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**NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION**
1195 Third Street, Room 210 Napa, California, 94559 • (707) 253-4416

APPLICATION FOR USE PERMIT
THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW

FILE NO: 01241-UP

REQUEST: To establish a 48,000 gal. winery

Date Submitted: 11/20/01

up to 3 custom crush clients.

Date Complete: _____

Also 10,500 sf of caves, 2 full-time

Date Published: _____

2 part-time employees. Retail sales

ZA CDPC BS APPEAL

4 tours/tastings by appt. Marketing

Hearing _____

events. Entry structure to identification

Action _____

Sign.

TO BE COMPLETED BY APPLICANT
(please print or type)

Applicant's Name: Krupp Brothers LLC

Telephone #: (707) 259-1198

Site Address: 3265 Soda Canyon Road

Napa CA 94558
City State Zip

Mailing Address: same

No Street City State Zip

Status of Applicant's Interest in Property: Owner

Representative's

Property Owner's Name: Cathy Roche

Telephone #: (707) 252-7122

Mailing Address: 809 Coombs Street

Napa CA 94559
City State Zip

Assessor's Parcel #(s): 032-040-005

Existing Parcel Size: 48.04 acres

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I 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.

[Signature]
Signature of Applicant
Dr. Jan Krupp

Date _____

PRINT NAME

[Signature]
Signature of Property Owner
Dr. Jan Krupp

Date _____

PRINT NAME

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Total Fee: \$2,350.00 Receipt Nos. 3683 Received by: TA/CH

ck. #581

Date: 11/20/01

**PROJECT STATEMENT
USE PERMIT APPLICATION
KRUPP WINERY
3265 SODA CANYON ROAD, NAPA**

APPLICANT AND PROPERTY OWNER:

Dr. Jan Krupp/ Krupp Brothers LLC
3265 Soda Canyon Road
Napa, California 94559
259-1198

APPLICANT'S REPRESENTATIVE:

Cathy Roche
809 Coombs Street
Napa, California 94559
252-7122

APN: 032-040-005

ACREAGE: 48.04 acres

GENERAL PLAN & ZONING DESIGNATION:

Agricultural Watershed-Open Space (AW-OS)
Agricultural Watershed (AW)

GENERAL PROJECT DESCRIPTION:

The purpose of this application is to obtain approval to construct a winery with a production capacity of 20,000 cases per year. The applicant intends to utilize grapes grown on the property and on other properties on Soda Canyon Road to produce at least 75% of the requested production capacity. A new $\pm 26,600$ square foot winery building is proposed to be constructed and $\pm 10,500$ sq ft of caves are proposed for barrel aging. The project proposes 2 full time and 2 part time employees throughout the year, with an additional employee during the crush. The winery will offer retail sales, with tours and tasting by appointment only. Marketing events are described on the attached marketing plan. The project proposes to make available up to half of the production capacity to no more than 3 custom crush clients, who will not have any marketing events or retail sales. An entry structure with a winery identification sign is proposed at the entrance of the winery.

PROJECT SETTING:

The 48.04 acre parcel is located ± 2 miles northwest of Soda Canyon Road, ± 5 miles from the Silverado Trail. Topography ranges from less than 10% to small portions that are approximately 30% slopes. The winery site is located in a relatively level knoll area and is designed to use the topography to enhance access and operations. There are no creeks on the property. The County Environmental Sensitivity Maps do not identify any significant environmental constraints associated with the property. The property is located within a Very High fire hazard area, as is all of the County above the valley floor. Soils on the property in the vicinity of the winery are Guenoc outcrop complex and Hambright complex. The Guenoc complex is characterized by rapid runoff with a moderate erosion hazard, while the steeper Hambright complex has a very rapid runoff rate with high erosion potential.

SITE PLAN:

The proposed multiple level winery building is designed to complement the existing topography and uses the natural slopes to provide access to upper delivery areas for gravity feed to work areas below. The structure will be wood frame construction with stone and wood siding. The design provides significant horizontal effects with pitched roof angles that match the surrounding topography, blending into the environment. A shingle roof is proposed. The winery site is screened from adjoining properties and the public road by the topography and location. Landscaping will be installed around the winery building and in the parking areas. Any security lighting will be low level, shielded, directed downward and will be motion sensor activated. Adequate area for parking is provided.

WASTEWATER TREATMENT AND DISPOSAL:

A soil analysis has been conducted and approved by the Division of Environmental Health. A new septic tank will be installed for winery process waste. Domestic waste will be handled by a standard septic system. The analysis concludes that there is appropriate soils and adequate room to install the new tank and additional leach lines, including the replacement area.

