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file No P12-00371-

Napa County

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: _____

Date Submitted: 10/15/2012 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$5,000, - Receipt No. _____ Received by: TA Date: 10/15/2012

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: 26 Brix LLC dba B Cellars Winery

Assessor's Parcel No: 031-070-026 Existing Parcel Size: 11.53 ac.

Site Address/Location: 701 Oakville Cross Road Napa, California 94558
No. Street City State Zip

Primary Contact: ☐ Owner ☒ Applicant ☐ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Vintage Oakville Cross LLC

Mailing Address: Box 25523 Oklahoma City, Oklahoma 73125-0523
No. Street City State Zip

Telephone No: (405) 523 - 5717 E-Mail: trent.moore@af-group.com

Applicant (if other than property owner): Harry E. (Duffy) Keys

Mailing Address: 400 Silverado Trail Calistoga, California 94515
No. Street City State Zip

Telephone No: (858) 756 - 5614 E-Mail: duffykeys@bcellars.com

Representative (if applicable): Jeffrey Redding

Mailing Address: 2423 Renfrew Street Napa, California 94558
No. Street City State Zip

Telephone No: (707) 255 - 7375 E-Mail: jreddingaicp@comcast.net

Use Permit Information Sheet

Use

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

The subject property formerly owned by the Clark Miller Family is the site of a permitted 10,000 gallon winery, a residence, accessory buildings and uses; and former private equestrian center that included horse boarding, outdoor riding area and barns/stables. Approximately two (2) acres of the property is planted in vineyard. The property also includes a permitted 1400 s.f. farm labor dwelling, 440 s.f. carport and several accessory buildings related to agricultural uses. The farm labor dwelling and carport will be retained in its current location as part of this project. The existing residence will continue to be used for residential purposes. Please refer to the attached plans.

The ownership of the property changed in 2012. The new owner has an ownership interest in B Cellars Winery currently operating in Calistoga; it is their intent to relocate B Cellars to Oakville. The applicant has retained a professional design team to assist in evaluating the approved winery permit in relation to their future goals through a modified permit. The attached application is the result of this evaluation: a state of the art wine making facility that is sensitively sited and designed to minimize impacts on the property and neighborhood.

The applicant requests approval for the following elements and changes to the existing conditions: See Attached

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

District _____

Regional TTB

State ABC

Federal _____

Improvements

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

In addition to the winery, construction of the following on-and off-site improvements is anticipated:

1. Access driveways, parking, loading and circulation areas
2. Bike racks
3. Electric charging station
4. Upgrade existing water system
5. Construct winery process and sanitary wastewater facilities
6. Relocate existing residential and farm labor dwelling sanitary wastewater facilities
7. Construct fire protection and water storage systems
8. On-site disposal of cave spoil
9. Upgrade electrical transmission and other utility lines to serve the new facility
10. Construct storm drainage as necessary to comply with county standards
11. Install temporary and permanent erosion control measures to comply with county standards
12. Install and operate typical winery mechanical equipment

Vintage Oakville Cross LLC Project Description

- An increase annual production from 10,000 to 45,000 gallons per year;
- The relocation and expansion of the approved 7,000 s.f. +/- winery to 26, 582 s.f. +/- for production, offices, tasting and related-accessory uses
- A 1,184 +/- s.f. covered crush pad;
- Construction of 22,,946 +/- s.f. of caves and associated portals for barrel storage and marketing events. Cave has been sized to accommodate full production at one-barrel high stacking
- Construction of a barn and maintenance building and yard
- An increase in approved daily visitation
- A modification to the approved marketing plan
- Construction of visitor and employee parking areas
- Installation of landscape improvements including water features, replacement of existing hillside trees and an outdoor lawn area adjacent to the cave portal. This lawn area will be available for some larger marketing events as described in more detail in the application
- Installation of appurtenant wastewater, water and fire protection systems
- Modification of existing access driveway to accommodate the relocated winery and new caves

Improvements, cont.

Total on-site parking spaces: 4 existing 29 proposed

Loading areas: N/A existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☒ Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 5.9 acres

Employment and Hours of Operation

Days of operation: N/A existing 7 proposed

Hours of operation: N/A existing 7:30am--6:30pm proposed

Anticipated number of employee shifts: N/A existing 1 proposed

Anticipated shift hours: N/A existing Same as above proposed

Maximum Number of on-site employees:

☐ 10 or fewer ☒ 11-24 ☐ 25 or greater (specify number) _____

Alternately, you may identify a specific number of on-site employees:

☐ other (specify number) _____

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.

Vintage Oakville Cross LLC

By: American Fidelity Corporation, Managing Member

By: Robert D. Brearton

Print Name of Property Owner Executive Vice President

Print Name Signature of Applicant (if different)

Signature of Property Owner

Date

Signature of Applicant

Date

Supplemental Application for Winery Uses

Operations

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

Retail Wine Sales	<input type="checkbox"/> Existing	<input checked="" 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 checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None

Will food be prepared...

☒ On-Site? ☒ Catered?

Public display of art or wine-related items ☐ Existing ☐ Expanded ☐ Newly Proposed ☒ None

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

Production Capacity *

Please identify the winery's...

Existing production capacity: 10,000 gal/y Per permit No: 04047-UP Permit date: 2007

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

Proposed production capacity: 45,000 gal/y

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

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	<u>10 (approved)</u> existing	<u>60</u> proposed
Average daily tours and tastings visitation ¹ :	<u>N/A</u> existing	<u>25</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>N/A</u> existing	<u>M-Sun, 11-6:00</u> proposed
Non-harvest Production hours ² :	<u>N/A</u> existing	<u>Varies seasonally</u> proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

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

Marketing Program

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

- Proposed - Daily by appointment tastings average 25 visitors per day, maximum 60 visitors per day; tastings include food pairings prepared in winery kitchen.
- Two (2) release events per year @ 100 persons (maximum)
 - Two (2) events per year @ 150 persons (maximum)
 - Twelve (12) events per year @ 30 persons (maximum)
 - Participate in Wine Auction Week

Food Service

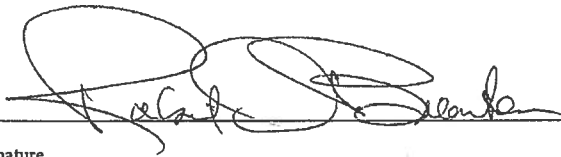
Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Eating areas are generally confined to the tasting room and patio. The cave assembly area and adjacent lawn will be used on occasion for larger groups. Food for smaller marketing events (30 maximum) may be prepared in the kitchen located in the hospitality building. Food served at larger events (150) will be catered.

Examples of the equipment that will be located in the on-site kitchen include: hand sinks per county code; pot and dish pre-rinse/ wash and final rinse sinks per county code; clean dish table/ dirty dish table; machine glass washer/ machine dish washer; worker prep table w/sink; ice bin/ ice maker; reach-in refrigerator; reach-in freezer; refrigerated preparation counter; gas range/ over, exhaust hood & control unit; gas stone hearth pizza oven; fire suppression system; other prep tables, storage racks and related operations equipment (i.e. pots, pans, cookware, serving ware, dishes, glassware/ flatware, etc.).

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

October 12, 2012

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.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>new well</u>	<u>new well</u>
Name of proposed water supplier (if water company, city, district):	<u>n/a</u>	<u>n/a</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>6,470</u> gallons per day (gal/d)	
Current water source:	<u>well</u>	<u>well</u>
Anticipated future water demand:	<u>6,200</u> gal/d	<u>n/a</u> gal/d
Water availability (in gallons/minute):	<u>>50</u> gal/m	<u>200</u> gal/m
Capacity of water storage system:	<u>10,000</u> gal	<u>60,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>60,000 gallon storage tank</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>process waste</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u>on-site septic</u>
Name of disposal agency (if sewage district, city, community system):	<u>n/a</u>	<u>n/a</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	<u>720</u> gal/d	<u>0</u> gal/d
Anticipated future waste flows (peak flow):	<u>2,415</u> gal/d	<u>1,500</u> gal/d
Future waste disposal design capacity:	<u>2,415</u> gal/d	<u>1,500</u> gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): On-site

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)	1	EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) B Cellars winery			
BUSINESS SITE ADDRESS 701 Oakville Cross Road			
BUSINESS SITE CITY Napa	104	CA	105
		ZIP CODE 94558	106
CONTACT NAME Duffy Keys	106	PHONE 858-756-5614	107

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF....	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input type="checkbox"/> NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="radio"/> YES <input checked="" type="radio"/> NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES <input checked="" type="radio"/> NO 8	NO FORM REQUIRED TO CUPAS
E. HAZARDOUS WASTE Generate hazardous waste?	<input type="radio"/> YES <input checked="" type="radio"/> NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="radio"/> YES <input checked="" type="radio"/> NO 14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)



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NOV 30 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

November 30, 2012

Charlene Galina, Supervising Planner
Department of Planning, Building & Environmental Services
County of Napa
1195 Third Street, room 210
Napa, California 94559

Re: Project Status--26 Brix LLC dba B Cellars Winery-Use Permit Modification No. P12-00371 701 Oakville Cross Road, Napa APN 031-070-026

Dear Ms. Galina:

This letter responds to your November 15, 2012 request for additional information or clarification of items contained in our use permit application that we filed with your office on October 15, 2012.

