

ALBION SURVEYS

CONSULTING LAND SURVEYORS

1113 Hunt Avenue, St. Helena, CA 94574

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PROJECT DESCRIPTION **ROBERT KEENAN WINERY**

NCAPN 022-150-036

3656 SPRING MOUNTAIN ROAD

SAINT HELENA

The Robert Keenan Winery was rebuilt in 1976 by Robert Keenan in the former Conradi Winery building which was built in the 1890's. The Conradi Winery production was documented to be 50,000 gallons at the turn of the century. The winery is currently owned and operated by Michael Keenan, Robert Keenan's son. There was a Napa County Production Review of the winery in 2009 (letter included) verifying the 50,000 gallon production. The proposed Use of the winery is to maintain its current 50,000 gallon per year production along with its current Private, by appointment only visitation program. There are 24 acres of vineyard on the Winery parcel and an additional 23 acres of vineyards on adjoining properties under the same ownership. All of the grapes from these vineyards are processed at the Winery.

The Winery consists of 2 buildings, the main production and hospitality building (Winery) and the barrel storage building. The upper floor of the Winery is primarily used for offices and hospitality along with case good storage and shipping and receiving. The lower floor of the Winery is only used for production, barrel fermentation and storage, and fermentation tanks. The barrel building is used solely for fermentation and barrel storage. The owner/applicant has recently filed a Building Permit application with Napa County to remodel the top floor of the main building (B12-00818). The footprint of the Winery building is not changing in size nor is Use of the building changing. There is an additional detached barrel building which is not changing in size or Use.



A Tradition of Stewardship
A Commitment to Service

file No P12-00438

Napa County
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: Major Modification

Date Submitted: 12-20-12 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ 8,000 Receipt No. 94262 Received by: SA Date: 12/20/12

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

To be completed by applicant...

Project Name: Robert Keenan Winery

Assessor's Parcel No: 022-150-036 Existing Parcel Size: 147.39 ac.

Site Address/Location: 3656 Spring Mountain Road, St Helena, CA 94574
No. Street City State Zip

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

Property Owner: Michael C. Keenan

Mailing Address: PO Box 142, St Helena, CA 94574
No. Street City State Zip

Telephone No (707) 963 - 9177 E-Mail: rkw@keenanwinery.com

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone No () - E-Mail: _____

Representative (if applicable): Jon M Webb, Albion Surveys, Inc

Mailing Address: 1113 Hunt Avenue St Helena, CA 94574
No. Street City State Zip

Telephone No (707) 963 - 1217 E-Mail: jwebb@albionsurveys.com

Use Permit Information Sheet

Use

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

The Robert Keenan Winery was rebuilt in 1976 in the former Conradi Winery building which was built in the 1890's. The Conradi Winery production was documented to be 50,000 gallons at the turn of the century. The first crush at Robert Keenan Winery was in 1977 and the winery has maintained a production level of 50,000 gallons per year since 1977. There was a Napa County Production Review done on the winery in 2009 (letter included). The proposed Use of the winery is to maintain it's current 50,000 gallon per year production along with it's current Tours and Tasting by appointment program. The owner/applicant has recently filed a Building Permit application with Napa County to remodel the top floor of the existing 2 story Winery building (B-12-00818). The footprint of the Winery building is not changing in size nor is the bottom floor changing in size. There is a change in size of the upper floor. There is an additional detached barrel building which is not changing in size or Use.

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

District None

Regional None

State None

Federal None

Improvements

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

The only proposed improvements will be the remodel of the upper floor of the Winery building. A building permit request was filed in June 2012, B12-00818. No other improvements or changes are proposed.

Improvements, cont.

Total on-site parking spaces: 6 existing 0 proposed

Loading areas: 1 existing 0 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): Zero acres

Employment and Hours of Operation

Days of operation: 7 existing 7 proposed

Hours of operation: 8-5(7-8 crush) existing 8-5(7-8 crush) proposed

Anticipated number of employee shifts: 1 existing 1 proposed

Anticipated shift hours: 8 existing 8 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) 4

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.

Michael C Keenan

Print Name of Property Owner

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

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

Production Capacity *

Please identify the winery's...

