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Use Permit Modification Application and Narrative

Archive Document

Inn at the Abbey Use Permit Major Modification (P19-00038-MOD) and
Development Agreement
Board of Supervisors Hearing April 28, 2026

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).



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: JACKSON FAMILY INVESTMENTS III, LLC (GEOFF SCOTT)	Phone: 707.525.6529	Fax:	E-Mail Address: geoff.scott@jfwmail.com
Applicant's Mailing Address: 421 AVIATION BLVD	City: SANTA ROSA	State/Zip Code: CA / 95403	
Property Owner's Name: (if different from Applicant)	Phone:	Fax:	E-Mail Address:
Property Owner's Mailing Address:	City:	State/Zip Code:	
Agent's Name: (if different from Applicant)	Phone:	Fax:	E-Mail Address:
Agent's Mailing Address:	City:	State/Zip Code:	
Other Representative: (Engineer/Architect) ROB ANGLIN	Phone: 707.927.4274	Fax:	E-Mail Address: anglin@htrlaw.com
Representative's Mailing Address: 1455 FIRST STREET	City: NAPA	State/Zip Code: CA / 94559	

Property Information

Project Name and Address: INN AT THE ABBEY, 3010 NORTH ST. HELENA HWY., SAINT HELENA, CA 94574

Assessor's Parcel Number(s): 022-130-020, 022-130-021, 022-220-028

Site of site (acreage and/or square footage): 5.36 ACRES

General Plan Designation: COMMERCIAL Zoning: COMMERCIAL LIMITED (CL)

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 type="checkbox"/> Use Permit	
<input type="checkbox"/> Site Plan Approval/Modif.		<input checked="" 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.

TJ Gensbach 1/21/19
 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.

Joseph M. Soff 1/21/19
 Applicant's Signature and Date

Date Received: <u>2/15/19</u> Received by: <u>Dana Avers</u> Receipt No. <u>133813</u> File No. <u>P19-00038</u>	Application Fees	
	Deposit Amount	\$ <u>10,000.⁰⁰</u>
	Flat Fee Due	\$
	Total	\$ <u>10,000.⁰⁰</u>
	Check No	<u>n/a - paid by credit card</u>

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):

GEOFF SCOTT

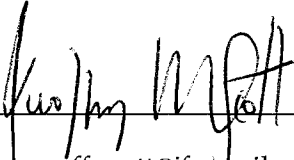
Mailing Address of the Applicant responsible for paying processing fees:

425 AVIATION BLVD

SANTA ROSA, CA

95403

Signature:*



Email Address: geoff.scott@jfwmail.com

Date:

1/21/19

Phone Number: 707-525-6529

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

**RESOLUTIONS BY WRITTEN CONSENT
OF THE
SOLE MEMBER
OF
JACKSON FAMILY INVESTMENTS III, LLC
A DELAWARE LIMITED LIABILITY COMPANY**

The undersigned, being the sole and managing member of Jackson Family Investments III, LLC, a Delaware limited liability company (the "Company"), hereby adopts the following resolutions on behalf of the Company pursuant to the Delaware Limited Liability Company Act:

Election of Officers

WHEREAS, pursuant to Section 18-407 of the Delaware Limited Liability Company Act and Section V.1.1. of the Company's Operating Agreement, the Sole Member wishes to appoint officers to act on the Company's behalf.

NOW THEREFORE, BE IT RESOLVED, that the following officers shall be elected to the offices indicated next to their names to serve until their successors shall be duly elected, unless he or she resigns, is removed from office or is otherwise disqualified from serving as an officer of this Company, to take their respective offices immediately:

<u>Office</u>	<u>Name</u>
Chairman	Jess S. Jackson
Director	Barbara R. Banke
Vice President and Secretary	Leonard R. Stein
Vice President - Finance	Tyler J. Comstock
Vice President and General Counsel	Jeff D. Wesselkamper
Controller - Finance	Lauren Renken

RESOLVED FURTHER, that any action taken by any such officer prior to the date of the foregoing resolution adopted hereby that is within the authority conferred hereby is ratified, confirmed and approved as the act and deed of the Company.

RESOLVED FURTHER, that the Sole Member hereby grants the Chairman the authority to appoint, as it deems necessary or appropriate and in the best interest of this Company, any officers holding the following titles: Senior Vice President, Vice President, Assistant Vice President, Director, General Manager or any similar titles.