Please find our responses to each of the discussion points and informational items below. Note that comments from the Environmental Services and Public Works Departments are also addressed where appropriate. In addition to the responses included in this letter, we have included revised plans as necessary.

Planning Division

1. Response to November 15, 2012 comments is presented below.

Please clarify, or provide the following information:

a. Hours of Operation.

1. Visitation: 11:00 a.m.--6:00 p.m., Monday—Sunday
2. Production: 7:30 a.m.—5:30 p.m., Monday--Friday¹

b. Existing/Previously Approved Coverage.

30,700 s.f. (6%)². This information has been added to the application at page 12.

¹ Non-harvest production hours

NOV 30 2012

- c. Provide Summary Table Re: existing/proposed vineyard, existing residence, existing farm labor dwelling/carport and winery hardscape and landscape areas.

Please see revised architectural plans prepared by Hart-Howerton. Note that no new vineyard is proposed as part of this application.

- d. Indicate the number, species and sizes of all trees to be removed.

Trees to be removed are shown on the civil plan sheet UP 1.0 of the revised plans prepared by Riechers Spence & Associates. A table has been added to show the number, species and diameter of trees to be removed.

- e. Indicate the proposed location for AB 2004 on-site consumption of wine.

The following areas are proposed for on-site consumption of wine: Hospitality Building (tasting rooms and terraces) and Caves (Grand Salon, Tasting alcoves). These proposed areas are shown on the revised architectural plans prepared by Hart-Howerton□

- f. Please indicate where the existing horse fencing will be stored until removal.

The fencing that was part of the private equestrian center will be stored in the northeast corner of the property until the former owner removes it. It will be removed prior to the start of construction that is expected to begin in February-March 2013 following project approval.

- g. Revise Sheet UP 1.0 to re-label the 'guest house' as 'farm labor' residence. Confirm that it will be used in compliance with permit #U-168788.

Please see revised sheet UP 1.0. The farm labor dwelling (measuring 1400 s.f, with 414 s.f. carport) will be occupied only by farm labor personnel working on the parcel or other parcels owned by the property owner in the vicinity.³

- h. Please address the intent of elevator use and residence [sic] use of the proposed caves.

An elevator is proposed to connect the caves to the existing residence. The caves will also be used by the owner for occasional private and personal social gatherings much like a resident would use his/her living room or basement. The only different is the venue, as private social gatherings and parties are typical accessory uses of a residence. There are numerous examples of private caves associated with residences throughout the county. Unlike those residential caves, the proposed caves will be designed and built to commercial standards. A locked gate or other barrier will be constructed to ensure that the residence is not used for

² 04047-UP Winery Calculation Worksheet

³ Use Permit #U-168788, condition #3 approved January 20, 1988 and incorporated herein by reference

winery purposes. Use of the caves for marketing events will be in strict compliance with the marketing plan submitted as part of the permit application.

- i. Provide a digital copy of all submitted materials.

A digital copy of all submitted materials is included with this response.

2. Greenhouse Gas Emissions information was previously transmitted to the Department.

No response required.

3. Please set up a meeting with County Staff to discuss the possible need for left turn pocket on Oakville Cross Road.

A meeting with County staff was held on November 28, 2012. Please see discussion under item 4(a1) and 4(2e) below.

Public Works—Traffic

- 4a. Revise the Winery Traffic Information/Trip Generation sheet to address the following:

1. Traffic volumes must incorporate residential traffic using the same access (residence and farm worker housing)

The winery traffic information sheet does not include a place to identify trips associated with permitted uses. The current average daily weekday traffic is listed as 55 daily trips. Assuming the ITE standard of 10 residential trips per residence, the total average daily weekday traffic would be 75 daily trips, below the threshold for a left turn lane warrant as indicated on the graph presented on page 21 of the most recent update of the county road and street standards.

2. Provide whole numbers to identify full time and part-time employees.

There will be eight (8) full-time and five (5) part-time employees at the winery on a typical weekday.

- b. Provide a parking and management plan for 100 and 150 person marketing events. Provide traffic generation anticipated for wine auction week.

Revised plans prepared by Hart Howerton illustrate how parking for these larger marketing events will be accommodated. Please see sheet A1.06. Parking is shown for 89 vehicles. Using the county standard of 2.8 persons/vehicle 54 event parking spaces would be required for the largest marketing event. The parking plan prepared by Hart Howerton provides for sufficient parking for the largest winery event requested as part of the use permit modification. Valet parking service will be provided for these larger events.

Anticipated attendance at wine auction events will be a maximum of 75 persons. No marketing events would be held when a wine auction event is hosted by the winery. Using the county occupancy standard of 2.8 visitors per vehicle, wine auction events would generate a one-time rate of 54 trips as noted in the Winery Traffic Information/Trip Generation Sheet.

c. Clarify the time of for marketing events.

The two (2) release events are anticipated to occur during the day on weekends. The two larger marketing events for 150 persons are anticipated to occur during the evening or on the weekend. The twelve (12) smaller events are anticipated during the day, evening or weekend. All events will be scheduled to occur during off-peak periods.

d. Provide additional information on the adequacy of sight distance at the driveway/Oakville Cross Road intersection.

We will evaluate the sight distance at the project driveway and Oakville Cross Road intersection. Results of that investigation together with any recommended mitigation measures will be submitted to the county upon completion.

e. A left turn lane may be required as a result of the proposed traffic and visitor/marketing information provided in the application.

Based on November 28, 2012 meeting with County staff, no left turn would be warranted so long as average daily weekday trips generated by the proposed winery and the two residences does not exceed 80.⁴ The current projections for average number of winery visitor trips is 19, based on 25 average daily weekday visitors. Support for this average daily weekday visitor count will be provided to the county under separate cover.

Public Works Department-Water

5. Response to groundwater comments dated November 9, 2012 is enclosed.

The estimated water demand for the parcel is below established threshold for the property and below the estimated current use due [sic] the reduction of water use for vineyard and irrigated pasture. No further analysis is necessary.

Engineering and Conservation Division

6. Response to comments dated November 14, 2012 is presented below.

1a. Please provide a copy of the Construction Runoff Applicability Checklist – Appendix A.

⁴ According to Paul Wilkinson, county traffic engineer who attended the November 28, 2012 meeting, the 80 daily trip threshold is based upon current ADT on Oakville Cross Road of 1700 ADT.

Completed and signed Construction Runoff Applicability Checklist has been included as an attachment to the Preliminary Stormwater Runoff Management Plan. It is in Attachment 5.

- b. Please provide a signed copy of the Post-Construction Runoff Management Applicability Checklist – Appendix A.

Completed and signed Post-Construction Runoff Management Applicability Checklist – Appendix A is included as an attachment to the Preliminary Stormwater Runoff Management Plan. It is in Attachment 5.

- c. Please revise the included Post-Construction Stormwater Runoff Management Plan (SRMP) to include a summary of the pre-construction and post-construction runoff volume (for the 2-yr 24-hr rainfall event) and indicate the storage capacity and general locations of the chosen BMPs.

Pre-construction runoff volume of 105,822 cubic feet and post-construction runoff volume of 109,316 cubic feet are now shown in Tables 2 and 3 respectively. The proposed underground detention will have a capacity of 7,100 cubic feet. The current model shows that 3,361 cubic feet of storage is utilized during the 2-year event. This is slightly less than the increased volume of 3,494 cubic feet. The modeling was used to reduce post-construction flows to below pre-construction rates. When developing construction plans, we will design the outlet from the underground detention system to retain the two-year event. The location of the detention system is shown on Civil Plan UP 3.0.

