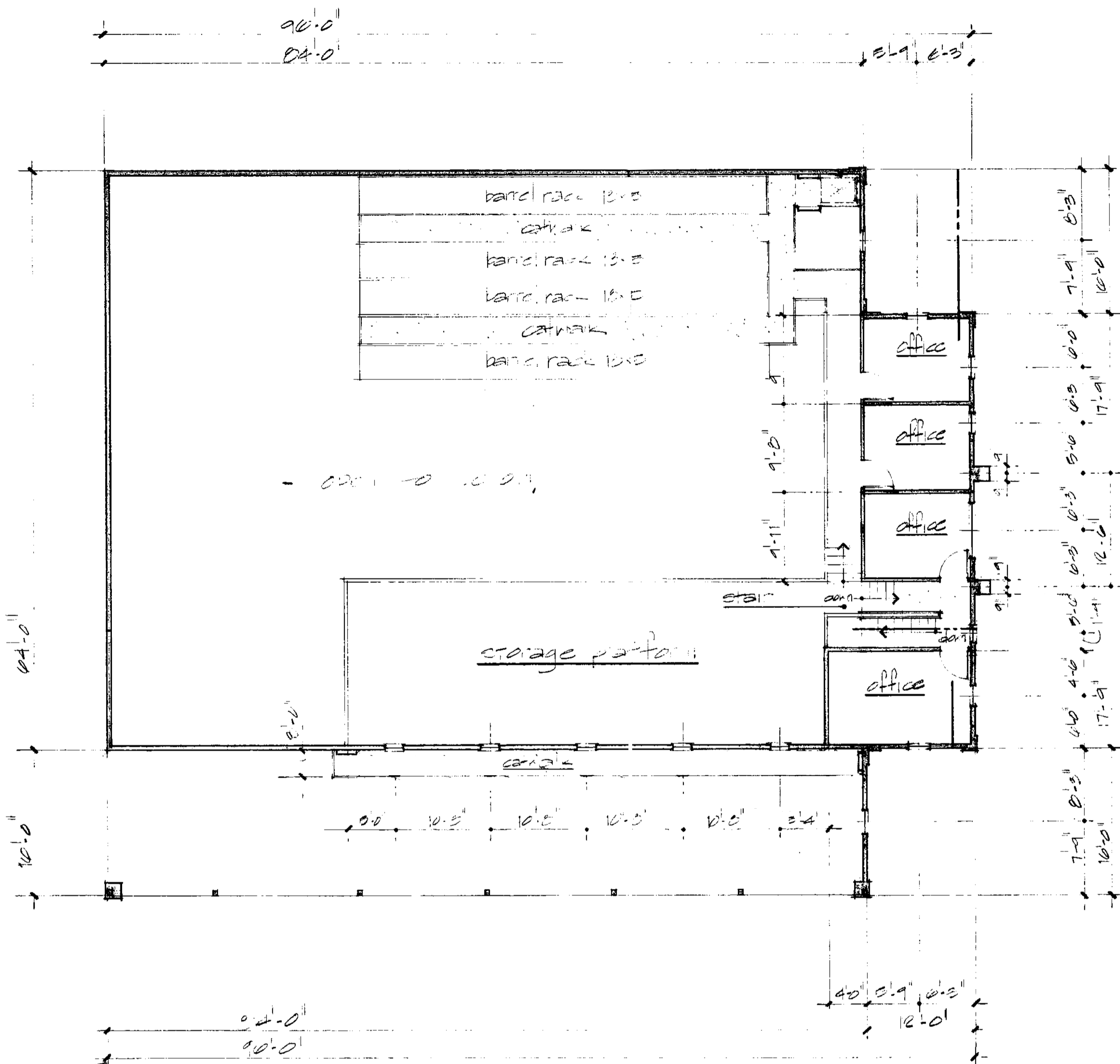
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 job no.: 0700
 drawn by: km