RESOLVED FURTHER, that any officer appointed by the Chairman, pursuant to the foregoing resolution, shall serve at the pleasure of the Chairman and may be removed and replaced by the Chairman, at any time, without the advice or consent of the Sole Member.

IN WITNESS WHEREOF, the undersigned Sole Member of the Company, has duly executed this Written Consent as of the date set forth below.

Date: March 28, 2007

JACKSON FAMILY INVESTMENTS, LLC,
a Delaware limited liability company

By: KJC Jackson Family LLC and
J&L Jackson Family LLC, its members

By: _____

Jess S. Jackson
Manager

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.

T. J. Constock 1/21/19

Print Name of Property Owner

Scott Scott

Print Name Signature of Applicant (if different)

TJ Constock

Signature of Property Owner

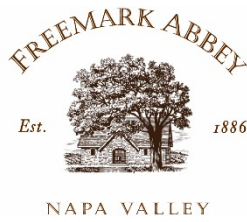
Date

Scott Scott

Signature of Applicant

1/21/19

Date



MAJOR MODIFICATION OF USE PERMIT

Summary of Request for a planned hotel at Freemark Abbey
("Inn at the Abbey")
Revised March 2022

SUMMARY OF REQUEST

The applicant, Jackson Family Investments III, LLC (JFI), is proposing a Major Use Permit Modification to accommodate development of a boutique hotel on three commercially zoned parcels within the Freemark Abbey Winery complex ("Freemark Abbey").

Most of the new development would occur on two commercially zoned parcels (022-130-027 and 022-220-028) while site improvements to infrastructure, driveways, parking and landscape would occur on other parcels that make up Freemark Abbey. Three existing buildings on two of the parcels would be demolished to make way for the hotel. Please reference page *C1.0, Cover Sheet* for locations of the parcel locations and page *C2.0, Existing Site Plan* for locations of buildings to be removed.

The main level of the Stone Building (Building 1 on page *C2.0, Existing Site Plan*) would serve as the hotel's guest lobby which may include a hotel lounge and retail uses. Additionally, existing winery uses on the cellar level (currently barrel storage, wine lab and bottle storage) of the Stone Building are planned as hotel conference spaces.

The proposed development plan includes six new buildings that will accommodate the following:

- 79 guest rooms
- Retail and lounge space
- Spa with treatment rooms
- One main pool and a small plunge pool
- Parking garage, surface parking areas and a valet court
- Rooftop terrace
- Fitness room
- Outdoor lawn and gathering spaces
- Back of house spaces
- Onsite employee housing

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USE PERMIT HISTORY & PROPERTY BACKGROUND

Table A, Summary of Use Permits, shown below, is a summary of use permits that have previously been approved to support commercial development on the property. Please note that this is not a comprehensive list of use permit approvals and does not include permits related to winery or residential uses on other parcels. Please refer to Figure C2.0, Existing Site Plan, for building locations.

Table A, Summary of Use Permits

Date	No.	Purpose	Location	Uses
07/07/1965	76-65	Re-establish winery, beeswax candle factor and retail sales	Stone Building	Winery Manufacturing Commercial Retail
4/4/1966	61-66	Zone change	North Parcels	Property rezoned from C-1, C-3, R-1:A to PC (Planned Community)
05/16/1966	62-66	Establish retail gift shops, gourmet shops, antique sales and wine tasting	North Parcels	Commercial Retail Wine Tasting
1968		Zone change	North Parcels	Property rezoned from PC (Planned Community) to PD (Planned Development) when Ag Preserve was formed.
05/04/1970	U306970	Establish restaurant	Stone Building	Commercial Restaurant
03/22/1972	U306970-MOD	Allow construction of terrace and additional dining area	Stone Building	Commercial Restaurant
09/07/1972	U-187273	Established Master Plan	North Parcels	Master Plan required for PD zoning
10/4/1972	U-37273	Construction of 3,700 sf wine tasting building	Restaurant Building	Wine tasting and retail wine sales
06/19/1974	U-587374	Cocktail lounge and entrance vestibule	Stone Building	Commercial Restaurant
05/05/1976	U-607576	Restaurant addition	Stone Building	Commercial Restaurant
07/7/1976	U-747576	Relocate retail wine sales and tasting to cellar and establish a bakery and ice cream shop on the top floor	Restaurant Building	Wine tasting Retail (wine shop, ice cream, bakery)
09/03/1980	U-567980	Sewer line from FA to Markham Winery	North Parcels	Wastewater treatment
1985/86	Rezone	County re-zones parcels from PD to AW & CL	North Parcels	Not applicable
12/19/1995	U-747576 Consistency Finding	Food & Beverage on first floor, storage and food prep in basement	Restaurant Building	Commercial Restaurant
02/03/1998	96511	5-Unit Motel & Office	Motel Building	Commercial Motel
07/10/1998	97553MOD			
07/23/1999	98547-MOD	Add brew pub to existing restaurant	Stone Building	Commercial Restaurant Brewery