- d. Please note that the included traffic and visitor information for this application along with the current traffic volumes on Oakville Cross Road indicate that a left hand turn lane requirement will likely be triggered by the proposed changes. Please contact the County's Traffic Engineer (Paul Wilkinson) paul.wilkinson@countyofnapa.org at (707) 253-4290 to further discuss the left hand turn lane requirements and any needed revisions to the site plans and/or application.

Please see response to comment 4e. above. It was indicated during the November 28, 2012 meeting that while no left turn lane was currently warranted, mitigation for any identified traffic impacts could include applicable measures included in the general plan.

- 2a Please label the 100-year flood boundary line on the plans. Note that the hospitality building, barn and accessory structures appear to fall within the 100-year floodplain. Using the FEMA Flood Insurance Study Napa River Flood Profile and looking at the stream distance of the project site from cross-section AM the BFE is determined to be 127 ft MSL NAVD88. All structures within the 100-year floodplain must meet the County's Floodplain Management Ordinance. Please provide additional information on the plans that illustrates how the applicant is proposing to meet this requirement.

The 100-year boundary is now shown more clearly on Civil Sheet UP1.0 We have confirmed that the Base Flood Elevation at the proposed hospitality building is 127 feet.

All proposed and existing buildings have a finished floor elevation of 130.12 feet or higher, more than the one foot minimum above Base Flood Elevation required by County Code Section 16.04.730A.

- 2b. Also it appears that the applicant is proposing to use the cave spoils as fill and raise the grade over portions of the site. Please provide additional information on fill (i.e. volume, depth, limits of soil placement, etc).

It is proposed to use cave spoils as fill for the parking lot and building pad. The depth of fill will be a maximum of five feet. The limits of fill are shown on Civil Sheet UP 2.0. The remaining 3,531 cubic yards of cave spoils will be placed with an average depth of 1 foot on an area of approximately 2.1 acres on the northern section of the parcel. This area is shown on Civil Sheet UP 2.0.

- 2c. Please illustrate any proposed emergency vehicle turnarounds and staging areas on the site plans.

Fire truck staging areas are shown on UP 3.0. Emergency vehicle access and turning movements are now shown on UP 3.0.

- 2d. Include proposed parking and traffic plans for marketing and special events.

Proposed parking for marketing events is shown on the revised Architectural Plan Sheet A1.06.

- 2e. The architectural plans indicate that a large area near the parking area and crush pad will be used for truck staging and unloading. Please note that per the Napa County Post-Construction Runoff Management Requirements these outdoor work areas would also need to be covered. Please clarify.

In reviewing the site plan filed with the application, we noted that this area was incorrectly labeled. We have corrected this error. We apologize for any confusion this error may have caused. The area has been relabeled for use as a truck access and turnaround area. Note that no wine production will occur in this area. Please see revised Architectural Plan Sheet A1.00.

- 2f. Please include drainage information on the plans clearly depicting all proposed post-construction BMPs (identify the approximate size of all swales, outfalls, culverts, detention basins, and any pipes associated with the any proposed detention devices, etc).

Drainage information is shown on Civil Sheet UP3.0. A 7,100 cubic feet underground detention basin is proposed. Connecting pipes and rock outfalls are shown as well as swales.

Environmental Health Division

7. Response to the November 14, 2012 comments is presented below:

1. The cave setback exhibit (Appendix 4) included with the wastewater feasibility report identified a septic system on the neighboring parcel identified as 031-070-004. Review of our records show two septic systems located on this parcel, one of which was installed as a repair and may not meet requirements contained in Title 13 of Napa County Code. The applicants engineer must confirm both of these systems are located down gradient of the proposed cave or if not, the applicant must show they meet the minimum separation distance required by Napa County Code, Title 13, Section 13.28.040 (separation distances have been revised recently, refer to Napa County Code for specifics).

The cave setback exhibit, Sheet UP 3.0 has been revised to show the two septic systems. These systems are both down gradient from the proposed cave. As discussed with Kim Withrow, a copy of the revised exhibit is attached to this letter with a revised a revised cover sheet for the report.

2. The applicants engineer has included an annual financial summary in the water system feasibility study included with the Use Permit application. The financial capacity must also include any capital improvement costs (i.e. drilling the new well) associated with the required water system improvements.

The enclosed water system feasibility study has been revised to include capital improvement costs.

Fire Department

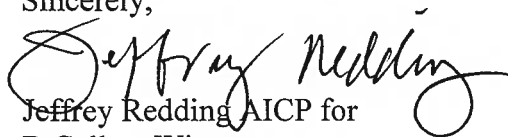
8. Fire Department recommended conditions of approval dated November 7, 2012 are enclosed.

No response required

Charlene, we believe that with the responses contained in this letter, the revised application sheets and updated architectural and civil plans that our application is now complete for the purposes of environmental review. We would appreciate a letter confirming this as soon as possible.

We really appreciate all your work on our behalf and your commitment to scheduling our application for public hearing as soon as possible.

Sincerely,


Jeffrey Redding AICP for
B Cellars Winery

CC: Harry E. (Duffy) Keys, B Cellars
Jim Borsack, B Cellars
Vintage Oakville Cross LLC
Steven Buehl Esquire

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>30,700</u> sq. ft.	<u>0.70 +/-</u> acres
Proposed	<u>21,748</u> sq. ft.	<u>0.50 +/-</u> acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>102,484</u> sq. ft.	<u>2.35</u> acres	<u>20</u> % 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	<u>N/A</u> sq. ft.	Proposed	<u>48,537 +/-</u> 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	<u>N/A</u> sq. ft.	<u>N/A</u> % of production facility
Proposed	<u>11,813 +/-</u> sq. ft.	<u>24</u> % of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

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

Please identify the winery's...

Cave area	Existing: <u>N/A</u> sq. ft.	Proposed: <u>22,946</u> sq. ft.
Covered crush pad area	Existing: <u>N/A</u> sq. ft.	Proposed: <u>1,184</u> sq. ft.
Uncovered crush pad area	Existing: <u>N/A</u> sq. ft.	Proposed: <u>N/A</u> sq. ft.

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Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: 8 x 3.05 one-way trips per employee = 24 daily trips.

Number of PT employees: 5 x 1.90 one-way trips per employee = 10 daily trips.

Average number of weekday visitors: 25 / 2.6 visitors per vehicle x 2 one-way trips = 19 daily trips.

Gallons of production: 45,000 / 1,000 x .009 truck trips daily³ x 2 one-way trips = 1 daily trips.

Total = 54 daily trips.

(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38) = 18 PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): 7 x 3.05 one-way trips per employee = 21 daily trips.

Number of PT employees (on Saturdays): 2 x 1.90 one-way trips per employee = 4 daily trips.

Average number of weekend visitors: 35 / 2.8 visitors per vehicle x 2 one-way trips = 25 daily trips.

Total = 50 daily trips.

(No of FT employees) + (No of PT employees/2) + (visitor trips x .57) = 18 PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): 7 x 3.05 one-way trips per employee = 21 daily trips.

Number of PT employees (during crush): 4 x 1.90 one-way trips per employee = 8 daily trips.

Average number of weekend visitors: 35 / 2.8 visitors per vehicle x 2 one-way trips = 25 daily trips.

Gallons of production: 45,000 / 1,000 x .009 truck trips daily x 2 one-way trips = 1 daily trips.

Avg. annual tons of grape on-haul: 273 / 144 truck trips daily⁴ x 2 one-way trips = 4 daily trips.

Total = 59 daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 3 x 2 one-way trips per staff person = 6 trips.

Number of visitors (largest event): 150 / 2.8 visitors per vehicle x 2 one-way trips = 54 trips.

Number of special event truck trips (largest event): 2 x 2 one-way trips = 4 trips.

³ Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

⁴ Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).

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B CELLARS
Napa Valley Blends

January 9, 2013

Charlene Galina, Supervising Planner
Department of Planning, Building & Environmental Services
County of Napa
1195 Third Street, room 210
Napa, California 94559

Re: Project Status--26 Brix LLC dba B Cellars Winery-Use Permit Modification No. P12-00371 701 Oakville Cross Road, Napa APN 031-070-026

Dear Ms. Galina:

This letter responds to your December 28, 2012 request for additional information or clarification of items contained in our use permit application that we filed with your office on October 15, 2012, as supplemented on November 30, 2012. Unless otherwise advised by you, we surmise that with the exception of the items listed in your December 28th letter, the responses and information we provided to you on November 30th are acceptable. In addition it is our understanding that based upon our meeting of December 15, 2012, no additional information is required by the Environmental Services Department.