EXISTING FLOOR PLANS

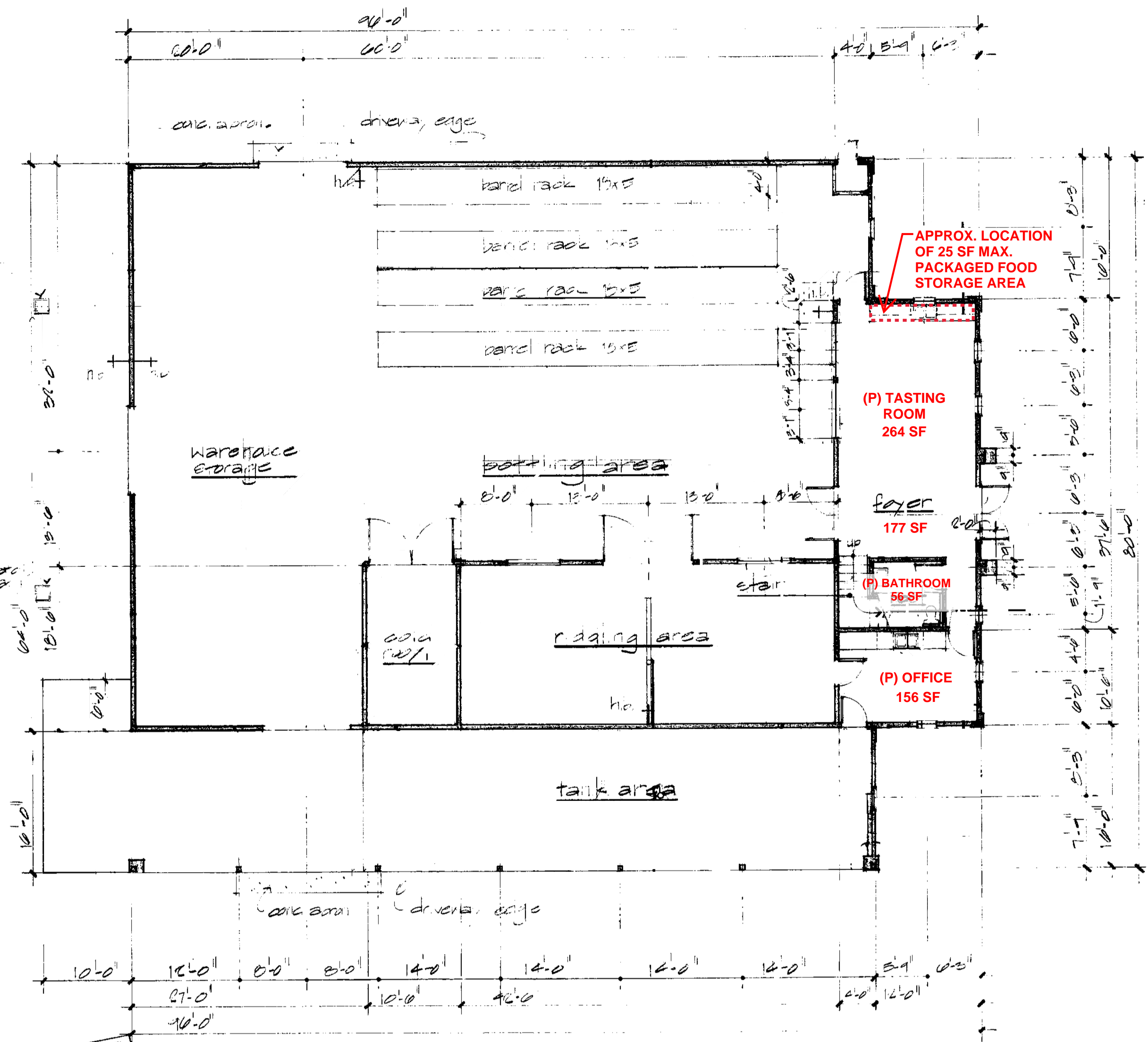
- first floor plan
- second floor plan



NOTE:
 ALL BUILDINGS SHALL COMPLY WITH CALIFORNIA FIRE CODE, CHAPTER 10, MEANS OF EGRESS REQUIREMENTS INCLUDING BUT NOT LIMITED TO; EXIT SIGNS, EXIT DOORS, EXIT HARDWARE AND ILLUMINATION.



second floor plan
 project north



first floor plan
 project north

date: 3.5.21
 scale: as noted
 job no.: 0750
 drawn by: km

PROPOSED FLOOR PLANS

- first floor plan
- second floor plan

Knollwood Vineyards
 Big Ranch Road, Napa, Ca.



SOUTH ELEVATION
SCALE: 1/8" = 1'



EAST ELEVATION
SCALE: 1/8" = 1'



NORTH ELEVATION
SCALE: 1/8" = 1'



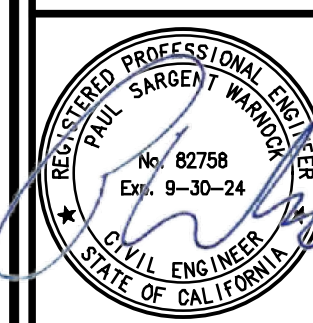
WEST ELEVATION
SCALE: 1/8" = 1'

NO.	DATE	REVISIONS
0	03/09/2019	INITIAL SUBMITTAL
1	06/07/2019	FIRST PLAN CHECK
2	07/02/2020	SECOND PLAN CHECK
3	07/27/2022	FOURTH PLAN CHECK
4	08/02/2023	FIFTH PLAN CHECK

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NAPA, CALIF. 94559
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KNOLLWOOD VINEYARDS
EXISTING ELEVATIONS
NAPA COUNTY
CALIFORNIA



DATE	JUNE 2, 2023
DRAWN	LMM
DESIGNED	RRC
CHECKED	NAN
JOB NO.	41170600
SHEET NO.	A3
9 OF 9 SHEETS	