WATER ANALYSIS:

A Phase 1 water analysis has been provided. The conclusion of the analysis is that there is adequate water available and that the winery will not adversely impact water availability in the area. The amount of water used is within the thresholds of acceptable use established by the County.

FIRE PROTECTION:

The on-site driveway and turnaround areas meet or exceed county and fire department standards. Water for fire protection is proposed to be available from a tank with 10,000 gallons of capacity.

TRAFFIC:

Traffic volumes are low on Soda Canyon Road in this location. The most recent traffic count taken in 1999 north of the intersection of Loma Vista Road was 726 vehicles in 24 hours. As shown on the traffic characteristics summary, this project would be expected to generate an average of on 16-17 additional daily trips, with up to 35 on an average peak day. Processing the on-site grapes and other Soda Canyon grapes rather than hauling them to another location for processing will actually reduce truck traffic on Soda Canyon Road and other county roads. Custom crush clients will not have any retail sales or marketing activities. This insignificant increase in overall traffic will not change the level of service on Soda Canyon Road or result in any traffic hazards.

The driveway leading to the winery will be paved to a width of 18 feet as required by the County Standards, with the exception of several short lengths of the driveway where existing bridges

cross drainages.

ENVIRONMENTAL ISSUES

The project will generate \pm 3,000 cubic yards of spoils. This material will be used to improve the driveways and roads on the property and the road leading to the property from Soda Canyon Road. The county environmental sensitivity maps do not identify the property as containing any sensitive environmental resource or as being subject to any natural hazards, other than fire hazard. The project will not require the removal of any trees.

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

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

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

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

See attached marketing plan

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): catered during marketing events

(OVER)

A Use Permit Modification is Necessary for Any Winery to Conduct Operations on behalf of any Other Entities than the Winery Itself, including employees on their account, individual partners and officers, corporate parents, and contractors. Accessory uses such as offices and marketing can only be permitted if they are associated with wine produced at the winery.

KRUPP WINERY TRAFFIC CHARACTERISTICS

Proposed Production Capacity

48,000 gallons 20,000 cases

Grapes Processed

165 gallons per ton crushed; $48,000 \div 165 = 291$ tons

On-site grapes processed; existing vineyard: $28 \text{ acres} \times 5 \text{ tons/acre} = 140$ tons

$140 \text{ tons} \times 165 \text{ gallons} = 23,100$ gallons available from on-site grapes

Other Soda Canyon grapes; 78 tons

$78 + 140 \text{ tons} \times 165 \text{ gallons} = 36,000$ gallons available from Soda Canyon Grapes*

Truck Traffic Characteristics, Non-Crush

Total Grape deliveries

$24,900 \text{ gallons} \div 165 = 151$ tons

$151 \text{ tons} \div 8 \text{ tons/delivery} = 19$ deliveries, 38 trips

Delivery frequency; 4-6 week crush = 3-5 deliveries per week

Glass deliveries

2,310 cases per truckload

$20,000 \text{ cases} \div 2,310 = 9$ deliveries

Cork, labels, empty cases, etc.

3 deliveries per bottling cycle \times 2 bottling cycles = 6 deliveries

Outbound wine deliveries

1,232 cases per truckload

$20,000 \text{ cases} \div 1,232 = 17$ deliveries

Total Non-Crush deliveries 32

Delivery frequency; 46-48 week non-crush period

One truck delivery every week average

Employee/Visitor Traffic

Average Daily Traffic

4 employees total

12 trips/day

5 visitors, avg. 2.6 persons/vehicle¹

4 trips/day

Total average daily trips

16

Marketing Daily Traffic

4 employees:

12 trips

30 visitors; avg. 2.6 persons/vehicle

23 trips

Total peak day trips

35

*number of grape deliveries reduced by on-site and other Soda Canyon vineyards:
 $218 \text{ tons grapes} \div 8 \text{ tons/delivery} = 27$ deliveries; 54 trips

¹ Source: Napa County Conservation, Development & Planning Department Winery Traffic Characteristics Memorandum, November 8, 1990

RECEIVED
 JAN KRUPP
 Los Soda Canyon Rd
 APA,

EX. VINEYARD.