Please find our responses to each of the discussion points and informational items contained in your December 28, 2012 letter and attached pages below. We acknowledge the receipt of the draft conditions of approval provided by the Napa County Fire Department and understand that these are standard conditions that will be refined and made project specific during the building permit review process that follows use permit approval. We have also updated architectural sheets A1.00, A1.03, A1.04, A1.05, A1.06, A2.02, A3.02 & A4.01 to confirm that the proposed crush pad is covered as required by item 2(b) of the December 28, 2012 memorandum from Jeannette Doss. Sheet UP2.0 prepared by Riechers Spence Associates has also been updated to include the cross section through the proposed fill area as requested in Ms. Doss' memorandum of December 28, 2012.

Project Status Letter Dated December 28, 2012

Planning Division

1. Verification of the Accessory Use to Production Area Ratio.

The accessory use to production area ratio of 24% is shown on page 12 of our application. The area calculations were performed by the project architect based upon definitions provided in the application. The floor areas used to make those calculations are contained in a table on architectural sheet A1.05 and color coded for clarity on that same sheet. The calculated ratio of on that sheet is below the county standard of 40%.

2. Public Works Department--Traffic

- a. Please provide information either on plans or in a narrative indicating the driveway location has been reviewed and will provide for adequate [and] site distance.

The enclosed "Stopping Sight Distance Report" by Riechers Spence and Associates dated January 3, 2013 concludes that the proposed driveway intersection exceeds the minimum required stopping sight distance prescribed in California Highway Design Manual.

- b. A left turn lane may be required as a result of the proposed traffic and visitor/marketing information provided in the application.

Based on November 28, 2012 meeting with you, John McDowell, and other members of the County staff, no left turn would be warranted so long as average daily weekday car trips generated by the proposed winery and the two residences does not exceed 80.¹ Assuming a typical average weekday visitor count of 25 at the winery per day, this translates into 19 winery vehicle trips per day. In combination, employee trips (35), delivery trips (1) and visitors (19) provide a total of 55 vehicle winery trips during a typical weekday; this number drops to 36 during a typical Saturday. John McDowell and Paul Wilkinson requested that we provide empirical evidence from B Cellars current operation to support the projected visitor numbers in our application. The enclosed monthly Visitors Tasting Room Summary Report provides two years of visitor data tracking at B Cellars Napa Valley location. Between January 2011 and December 2012, the report indicates an average of 22 visitors per day in 2011 and 25 visitors per day in 2012; combined, the two year average is 24 visitors per day. Therefore, the report supports our projections as included in the Traffic Information/ Trip

¹ According to Paul Wilkinson, county traffic engineer who attended the November 28, 2012 meeting, the 80 daily trip threshold is based upon current ADT on Oakville Cross Road of 1700 ADT.

Generation Sheet of our application calling for an average of 25 visitors per day. Further, during our discussions on November 28th, we mutually concluded that since the farm labor resident would only be required to work at the B Cellars property, the number of trips expected to be generated by the farm labor resident would be less than the county's standard daily trip generation factor. As such, between lower trip generation by the farm worker resident and the projected winery and employee vehicle trips, total property generated traffic is below the 80 daily trip threshold.

Engineering Services Division Memo of December 28, 2012

1. Use Permit Application, Various Winery Information Sheets, Project Description and Supporting Reports

- a. Please clarify the amount of Post-Construction storage proposed in the Post-Construction Stormwater Runoff Management Plan.

The preliminary Storm Water Runoff Management Plan (SRMP) provided 96% of the necessary storage volume to mitigate the 2-year rain event. Bruce Fenton of RSA engineering has contacted Jeannette Doss of Engineering Services to discuss the preliminary SRMP. Jeannette Doss has agreed that preliminary SRMP adequately demonstrates that the project is capable of meeting the discharge requirements. Jeannette also advised that the final SRMP along with the improvement plans must provide the minimum storage volume required to fully mitigate the 2-year rain event.

- b. Please provide information either on plans or in a narrative indicating the driveway location has been reviewed and will provide for adequate [and] site distance. A left turn lane may be required as a result of the proposed traffic and visitor/marketing information provided in the application.

The information requested by Paul Wilkinson is provided in paragraphs 2a. and 2b. above. The sight distance analysis demonstrates that the sight distance at the project's driveway intersecting with Oakville Cross Road exceeds the CALTRANS standard for the design speed on Oakville Cross Road. Further, the empirical evidence provided in the B Cellars Tasting Room Visitor Summary Reports, supports the projections indicated in the Winery Traffic Information / Trip Generation Sheet of our application calling for an average of 25 daily winery visitors. It is our expectation that the sight distance analysis and visitor information reports prove that sight distance is acceptable and that no left turn lane is warranted.

2. Conceptual Site Plan and Grading Plan

- a. The architectural drawings illustrate that the crush pad is not covered.

We have updated architectural sheets A1.00, A1.03, A1.04, A1.05, A1.06, A2.02, A3.02 & A4.01 to confirm that the proposed crush pad is covered as required by item 2(b) of the December 28, 2012 memorandum from Jeannette Doss.

- b. Overflow Parking

We have illustrated on architectural sheet A1.06 that we have more than sufficient parking on property to accommodate the two larger marketing events that we intend to hold at the winery. Based upon county trip generation rates of 2.8 visitors per vehicle, our largest marketing event projecting 150 visitors each, will require 54 visitor spaces and another 15 for employees for a total of 69 parking spaces. As indicated in our November 30, 2012 response to this same question, we intend to employ a professional valet parking service to accommodate special events parking in the 95 spaces illustrated on the B Cellars Winery. We also note that during these events, the winery will be closed to regular daily visitors. Parking areas for regular visitors and employees at the property fully conform to county standards. We are not planning, nor has the county required wineries to develop a commercial parking area for overflow parking for the occasional marketing event.

In summary, the proposed site plan easily accommodates the number of expected visitors and employees during the two larger proposed events. The use of a professional valet parking service will ensure that parking for the two larger marketing events will be accommodated without compromising circulation or access by emergency vehicles.

- c. Please provide a cross section through the proposed fill area showing existing versus proposed finished grades.

A cross section showing proposed fill for the hospitality building and other improvements has been added to Civil Sheet UP2.0. The section includes the existing flow line and the commencement of spoils placement.

In closing, the responses contained in this letter together with the enclosures fully address all comments and issues raised to date in your letters of November 15 and December 28, 2012 and the attachments included with those letters so that our application may be heard by the planning commission on February 20, 2013. We look forward to presenting our project to the commission and the public at that time.

Charlene, we really appreciate all staff's efforts on our behalf and working with your in particular to bring this exemplary winery project to fruition. I will contact once you have had a chance to review the contents of this letter.

Sincerely,


Jeffrey Redding AICP for
B Cellars Winery

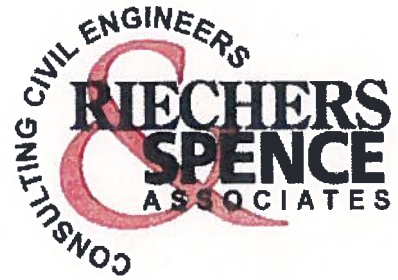
CC: John McDowell, Deputy Planning Director, Harry (Duffy) Keys and Jim Borsack –
B Cellars/ Vintage Oakville Cross LLC and Steven Buehl Esquire.

Enclosures

2011 January To December Actual Monthly Tasting Room Visitor Summary												
Jan	Feb	March	April	May	June	July	August	Sept	October	November	December	Total
238	356	831	950	709	769	800	634	880	925	600	484	8176
2011 January To December Actual Daily Average Tasting Room Visitor Summary												
8	13	27	32	23	26	26	20	29	30	20	16	22

2012 January To December Actual Monthly Tasting Room Visitor Summary												
Jan	Feb	March	April	May	June	July	August	Sept	October	November	December	Total
586	759	820	471	829	911	928	581	901	1014	756	500	9056
2012 January To December Actual Daily Average Tasting Room Visitor Summary												
19	27	26	16	27	30	30	19	30	33	25	16	25

Two Year Average												
Jan	Feb	March	April	May	June	July	August	Sept	October	November	December	Total
13	20	27	24	25	28	28	20	30	31	23	16	24



STOPPING SIGHT DISTANCE REPORT

Prepared for

B CELLARS WINERY

Site Address:

701 Oakville Cross Road
Napa, CA 94558



January 3, 2013
RSA Project # 4112058.0

RECEIVED

JAN 09, 2013

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TABLE OF CONTENTS

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II. METHODOLOGY	1
III. CONCLUSIONS	1

ATTACHMENTS

- 1) LOCATION MAP
- 2) PHOTOS OF OAKVILLE CROSS ROAD
- 3) CALIFORNIA HIGHWAY DESIGN MANUAL SECTION

I. Purpose

This report addresses the stopping sight distance for B Cellars Winery on Oakville Cross Road. The entrance to the proposed winery is located west of a horizontal curve and east of a straight road section. This report documents findings to the minimum amount of distance required for a vehicle to stop. The required distances are outlined in California Highway Design Manual 405.1.