Existing production capacity: 50,000 gal/y Per permit No: Reviewed in 2009 Permit date: _____
 Current maximum actual production: 50,000 gal/y For what year? 1977-2012
 Proposed production capacity: 50,000 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>35</u> existing	<u>35</u> proposed
Average daily tours and tastings visitation ¹ :	<u>16</u> existing	<u>25</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>M-Su, 10-4</u> existing	<u>M-Su, 10-4</u> proposed
Non-harvest Production hours ² :	<u>7-6</u> existing	<u>7-6</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.)

The following Marketing activities are all existing:

Private Food and Wine Tasting for Trade, 6 per year, 30 people max

Private Food and Wine Events, 12 per year, 35 people max, 1 per year 300 people max

Private Harvest Events, 2 per year, 75 people max

Public Tours and Tastings by appointment only

Parking for all marketing events will be on-site and on adjacent property. Shuttles will be utilized when necessary

Food Service

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

Food service for private events will be catered & brought to the site. No public food will be available.

No additional food events will occur. Food is an adjunct to winery and not a stand alone, for profit service.

Winery employees may prepare and eat meals at the site in the Office Lounge.

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>15,952</u> sq. ft.	<u>0.36</u> acres
Proposed	<u>15,952</u> sq. ft.	<u>0.36</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>55,600</u> sq. ft.	<u>1.3</u> acres	<u>0.9</u> % of parcel
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Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>8028</u> sq. ft.	Proposed	<u>8871</u> sq. ft.
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Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>1665</u> sq. ft.	<u>21</u> % of production facility
Proposed	<u>2055</u> sq. ft.	<u>23</u> % of production facility

Caves and Crushpads

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

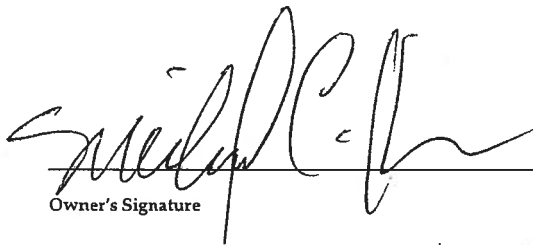
- ☐ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)
- ☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: <u>0</u> sq. ft.	Proposed: <u>0</u> sq. ft.
Covered crush pad area	Existing: <u>540</u> sq. ft.	Proposed: <u>540</u> sq. ft.
Uncovered crush pad area	Existing: <u>0</u> sq. ft.	Proposed: <u>0</u> sq. ft.

Initial Statement of Grape Source

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



Owner's Signature

Date

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

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>Well</u>	<u>Well, Tanks</u>
Name of proposed water supplier (if water company, city, district):	_____	_____
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>715</u> gallons per day (gal/d)	
Current water source:	<u>Well</u>	<u>Well, Tanks</u>
Anticipated future water demand:	<u>715</u> gal/d	_____ gal/d
Water availability (in gallons/minute):	<u>40</u> gal/m	_____ gal/m
Capacity of water storage system:	<u>30,500</u> gal	_____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tanks</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>Winery 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):	_____	_____
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>245</u> gal/d	<u>1250</u> gal/d
Anticipated future waste flows (peak flow):	<u>245</u> gal/d	<u>1250</u> gal/d
Future waste disposal design capacity:	_____ gal/d	_____ 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): None Proposed



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Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

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

Mountain Areas

MST Groundwater Deficient Area

1.0 acre feet per acre per year

0.5 acre feet per acre per year

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)
022-150-036	147.39	Mountain Areas(0.5)	73.7

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	_____ af/yr
Winery	<u>1.3</u> af/yr
Commercial	_____ af/yr
Vineyard*	<u>7.7</u> af/yr
Other Agriculture	_____ 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	_____ af/yr
Winery	<u>1.3</u> af/yr
Commercial	_____ f/yr
Vineyard*	<u>7.7</u> af/yr
Other Agriculture	_____ af/yr
Landscaping	_____ af/yr
Other Usage (List Separately):	
_____	_____ af/yr
_____	_____ af/yr
_____	_____ af/yr

TOTAL: 9.75 af/yr
3.2 mil gallons**

TOTAL: 9.75 af/yr **TOTAL:**
TOTAL: 3.2 mil 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 if other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