RECEIVED

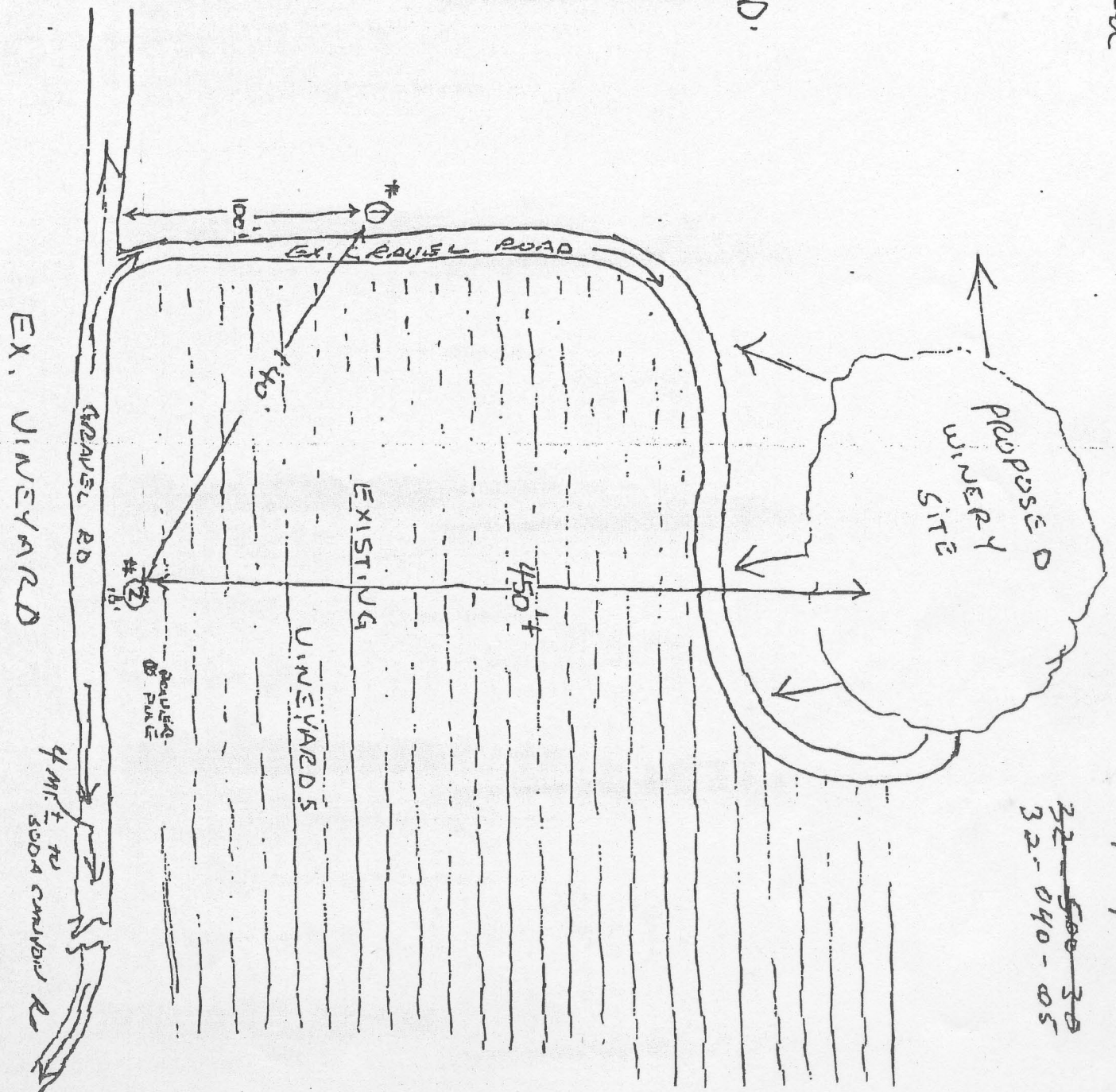
JAN 16 2001

UNIVERSITY OF CALIFORNIA

SITE EVAL.