II. Methodology

The stopping sight distance as stated in the California Highway Design Manual (HDM) is the continuous length of road that is visible for a driver. The minimum length required for stopping is based on the design speed of the road and the slopes of the road leading to the proposed intersection. The speed limit of Oakville Cross Road is unmarked. Therefore, our study has evaluated the sight distance at a 55 mph design speed. The minimum stopping sight distance for this speed is 500 feet as found on Table 201.1 of the Highway Design Manual.

To measure sight distance, cones were placed along the outside of the road for the required distance at 100 foot intervals. Photos were taken from the location of the proposed intersection.

Corner sight distance is also required for proposed private unsignalized intersections and rural driveways. The distance for the corner sight distance shall be equal to the stopping sight distance taken from the proposed intersection location, 10 feet back from the edge of pavement from the main street as stated in the Highway Design Manual 405.1(2)(a). Photos were taken at this location toward the cones to demonstrate the adequate sight distance.

III. Conclusions

The photos of Oakville Cross Road to the west clearly show the cone at 600 feet from the proposed intersection location. The stopping and corner sight distance to the west meet minimum requirements.

The photos from the westbound lane show up to the fourth cone, marking 400 feet, with no obstructions. The cone marking the 500 foot mark can be seen partially obstructed by a tree. It can also be seen that the road leading up to the fifth cone is clearly seen for more than a hundred feet behind the location of the cone.

The methodology used in this evaluation is conservative in its approach as the cones are located on the section of the roadway most visibly constrained and the cone sizes are smaller than prescribed 4 ½ feet in the California Highway Design Manual 405.1(2)(a).

Therefore, the location of the proposed intersection meets the minimum requirement for the stopping sight distance per the California Highway Design Manual 405.1.