Date	No.	Purpose	Location	Uses
06/18/2008	UP08-00133	Art Gallery & Retail Wine Shop	Retail Building	Commercial Retail Wine Tasting Art Gallery
09/17/2010	P10-00288-VMM	Retail wine shop with tasting	Stone Building	Commercial Retail Wine Tasting
08/02/2013	P13-00135-MM	Build outdoor dining terrace, reconstruct restaurant and retail space and café	Stone Building	Commercial Retail Commercial Restaurant Wine Tasting Commercial Café Winery

Freemark Abbey has a storied past as one of the original wineries in Napa Valley with its history dating back to the late-1800's and its founder, Josephine Tychson, is known as the first women winemaker in the Napa Valley. The name Freemark Abbey name comes from owners Charles **Freeman**, **Mark** Foster, Albert M. "**Abbey**" Ahern who purchased the winery in 1940. By the mid-1960's, the property did not have a working winery until a group of business partners re-established the Freemark Abbey Winery in 1967 whereby they returned wine making to the historical stone building and added two new buildings to increase winery production, capacity & storage while also adding accessory spaces dedicated to employee offices, lab, tours, wine-tasting, marketing and events.

Shortly after their purchase in 1967, the new owners partnered with developers to further improve the property and make Freemark Abbey a commercial destination. The permits and uses listed in Table A above highlight the historical zoning flexibility of these parcels and the many varied uses that have been allowed to operate within them over time. Along with functioning as an agricultural operation that includes an operating winery, vineyards and tasting room, the uses listed below have also co-existed at Freemark Abbey at various times in the past:

- Commercial Retail (Wine sales, bakeries, antique shops, ice cream shops, candles, delicatessens)
- Commercial Office
- Commercial Catering Kitchen
- Party & Event Space
- Shipping Warehouse
- Manufacturing (candle factory)
- Brewery and brewpub restaurant
- Restaurants and cocktail lounges
- Motel
- Art gallery

Since as early as 1965, the parcels that make up Freemark Abbey have been utilized as a blend of commercial and agricultural purposes. Utilities, infrastructure and parking areas have all been shared amongst the various uses in the past and present. For over fifty years, Freemark Abbey has operated as a mixed-use property regardless of its underlying zoning which changed in 1966 (Community Development), 1968 (Planned Development) and 1985 (Commercial Limited + Agricultural Watershed). In the early 2000's, the property had two restaurants in operation: Silverado Brewing Company (also an operating brewery) and Brava Terrace. During this same period, the property supported an occupied commercial office building in conjunction with the operating winery, tasting room and associated events.

SITE PLAN

Freemark Abbey consists of six legal parcels totaling approximately 15 acres. Two of the six parcels are separated from the others by Lodi Lane. *Table B, Freemark Abbey Parcels*, highlights each parcel. For purposes of this document, we will refer generally to the northern four parcels as the “North Parcel” and the southern parcel as “South Parcel.” The table below also provides a brief note on how each parcel is affected by development resulting from this Use Permit Modification request. See *Exhibit 1, Assessor Parcel Map*, below for parcel configuration.