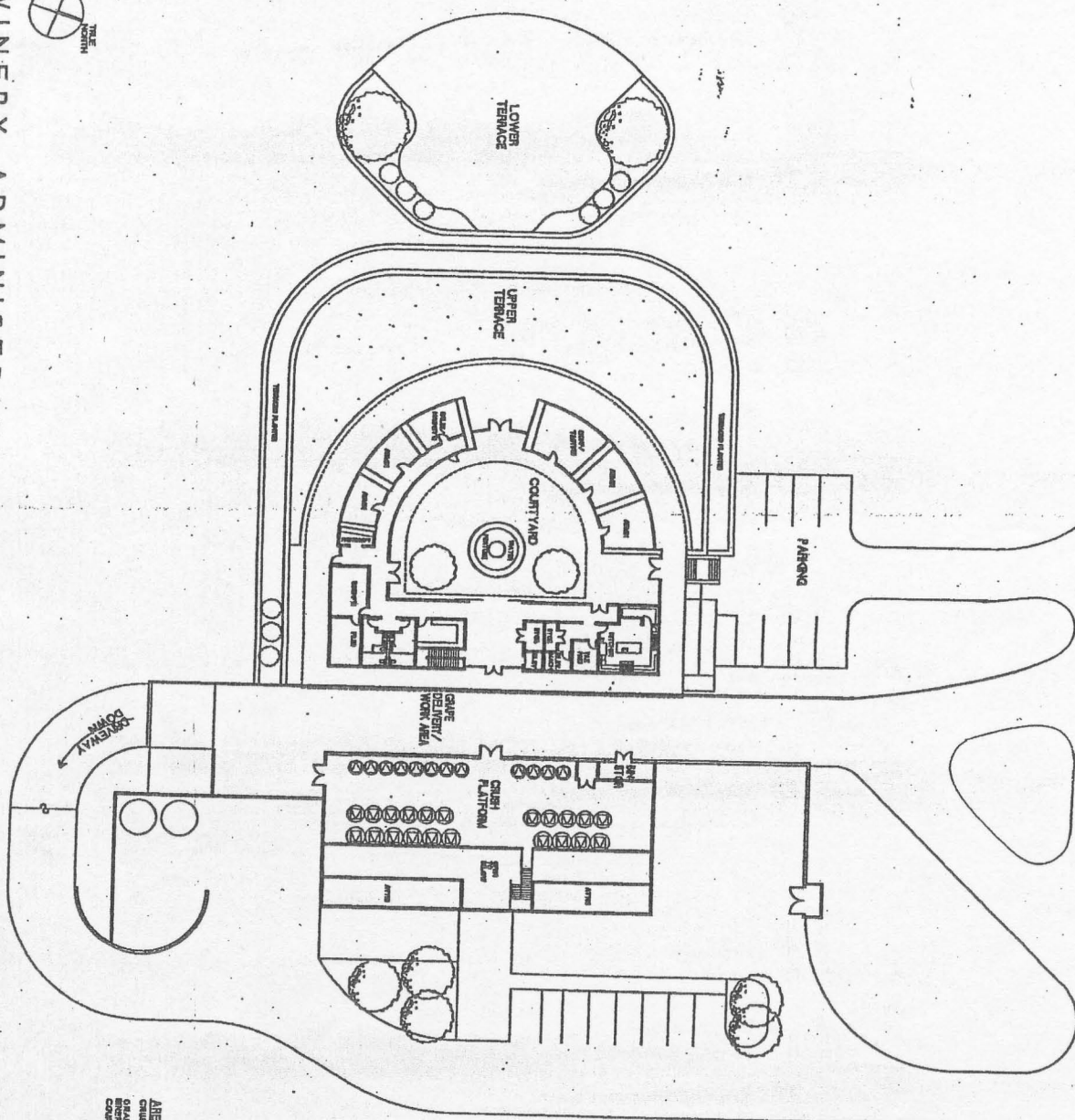
1/12/01

~~32-500-30~~
 32-040-05





WINERY ADMINISTRATION & GRAPE DELIVERY LEVEL



AREA

GRAPES PLANTATION	4,900 S.F.
GRAPE DELIVERY/WORK AREA	4,900 S.F.
WINERY ADMINISTRATION	10,000 S.F.
COURTYARD	4,000 S.F.