ATTACHMENT 1

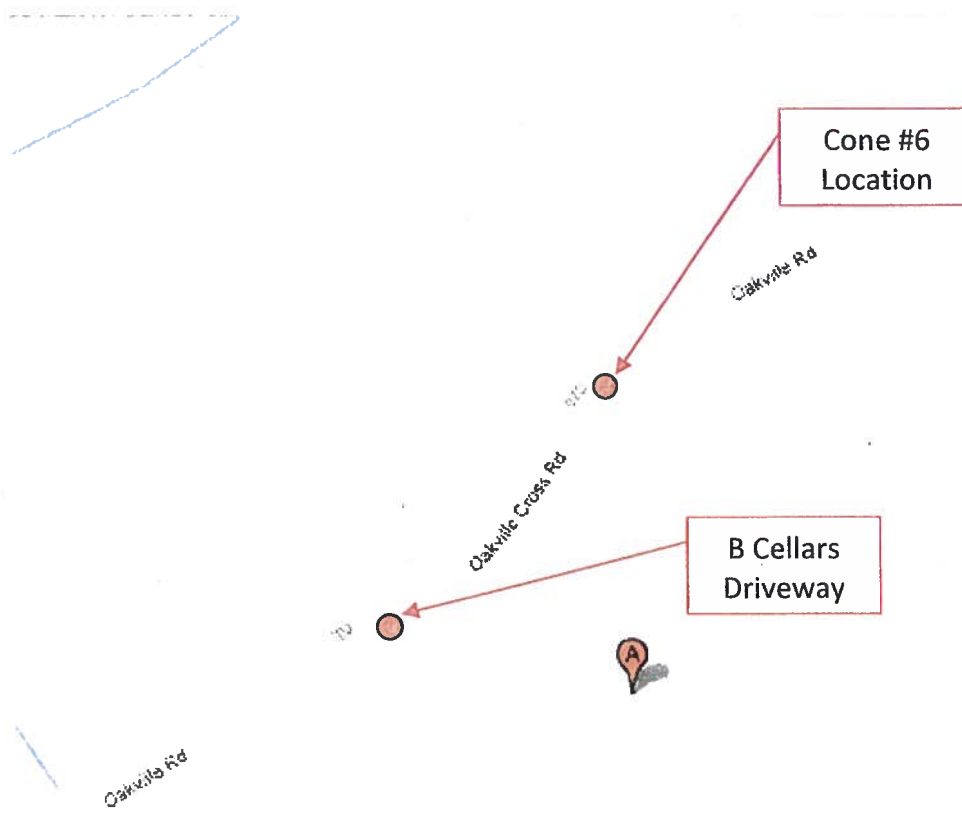
Location Map



LOCATION MAP

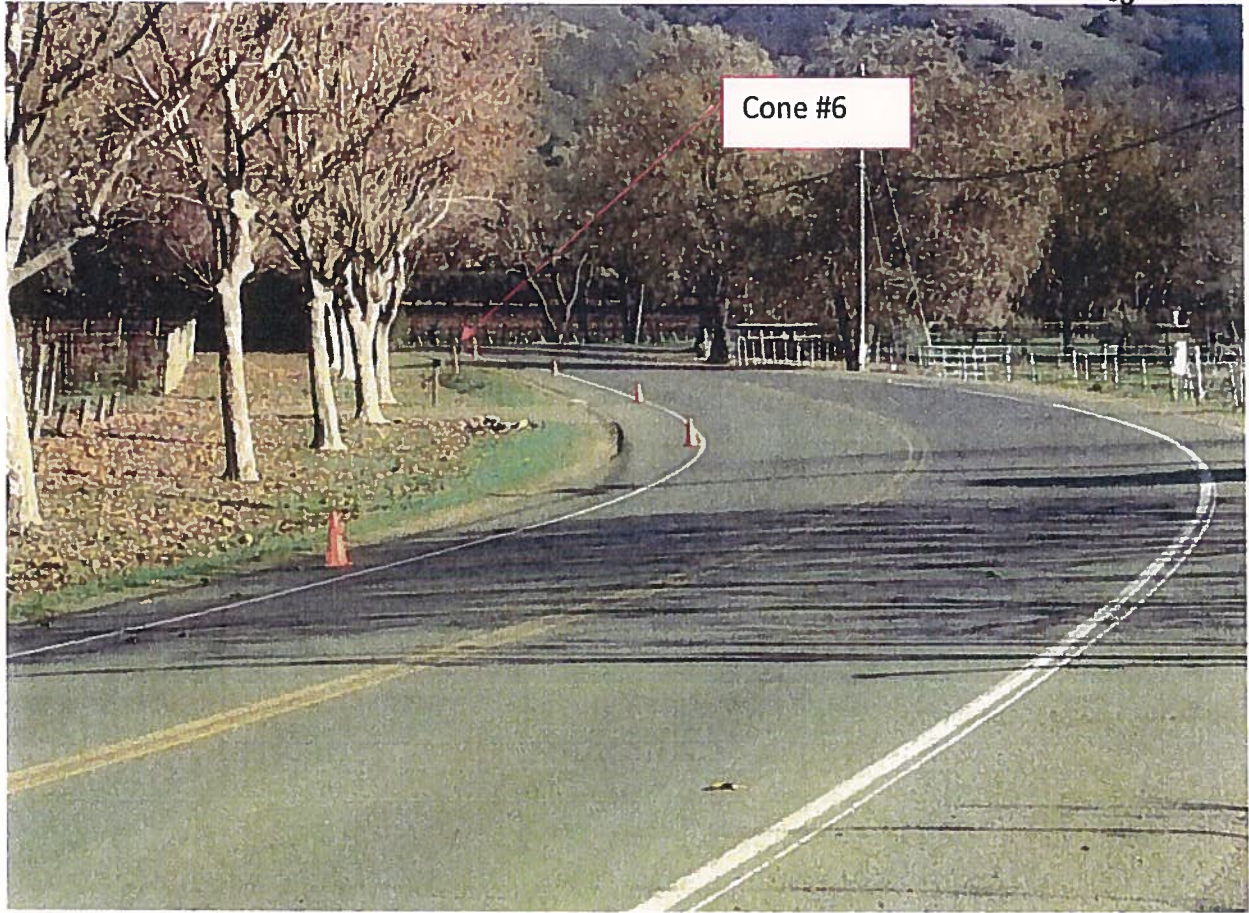
NOT TO SCALE

B Cellars Winery
Stopping Sight Distance – January 3, 2013

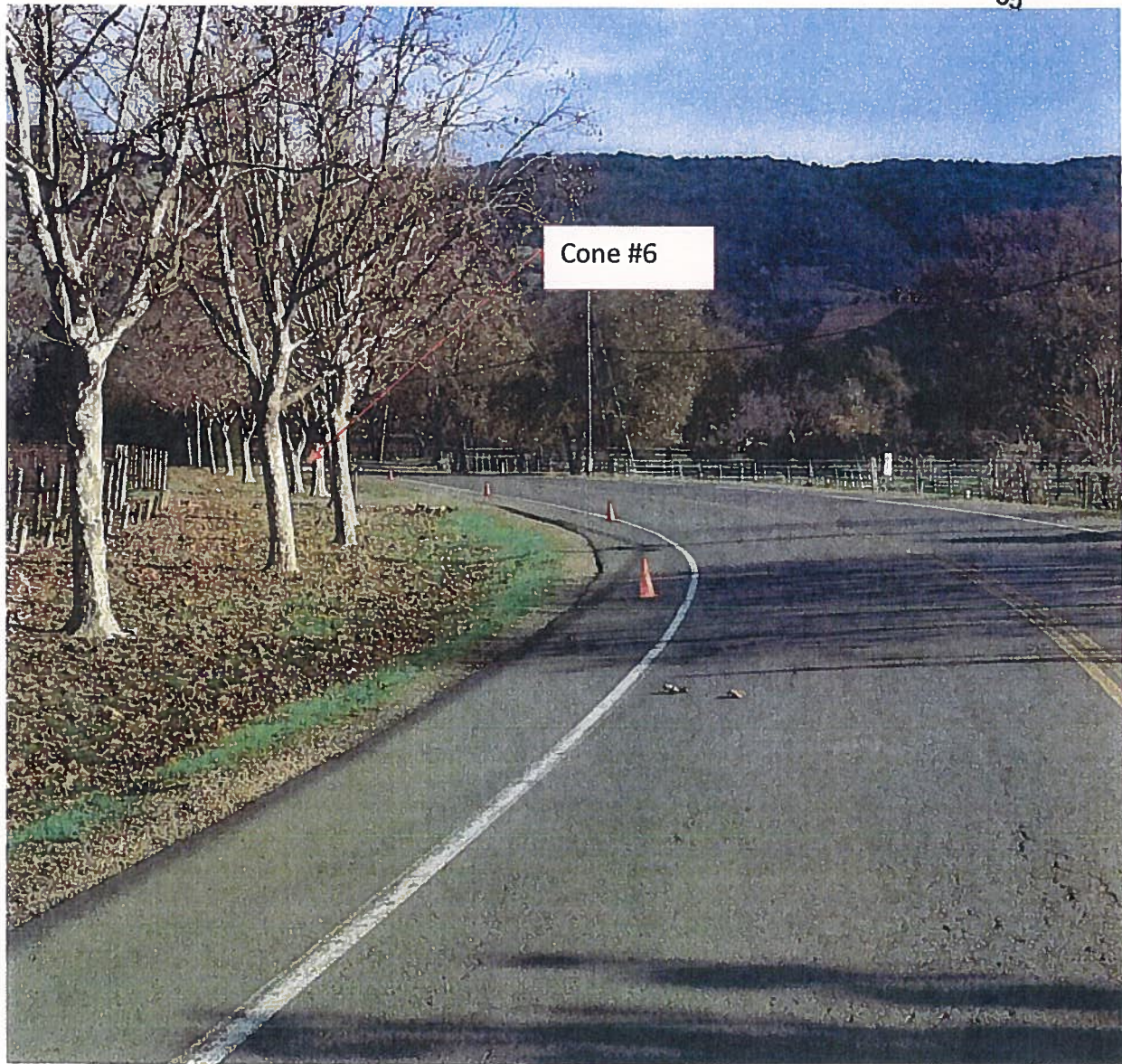


ATTACHMENT 1

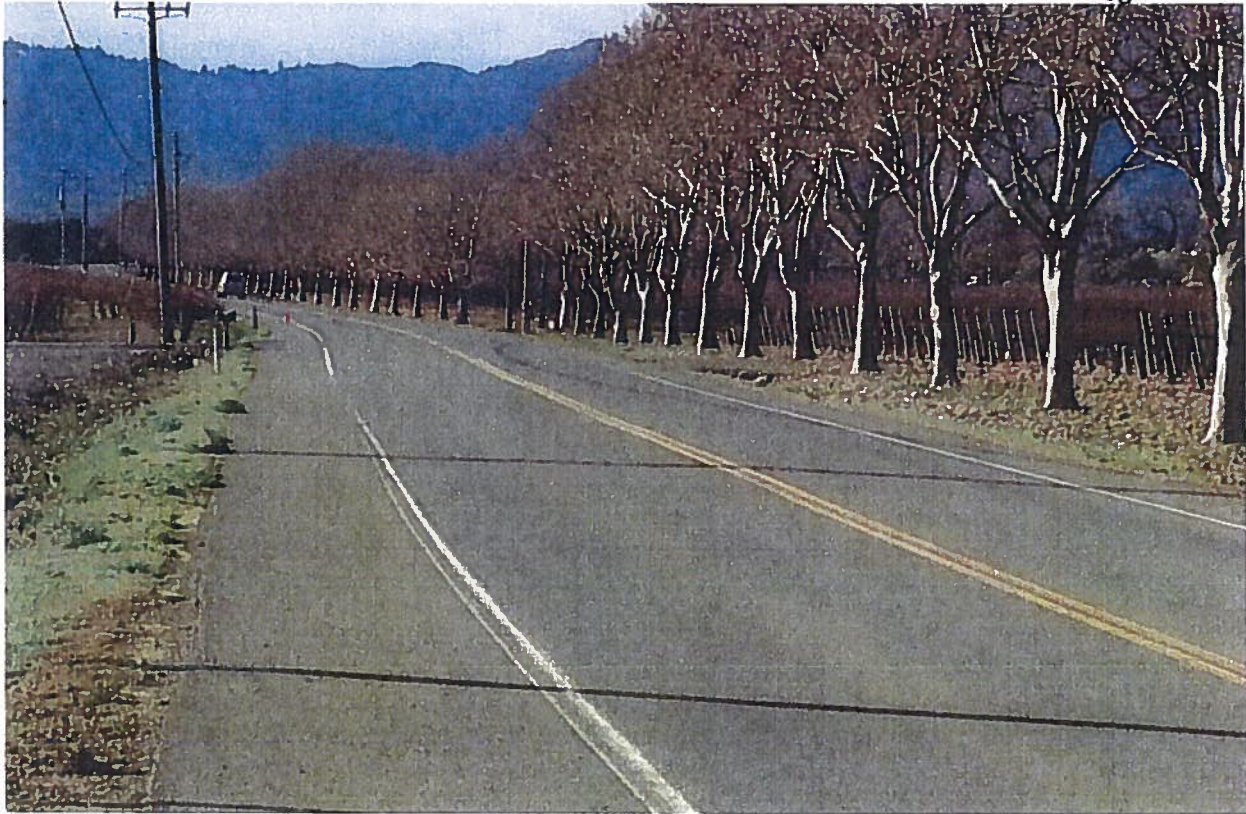
Photos of Oakville Cross Road



Corner Sight Distance view of cones at 100' intervals



Stopping Sight Distance view of cones at 100' intervals looking east



Cone at 600 feet looking west down Oakville Cross Road

ATTACHMENT 3

California Highway Design Manual Section

CHAPTER 200 GEOMETRIC DESIGN AND STRUCTURE STANDARDS

Topic 201 - Sight Distance

Index 201.1 - General

Sight distance is the continuous length of highway ahead, visible to the highway user. Four types of sight distance are considered herein: passing, stopping, decision, and corner. Passing sight distance is used where use of an opposing lane can provide passing opportunities (see Index 201.2). Stopping sight distance is the minimum sight distance for a given design speed to be provided on multilane highways and on 2-lane roads when passing sight distance is not economically obtainable. Stopping sight distance also is to be provided for all users, including motorists and bicyclists, at all elements of interchanges and intersections at grade, including private road connections (see Topic 504, Index 405.1, & Figure 405.7). Decision sight distance is used at major decision points (see Indexes 201.7 and 504.2). Corner sight distance is used at intersections (see Index 405.1, Figure 405.7, and Figure 504.3J).