Exhibit 1, Assessor Parcel Map

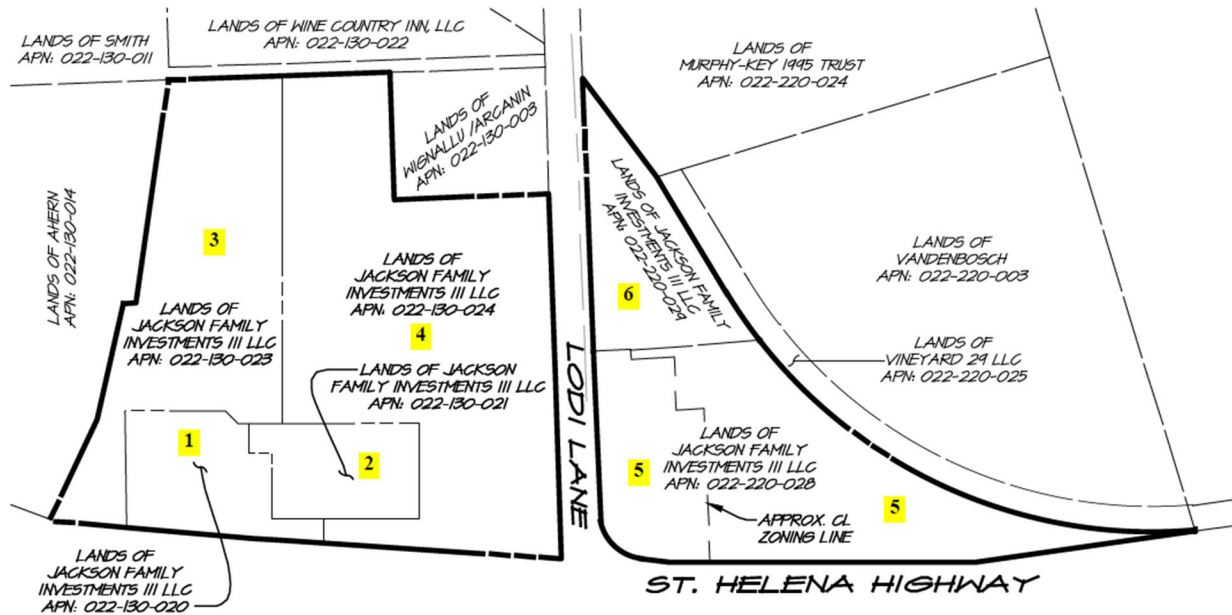


Table B, Freemark Abbey Parcels

Parcel	APN	Address	Acres	Zoning	Notes
NORTH PARCEL					
1	022-130-027	3018/3020 N. St. Helena Highway, Saint Helena	1.00	CL	<ul style="list-style-type: none"> - Change of use in stone building - No new buildings - Site improvements - Landscape improvements - One well located on this parcel
2	022-130-028	3010 N. St. Helena Highway	0.84	CL	<ul style="list-style-type: none"> - Change of use - New buildings - Site improvements - Landscape improvements
3	022-130-023	3022 N. St. Helena Highway	3.11	AW	<ul style="list-style-type: none"> - No change in use - No new buildings - Site improvements - Landscape improvements
4	022-130-024	1160 Lodi Lane	5.32	AW	<ul style="list-style-type: none"> - No change in use - No new buildings - Site improvements - Landscape improvements - One well located on this parcel
SOUTH PARCEL					
5	022-220-028	1189 Lodi Lane / 3000 Hwy 29	3.49	Split Zoning CL 1.70 ac. AW 1.79 ac.	<ul style="list-style-type: none"> - Change of use - New buildings - Site improvements - Landscape improvements
6	022-220-029	1157, 1165, 1179 & 1191 Lodi Lane	1.34	AW 1.34 ac.	<ul style="list-style-type: none"> - Residential/Employee Housing - No change in use - One well located on this parcel

VEHICULAR ACCESS AND CIRCULATION

Since the existing property is already developed, vehicular access does not considerably change as a result of the proposed project. Vehicular access to the property will generally remain in the locations as they currently exist for the North Parcel, with minor modifications to the driveway configuration and locations along the South Parcel. Emergency access will continue to be provided at access points along SR 29 and Lodi Lane.

A traffic study has been prepared for the project. Please refer to the traffic study for detailed information.

PARKING

Modifications to the internal driveways and surface parking areas are planned throughout the property. Six parking areas with a combined total of 203 parking spaces in addition to a valet parking drop-off zone are planned in various locations. Overall, surface parking and the number of parking spaces will be reduced from what currently exists and more permeable parking surfaces will be incorporated throughout the development.

EXISTING AND PROPOSED BUILDINGS

Several buildings exist on the property and *Table C, Existing & Proposed Buildings*, lists each of with corresponding current and proposed uses. Buildings that are not subject to this Use Permit modification and subsequent development are not shown. See *Figures on Page 02 (Aerial Photograph) and Page 05 (Proposed Site Plan)* for building locations.