**KRUPP
WINERY**
 STAGECOACH VINEYARDS
 3285 BOLD CANYON ROAD
 NAPA, CA 94955
 APN 022-040-005

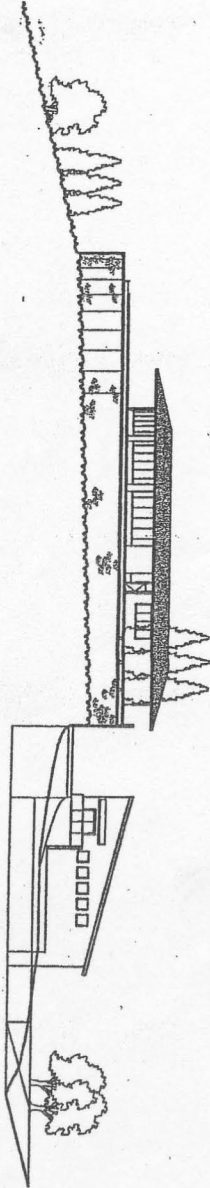
USE PERMIT
SUBMITTAL

WINERY
ADMINISTRATION
& GRAPE DELIVERY
LEVELS

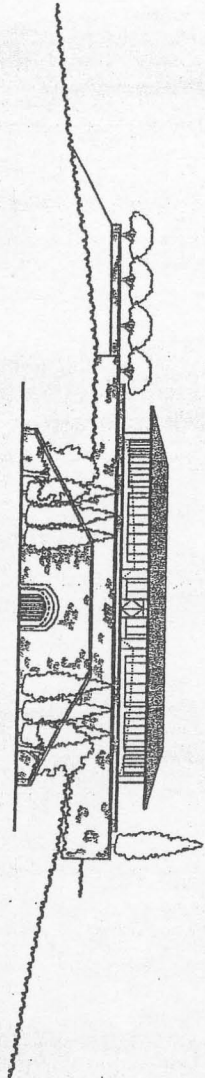
This Certificate is the property of
 LAIL DESIGN GROUP and should be
 returned to the office of the
 architect upon completion of the
 project.

**LAIL
DESIGN
GROUP**
 1100 Lake Street, Suite 100, Napa, CA 94955
 TEL: 707/255-1000 FAX: 707/255-1001
 A DICKERSON COMPANY
 PROJECT ARCHITECT

① SOUTH ELEVATION
 SCALE: 1" = 20'-0"



② WEST ELEVATION
 SCALE: 1" = 20'-0"



**LAIL
 DESIGN
 GROUP**
 1200 Main Street, Suite 200, San Jose, CA 95128
 Tel: 408/281-1111 Fax: 408/281-1112
 E: LAIL@LAILGROUP.COM
 PROJECT ARCHITECT

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**KRUPP
 WINERY**

871 AGCOACH VINEYARDS
 3285 SODA CANYON ROAD
 NAPA, CA 94558
 APN 032-040-005

**USE PERMIT
 SUBMITTAL**

**EXTERIOR
 ELEVATIONS**

UP 4

11-15-01

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



January 22, 2002

RECEIVED

JAN 23 2002

**INAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

TO: Conservation Development and Planning Department
FROM: Annamaria Martinez, Junior Engineer *AM*
SUBJECT: Krupp Winery, Soda Canyon Road
APN# 032-040-005, File #01241-UP

This application will allow the applicant to establish a 48,000 gallon/yr winery with up to three custom crush clients. The winery will be within 10,500 sqft of caves and 26,600 sqft of new building. There will be two full time and two part time employees, and a 15 space parking lot. The parcel is located at the end of Soda Canyon Road on an extended private driveway.

EXISTING CONDITIONS:

1. Existing access road is 23 feet wide at the connection with Soda Canyon Road, after which the access drive varies in width from 10 feet along some bridge spans to 17 feet immediately in front of the proposed winery site. The access road surface varies from a chip-sealed surface (degraded in most areas) to a gravel surface.
2. Parking areas developed in vineyard.
3. Numerous turnouts and several bridge/culvert crossings exist along the length of the access drive.
4. The traffic count for Soda Canyon Road was 726 just north of Loma Vista Drive taken on 6/9/99, and was 991 just south of Loma Vista Drive taken on 6/9/99.

RECOMMENDED CONDITIONS:

1. This Department has reviewed the phase one, water availability analysis for the proposed project. The 48.04 acre parcel is located in the hillside area, with a fair-share allowance of 0.5 AF/Acre, resulting in a total allowable groundwater extraction volume of 24.02 AF/Year. The estimated water demand of 18.40 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.
2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12)
3. Certification that all bridges are capable of supporting loads equivalent to the HS20-44 criterion shall be supplied by a registered Professional Engineer. (County Road and Street Standards, Page 12)

4. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
5. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
6. The estimated annual daily traffic count for Soda Canyon Road of 726, combined with an estimated daily average of 4 employees and 3 visitors/deliveries indicate that a left turn lane on Soda Canyon Road is not required. (County Road and Street Standards, Page 15, Sec. 16 and Page 16-A)
7. The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans along with proposed erosion control measures.
8. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
9. The pre-development and the post-development flow for a 100-year event shall be provided with improvement plans. Improvement plans shall address the attenuation of peak flow due to the additional runoff resulting from this development
10. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards.
11. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.
12. Improvements shall be constructed according to plans prepared by a registered civil engineer which will be reviewed and approved by this office. A plan check fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.
13. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items at this time please contact Annamaria Martinez or Larry Bogner of this office.

cc: Krupp Brothers LLC, 3265 Soda Canyon Road, Napa, CA 94558
Cathy Roche, 809 Coombs St., Napa, CA 94559