Table 201.1 shows the minimum standards for stopping sight distance related to design speed for motorists. Stopping sight distances given in the table are suitable for Class II and Class III bikeways. Also shown in Table 201.1 are the values for use in providing passing sight distance.

See Chapter 1000 for Class I bikeway sight distance guidance.

Chapter 3 of "A Policy on Geometric Design of Highways and Streets," AASHTO, contains a thorough discussion of the derivation of stopping sight distance.

201.2 Passing Sight Distance

Passing sight distance is the minimum sight distance required for the driver of one vehicle to pass another vehicle safely and comfortably. Passing must be accomplished assuming an oncoming vehicle comes into view and maintains

the design speed, without reduction, after the overtaking maneuver is started.

**Table 201.1
Sight Distance Standards**

Design Speed ⁽¹⁾ (mph)	Stopping ⁽²⁾ (ft)	Passing (ft)
20	125	800
25	150	950
30	200	1,100
35	250	1,300
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300
70	750	2,500
75	840	2,600
80	930	2,700

(1) See Topic 101 for selection of design speed.

(2) For sustained downgrades, refer to advisory standard in Index 201.3

The sight distance available for passing at any place is the longest distance at which a driver whose eyes are 3 ½ feet above the pavement surface can see the top of an object 4 ¼ feet high on the road. See Table 201.1 for the calculated values that are associated with various design speeds.

In general, 2-lane highways should be designed to provide for passing where possible, especially those routes with high volumes of trucks or recreational vehicles. Passing should be done on tangent horizontal alignments with constant grades or a slight sag vertical curve. Not only are drivers reluctant to pass on a long crest vertical curve, but it is impracticable to design crest vertical curves to provide for passing sight distance because of high cost where crest cuts are involved. Passing sight distance for crest vertical curves is 7 to 17 times longer than the stopping sight distance.

May 7, 2012

404.5 Turning Templates & Vehicle Diagrams

Figures 404.5A through G are computer-generated turning templates at an approximate scale of 1"=50' and their associated vehicle diagrams for the design vehicles described in Index 404.3. The radius of the template is measured to the outside front wheel path at the beginning of the curve. Figures 404.5A through G contain the terms defined as follows:

- (1) *Tractor Width* - Width of tractor body.
- (2) *Trailer Width* - Width of semitrailer body.
- (3) *Tractor Track* - Tractor axle width, measured from outside face of tires.
- (4) *Trailer Track* - Semitrailer axle width, measured from outside face of tires.
- (5) *Lock To Lock Time* - The time in seconds that an average driver would take under normal driving conditions to turn the steering wheel of a vehicle from the lock position on one side to the lock position on the other side. The default in AutoTurn software is 6 seconds.
- (6) *Steering Lock Angle* - The maximum angle that the steering wheels can be turned. It is further defined as the average of the maximum angles made by the left and right steering wheels with the longitudinal axis of the vehicle.
- (7) *Articulating Angle* - The maximum angle between the tractor and semitrailer.

Topic 405 - Intersection Design Standards

405.1 Sight Distance

- (1) *Stopping Sight Distance*. See Index 201.1 for minimum stopping sight distance requirements.
- (2) *Corner Sight Distance*.
 - (a) General--At unsignalized intersections a substantially clear line of sight should be maintained between the driver of a vehicle, bicyclist or pedestrian waiting at the crossroad and the driver of an approaching vehicle. Line of sight for all users should be included in right of way, in order to preserve sight lines.

Adequate time must be provided for the waiting user to either cross all lanes of through traffic, cross the near lanes and turn left, or turn right, without requiring through traffic to radically alter their speed.

The values given in Table 405.1A provide 7-1/2 seconds for the driver on the crossroad to complete the necessary maneuver while the approaching vehicle travels at the assumed design speed of the main highway. The 7-1/2 second criterion is normally applied to all lanes of through traffic in order to cover all possible maneuvers by the vehicle at the crossroad. However, by providing the standard corner sight distance to the lane nearest to and farthest from the waiting vehicle, adequate time should be obtained to make the necessary movement. On multilane highways a 7-1/2 second criterion for the outside lane, in both directions of travel, normally will provide increased sight distance to the inside lanes. Consideration should be given to increasing these values on downgrades steeper than 3 percent and longer than 1 mile (see Index 201.3), where there are high truck volumes on the crossroad, or where the skew of the intersection substantially increases the distance traveled by the crossing vehicle.

In determining corner sight distance, a set back distance for the vehicle waiting at the crossroad must be assumed. **Set back for the driver of the vehicle on the crossroad shall be a minimum of 10 feet plus the shoulder width of the major road but not less than 15 feet.** Line of sight for corner sight distance is to be determined from a 3 and 1/2-foot height at the location of the driver of the vehicle on the minor road to a 4 and 1/4-foot object height in the center of the approaching lane of the major road as illustrated in Figure 504.3J. If the major road has a median barrier, a 2-foot object height should be used to determine the median barrier set back.

In some cases the cost to obtain 7-1/2 seconds of corner sight distances

May 7, 2012

may be excessive. High costs may be attributable to right of way acquisition, building removal, extensive excavation, or inmitigable environmental impacts. In such cases a lesser value of corner sight distance, as described under the following headings, may be used.

- (b) **Public Road Intersections** (Refer to Topic 205)--At unsignalized public road intersections (see Index 405.7) corner sight distance values given in Table 405.1A should be provided.

At signalized intersections the values for corner sight distances given in Table 405.1A should also be applied whenever possible. Even though traffic flows are designed to move at separate times, unanticipated conflicts can occur due to violation of signal, right turns on red, malfunction of the signal, or use of flashing red/yellow mode.

Table 405.1A
Corner Sight Distance
(7-1/2 Second Criteria)

Design Speed (mph)	Corner Sight Distance (ft)
25	275
30	330
35	385
40	440
45	495
50	550
55	605
60	660
65	715
70	770

Where restrictive conditions exist, similar to those listed in Index 405.1(2)(a), the minimum value for corner sight distance at both signalized and unsignalized intersections shall be equal to the stopping sight distance as given in Table 201.1, measured as previously described.

- (c) **Private Road Intersections** (Refer to Index 205.2) and **Rural Driveways** (Refer to Index 205.4)--The minimum corner sight distance shall be equal to the stopping sight distance as given in Table 201.1, measured as previously described.

- (d) **Urban Driveways** (Refer to Index 205.3)--Corner sight distance requirements as described above are not applied to urban driveways.

- (3) **Decision Sight Distance.** At intersections where the State route turns or crosses another State route, the decision sight distance values given in Table 201.7 should be used. In computing and measuring decision sight distance, the 3.5-foot eye height and the 0.5-foot object height should be used, the object being located on the side of the intersection nearest the approaching driver.

The application of the various sight distance requirements for the different types of intersections is summarized in Table 405.1B.

- (4) **Acceleration Lanes for Turning Moves onto State Highways.** At rural intersections, with "STOP" control on the local cross road, acceleration lanes for left and right turns onto the State facility should be considered. At a minimum, the following features should be evaluated for both the major highway and the cross road:

- divided versus undivided
- number of lanes
- design speed
- gradient
- lane, shoulder and median width
- traffic volume and composition of highway users, including trucks and transit vehicles
- turning volumes
- horizontal curve radii
- sight distance
- proximity of adjacent intersections
- types of adjacent intersections

For additional information and guidance, refer to AASHTO, A Policy on Geometric Design of Highways and Streets, the Headquarters Traffic Liaison and the Design Coordinator.

Table 405.1B
Application of Sight Distance
Requirements

Intersection Types	Sight Distance		
	Stopping	Corner	Decision
Private Roads	X	X ⁽¹⁾	
Public Streets and Roads	X	X	
Signalized Intersections	X	(2)	
State Route Intersections & Route Direction Changes, with or without Signals	X	X	X

NOTES:

- (1) Using stopping sight distance between an eye height of 3.5 ft and an object height of 4.25 ft. See Index 405.1(2)(a) for setback requirements.
- (2) Apply corner sight distance requirements at signalized intersections whenever possible due to unanticipated violations of the signals or malfunctions of the signals. See Index 405.1(2)(b).

405.2 Left-turn Channelization

- (1) *General.* The purpose of a left-turn lane is to expedite the movement of through traffic by, controlling the movement of turning traffic, increasing the capacity of the intersection, and improving safety characteristics.

The District Traffic Branch normally establishes the need for left-turn lanes.