Table C, Existing & Proposed Buildings

ID	Name	Address	Uses
EXISTING BUILDINGS			
1	Stone Building	3020 St. Helena Highway	Current: Winery, Retail, Retail Wine Shop, Restaurant, Café Proposed: Hotel, Retail, Retail Wine Shop, Restaurant, Café
	Restaurant Building	3010 St. Helena Highway	Current: Restaurant Proposed: To be demolished
	Commercial Building	3000 St. Helena Highway	Current: Retail Wine Shop, Art Gallery Proposed: To be demolished
	Motel	1189 Lodi Lane	Current: 5-Room Motel Proposed: To be demolished
RES 1	Single Family Residential Building 1	1190 York Lane	Current: Residence Proposed: Residence
RES 2	Single Family Residential Building 2	1181 Lodi Lane	Current: Residence Proposed: Residence
RES 3	Single Family Residential Building 3	1179 Lodi Lane	Current: Residence Proposed: Residence
RES 4	Single Family Residential Building 4	1166 Lodi Lane	Current: Residence Proposed: Residence
RES 5	Duplex Unit A	1157 Lodi Lane A	Current: Residence
RES 6	Duplex Unit B	1157 Lodi Lane B	Proposed: Residence
NEW BUILDINGS			
2	North Hotel Building	TBD	Hotel (50 guestrooms), retail
3	South Hotel Main Building	TBD	Hotel (11 guestrooms)
4	South Hotel Barn Building	TBD	Hotel (12 guestrooms)
5	Fitness Pavilion	TBD	Hotel
6	South Bungalow #1	TBD	Hotel (3 guestrooms)
7	South Bungalow #2	TBD	Hotel (3 guestrooms)

* Existing buildings that are to be demolished.

NORTH PARCEL BUILDINGS

Building 1 (“Historic Stone Building”)

The Historic Stone Building was recently the subject of a use permit modification and renovation effort that concluded in 2016. This use permit proposal requests no physical change to the buildings structure but does include a change of use in the building from existing retail and winery uses to hotel use. It is not envisioned that any major construction will be needed to support this change of use request.

The ground level of the Historic Stone Building is envisioned to become the main lobby for the hotel which may include a retail component, meeting space and/or a bar lounge area. A majority of the lower level of the building is currently dedicated to winery use. This use permit modification seeks to modify this use to provide a conference space for the hotel. Current barrel storage, wine lab and bottle storage spaces would be utilized for hotel conference space and back of house needs (*See Figure on Page 08 for Existing Stone Building Floor Plans*).

Upon approval of this use permit modification, all of the uses within the Historic Stone Building would be consistent with the Commercial Limited (CL) zone for the property. The winery use within the building is currently considered a legal non-conforming use.

Building 2 (“North Hotel Building”)

The North Hotel Building (approx. 75,000 sf) is a split-level structure consisting of 50 guest rooms. It will contain guest rooms, a parking garage, back of house spaces, a spa, a pool courtyard, a retail area and a rooftop terrace.

The lowest level (*See North Hotel Building Level +278 Plan on Page 11*) will consist of an underground parking garage and guest rooms on the southernmost side of the building, and a back of house area on the northern side.

One mid-level floor (*See North Hotel Building Level +289 Plan on Page 10*) will consist of guest rooms, a spa, a lounge, a pool courtyard and back of house space. The spa will consist of an entry lounge, men’s and women’s locker rooms, an internal spa lounge, and four treatment rooms. A centrally located courtyard will feature pool, spa and outdoor service areas.

The other mid-level floor (*See North Hotel Building Level +300 Plan on Page 9*) will contain guest rooms, retail space, indoor lounge space, and terrace for hotel guests. The terrace will include a kitchen and seating areas to provide breakfast and serve as a lounge for hotel guests.

The upper level (*See North Hotel Building Level +311 Plan on Page 12*) will contain guest rooms.

SOUTH PARCEL BUILDINGS

The South Parcel will consist of a series of buildings and guest amenities. The two-story South Hotel Main Building (approx. 11,100 sf) will contain 11 guest rooms, a support kitchen and a library. The South Hotel Barn Building (approx. 7,500 sf) consists of two stories with 12 guestrooms and an adjacent plunge pool. A one-story, 350 sf free-standing fitness studio is proximate to the plunge pool. Two separate two-story bungalow buildings (approx. 2,000 sf each) will contain three guest suites each. These buildings will be connected by a series of walkways, breezeways, patios, courtyards and landscaped areas. Six (6) existing on-site residential dwelling units will be utilized to house workers employed on the property.

See *Figures on Pages 15-20* for South Parcel building plan concepts.

See *Figure on Page 02, Aerial Photograph* and *Figure C2.0, Existing Site Plan* for existing residential housing locations.