- (2) *Design Elements.*

- (a) **Lane Width – The lane width for both single and double left-turn lanes on State highways shall be 12 feet.**

For conventional State highways with posted speeds less than or equal to 40 miles per hour and AADTT (truck

volume) less than 250 per lane that are in urban, city or town centers (rural main streets), the minimum lane width shall be 11 feet.

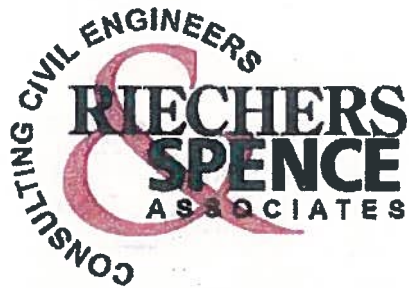
When considering lane width reductions adjacent to curbed medians, refer to Index 303.5 for guidance on effective roadway width, which may vary depending on drivers' lateral positioning and shy distance from raised curbs.

- (b) **Approach Taper --** On conventional highways without a median, an approach taper provides space for a left-turn lane by moving traffic laterally to the right. The approach taper is unnecessary where a median is available for the full width of the left-turn lane. Length of the approach taper is given by the formula on Figures 405.2A, B and C.

Figure 405.2A shows a standard left-turn channelization design in which all widening is to the right of approaching traffic and the deceleration lane (see below) begins at the end of the approach taper. This design should be used in all situations where space is available, usually in rural and semi-rural areas or in urban areas with high traffic speeds and/or volumes.

Figures 405.2B and 405.2C show alternate designs foreshortened with the deceleration lane beginning at the 2/3 point of the approach taper so that part of the deceleration takes place in the through traffic lane. Figure 405.2C is shortened further by widening half (or other appropriate fraction) on each side. These designs may be used in urban areas where constraints exist, speeds are moderate and traffic volumes are relatively low.

- (c) **Bay Taper --** A reversing curve along the left edge of the traveled way directs traffic into the left-turn lane. The length of this bay taper should be short to clearly delineate the left-turn move and to discourage through traffic from drifting into the left-turn lane. Table 405.2A gives offset data for design of bay tapers. In urban areas,



WATER FEASIBILITY STUDY

B CELLARS

701 OAKVILLE CROSSROAD
NAPA, CA 94558

APN 031-070-026

Prepared for:

Vintage Oakville Cross, LLC
c/o American Fidelity Realty
2000 North Classen Boulevard
Oklahoma City, OK 73106



#4112058.0

October 10, 2012

Revised: November 26, 2012

Revised: February 10, 2013

TECHNICAL CAPACITY

System Description

The proposed B Cellars Winery is located at 701 Oakville Crossroad, Napa, approximately 0.7-miles west of Silverado Trail. Previously, the site was a residence and horse ranch with some vineyard. There are two existing wells on site. Well 1 is adjacent to the driveway, near the northwest corner of the property. Well 2 is located at the northeast corner of the property. Both existing wells have annular seals of less than 50', and will be used for residential, irrigation, and fire protection only. A new well will be constructed on the property to serve the proposed 45,000 gallon per year winery. The annual water usage is estimated to be 7.24 acre-feet (2,360,000 gallons). See attached Phase 1 Water Availability Analysis.

There is no well permit or well completion report on file with Napa County for Well 1. This well was drilled in 1970 by Doshier and Gregson Drilling, Inc. Their internal records identify the well as having an 8" steel casing to a depth of 170', and a 20' annular seal of grout. Service invoices on file at Napa County indicate that water passes through a calcite filter and is treated by a chlorination system.

The well completion report for Well 2 asserts the well as having a 6" plastic casing to a depth of 225', and a 24' annular seal of grout.

The proposed new well shall conform to Napa County Code and California Department of Public Health standards to serve a community water system. Water will be filtered through a 5-micron filter and treated by ultra-violet light. No additional biological or chemical treatment will be performed on the well water unless quarterly testing results deem this treatment is necessary. It is anticipated that the water will also be treated for hardness.

Projected Water Demand

Based on the calculated annual water demand of 2,270,000 gallons, the daily average demand is 6,200 gallons. Peak daily demand is estimated at 12,400 gallons per day being 200% of average daily demand.

Water Supply Capacity

A well test performed by Doshier and Gregson Drilling, Inc demonstrates that Well 1 can supply 50-gal/min. Well test results are on file at Napa County. It is anticipated that the proposed new well will have similar supply capacity to Well 1, and will therefore be capable of supporting the proposed peak daily demand of 12,400-gal/day.

$$50\text{gpm} * 1440 \text{ min} / \text{day} = 72,000 \text{ gal} / \text{day} \geq 12,400 \text{ gallons (peak daily demand)}$$

Source Adequacy

The proposed new well shall have a 3-inch thick 50-ft deep annular seal to comply with Napa County Code 13.12.270 as a Class IA or IB well.

Water Quality

Water sampling will be conducted prior to operation of the system. Water quality is expected to meet or exceed all requirements of Chapter 15 of Title 22, California Code of Regulations (CCR).

MANAGERIAL

General

The owner of the water system will be the property owner of the parcel. The costs of operation will be covered in the winery operation costs. The owner will also hold the responsibility of water system manager for the property.

Operation and Maintenance

The following is a summary of the required Operations and Maintenance schedule:

Tasks	Frequency	Action
System Water Level	Daily	Visual Inspection
System Pressure and Conveyance	Daily	Visual Inspection
Water Tanks	Quarterly	Visual Inspection
Manually Operate Valves and Pumps	Quarterly	Operation
Water Quality Test & Reporting	Quarterly	Unit Samples Taken & Reported to Napa Co.

A certified distribution operator or treatment operator (T1 level or above) as specified by Chapter 13 of Title 22 CCR contracted by the owner will be responsible for system repairs.

Monitoring and Testing

Water quality testing will be conducted to comply with Chapter 15 of Title 22 of CCR. Samples will be taken to Caltest or approved laboratory for testing.

FINANCIAL

Below is a brief summary of the system's annual estimated financial capacity. Capital improvement costs, including drilling a new well and installation of the treatment and distribution systems, are estimated to be a one-time expense of \$100,000, amortized over 20 years.

Capital Improvements: \$5,000

Power: \$2,500

Maintenance: \$3,500

Water Quality Testing: \$2,500

Total: \$13,500

Projected Annual Gross Revenue: \$5,700,000 (Based on 19,000 cases at \$300/case)

Annual Operating Costs: \$4,560,000 (at 20% profit)

Percent of Total Operating Costs: 0.30%



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Donald G. Ridenhour, P.E.
Director

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

Introduction: As an applicant for a permit with Napa County, it has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessor's parcel numbers for these parcels. Identify all existing or proposed wells

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas.

Please underline your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor	1.0 acre feet per acre per year
Mountain Areas	0.5 acre feet per acre per year
MST Groundwater Deficient Area	0.3 acre feet per acre per year

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
031-070-026	11.53 ac	1.0 ac-ft/ac/yr	11.53 ac-ft/ac/yr

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential	<u>0.75</u> af/yr
Farm Labor Dwelling	<u>0.60</u> af/yr
Winery	_____ af/yr
Commercial	_____ af/yr
Vineyard*	<u>0.45</u> af/yr
Other Agriculture	<u>5.44</u> af/yr
Landscaping	_____ af/yr
Other Usage (List Separately):	
_____	_____ af/yr
_____	_____ af/yr
_____	_____ af/yr

PROPOSED USE:

Residential	<u>0.75</u> af/yr
Farm Labor Dwelling	<u>0.60</u> af/yr
Winery	<u>1.19</u> af/yr
Commercial	<u>0.13</u> af/yr
Vineyard*	<u>0.37</u> af/yr
Other Agriculture	<u>3.43</u> af/yr
Landscaping	<u>0.50</u> af/yr
Other Usage (List Separately):	
_____	_____ af/yr
_____	_____ af/yr
_____	_____ af/yr

TOTAL: 7.24 af/yr
2,360,000 gallons"

TOTAL: 6.96 af/yr **TOTAL:**
TOTAL: 2,270,000 gallons"

Is the proposed use less than the existing usage? ☒ Yes ☐ No ☐ Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

"Other Agriculture" refers to pasture areas, irrigated for dust & erosion control only:
 1/4" applied twice per week for 24 weeks during the dry season.

$$V = (0.25 \text{ in})(2/\text{wk})(24 \text{ wks/yr}) / (12 \text{ in/ft}) = 1.00 \text{ ac-ft/ac/yr}$$

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: _____ Date: 10-15-2012 Phone: 707-252-3201