SUSTAINABILITY

The proposed project has been planned with key sustainability principals in mind and aims to achieve a LEED Gold Certification upon completion. The key sustainability principals are as follows:

1. **WATER CONSERVATION.** Graywater and winery process wastewater will be captured, processed, and re-used on the property for vineyard and landscape irrigation needs where feasible. Water-efficient fixtures will be installed throughout the buildings to further reduce water dependency.
2. **SOLAR.** Solar panels will be installed in several locations to provide local, on-site, renewable power generation.
3. **PRESERVATION OF OPEN SPACE AND AG LANDS.** Development is planned entirely on areas that were previously disturbed or developed, and will not impact natural open spaces or existing agricultural uses.
4. **ALTERNATIVE TRANSPORTATION.** Freemark Abbey is adjacent to a transit stop and future alignment of a Class I bikeway (“The Vine Trail”). The project has been designed to connect to these facilities and provide an alternate means of travel to and from the site. Bike storage areas are planned throughout the
5. **PARKING AREAS.** Several paved surfaced parking areas will be converted to permeable surfacing materials to increase drainage, soil health, and groundwater recharge.

The Napa County Voluntary Best Management Practice Checklist for Development Projects has been completed and provides a complete list of the sustainability features that this project intends to include.

WATER AND WASTE

A Water Availability Analysis and Wastewater Feasibility Report have been prepared for the project. A key component of the project is to ensure that the hotel does not use or dispose of more water than currently permitted uses. Both reports describe the existing water sources that serve the property and how the water is to be used, reclaimed, reused and discharged.

GENERAL PLAN CONSISTENCY

Agricultural Preservation/Land Use Element

Policy AG/LU-45 provides “[a]dditional commercial uses and mixed residential commercial uses which are permitted by the existing commercial zoning of the parcel shall be permitted on that portion of the parcel zoned commercial.” The General Plan provides that such development will not negatively impact agriculture due to the limited number of parcels with existing commercial zoning. (Policy AG/LU-45). The proposed hotel buildings outlined in this request are zoned Commercial Limited (CL) and is included on the list of CL zoned parcels identified in the Napa County General Plan (Figure AG/LU-25).

To the extent that the existing commercial-serving parking on AW zoned lands is a legal nonconformity, Policy AG/LU-46 allows that facility to be continued, rehabilitated, and rearranged so long as there is no intensification of use. Here, the number of commercial-serving parking spaces on AW lands will not be increased over that number documented and approved in use permit P12-00359.

Policy AG/LU-42 states that “County review of non-residential development proposals shall address the balance of job creation and the availability of affordable housing.” Six (6) existing on-site residential dwelling units will be dedicated to housing workers employed on the property. Upon issuance of an occupancy permit for the hotel, these housing units will be converted from market rate rentals to below market rate rentals to provide affordable and convenient on-site employee housing.

Community Character Element

The hotel is designed to convey its permanence and attractiveness as required by Policy CC-2. Because the hotel is located adjacent to a scenic roadway, proposed utilities are to be placed underground where possible consistent with Policy CC-16.

Economic Development Element

The hotel contributes to the economic vitality of agriculture as a tourism use that also provides Transient Occupancy Tax revenue. (Policy E-3)



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: Freemark Abbey Hotel Project
Project number if known: _____
Contact person: Ariel Jackson
Contact email & phone number: ariel.jackson@jfwmail.com, 707-547-4794
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.

PV panels on building rooftops where suitable

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) _____

Bicycles, golf carts, electric bicycles.

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

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.

Project will implement energy star or cool roof, but not a living roof.

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!

Six covered and twelve uncovered bicycle parking spaces will be provided, beyond the ten that are required.

Project is designed to connect to planned/future Class I bikeways adjacent to the property.

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.

See attached site plan.

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.

LID stormwater treatment facilities are incorporated into the design of the site consistent with the BASMAA Post-Construction Manual and CA Phase II LID Sizing Tool. See attached landscaping plan.

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.

See attached site plan.

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.

See attached site plan.

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.

EV charging stations will be provided per county code. See attached site plan for proposed locations.

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.

Vine Transit stop on Highway 29 is located directly adjacent to planned project and site plan design will provide direct connection to project pathways.

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 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 siting. 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.

Development will occur in areas that are already disturbed or developed

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 checked="" 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?

See attached, "Jackson Family Wines Sustainability Report."

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

A graywater reclamation system will be installed for the project

Surface parking spaces will be reduced by 52 spaces. 54 spaces that are currently at grade will be relocated in a parking garage.

This will reduce the heat island effect of surface asphalt parking.

Comments and Suggestions on this form?