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: 12-12-12 Phone: 963-1217



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

Project name & APN: Keenan Winery 022-150-036

Project number if known: P12-00438

Contact person: Jon Webb

Contact email & phone number: jwebb@albionsurveys.com 963-1217

Today's date: 7/22/13

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

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

Already Plan
Doing To Do

ID # BMP Name



BMP-1 Generation of on-site renewable energy

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

Exist Facility, PV Array in Place



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

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

None

Already Plan
Doing To Do

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

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

None Proposed

☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**

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

Number of total vehicles

0

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

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

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

No New Construction

☒ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

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

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

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

Employees Live on site or upon adjoining property drastically reducing VMT

Estimated annual VMT

Potential annual VMT saved

% Change

Already Plan
Doing To Do

☐
☐

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

See description below under BMP-5.

No New Construction

☐
☐

BMP-8 Solar hot water heating

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

No New Construction

☐
☐

BMP-9 Energy conserving lighting

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

Existing non-CF bulbs will be replaced with CF bulbs as they need replacing

☐
☐

BMP-10 Energy Star Roof/Living Roof/Cool Roof

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

No New Construction

☐
☐

BMP-11 Bicycle Incentives

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (\$18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

No additional planned

☐
☐

BMP-12 Bicycle route improvements

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

None Nearby

Already Plan
Doing To Do

☐☐

BMP-13 Connection to recycled water

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

None Proposed

☐☒

BMP-14 Install Water Efficient fixtures

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

Will be installed as they need replacing

☐☐

BMP-15 Low-impact development (LID)

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

None Proposed

☒☐

BMP-16 Water efficient landscape

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

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

☒☐

BMP-17 Recycle 75% of all waste

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

Already Plan
Doing To Do

☐☐

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

N/A

☐☐

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

None Proposed

☐☐

BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Existing trees and vineyard already in place

☐☐

BMP-21 Electrical Vehicle Charging Station(s)

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

None Proposed

☐☐

BMP-22 Public Transit Accessibility

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

None Available in the Area

Already Plan
Doing To Do

☐ ☐ **BMP-23**

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

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

No New Construction

☐ ☒ **BMP-24 Limit the amount of grading and tree removal**

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

☐ ☐ **BMP-25 Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a)

☐

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b)

☐

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c)

☐

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

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

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

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

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

Already Plan
Doing To Do

☐☒

BMP-28 Use of recycled materials

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

☐☒

BMP-29 Local food production

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

☒☐

BMP-30 Education to staff and visitors on sustainable practices

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

☒☐

BMP-31 Use 70-80% cover crop

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

☐☐

BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site

By selecting this BMP, you agree not to burn the material pruned on site.

☐☐

BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?

No

☐☐

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

Water Conservation

Comments and Suggestions on this form?

Sources:

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

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) Robert Keenan Winery				
BUSINESS SITE ADDRESS 3656 Spring Mtn Rd				
BUSINESS SITE CITY St Helena			CA	ZIP CODE 94574
CONTACT NAME Michael Keenan			PHONE 963-9177	

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 checked="" 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? Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)? Treat hazardous waste on-site? Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)? Consolidate hazardous waste generated at a remote site? Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site? 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. Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 9 <input type="radio"/> YES <input checked="" type="radio"/> NO 10 <input type="radio"/> YES <input checked="" type="radio"/> NO 11 <input type="radio"/> YES <input checked="" type="radio"/> NO 12 <input type="radio"/> YES <input checked="" type="radio"/> NO 13 <input type="radio"/> YES <input checked="" type="radio"/> NO 14 <input type="radio"/> YES <input checked="" type="radio"/> NO 14a <input type="radio"/> YES <input checked="" type="radio"/> NO 14b	EPA ID NUMBER – provide at the top of this page RECYCLABLE MATERIALS REPORT (one per recycler) ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit) CERTIFICATION OF FINANCIAL ASSURANCE REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION HAZARDOUS WASTE TANK CLOSURE CERTIFICATION Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator. 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)



A Tradition of Stewardship
A Commitment to Service

Conservation Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

August 26, 2010

Robert Keenan Winery
c/o Michael Keenan
dba Keenan Vineyard
P. O. Box 142
St. Helena, CA 94574

RE: Results of the 2009 Winery Production Review – Robert Keenan Winery
ADDR: 3660 Spring Mountain Rd, St. Helena
APN: 022-150-036

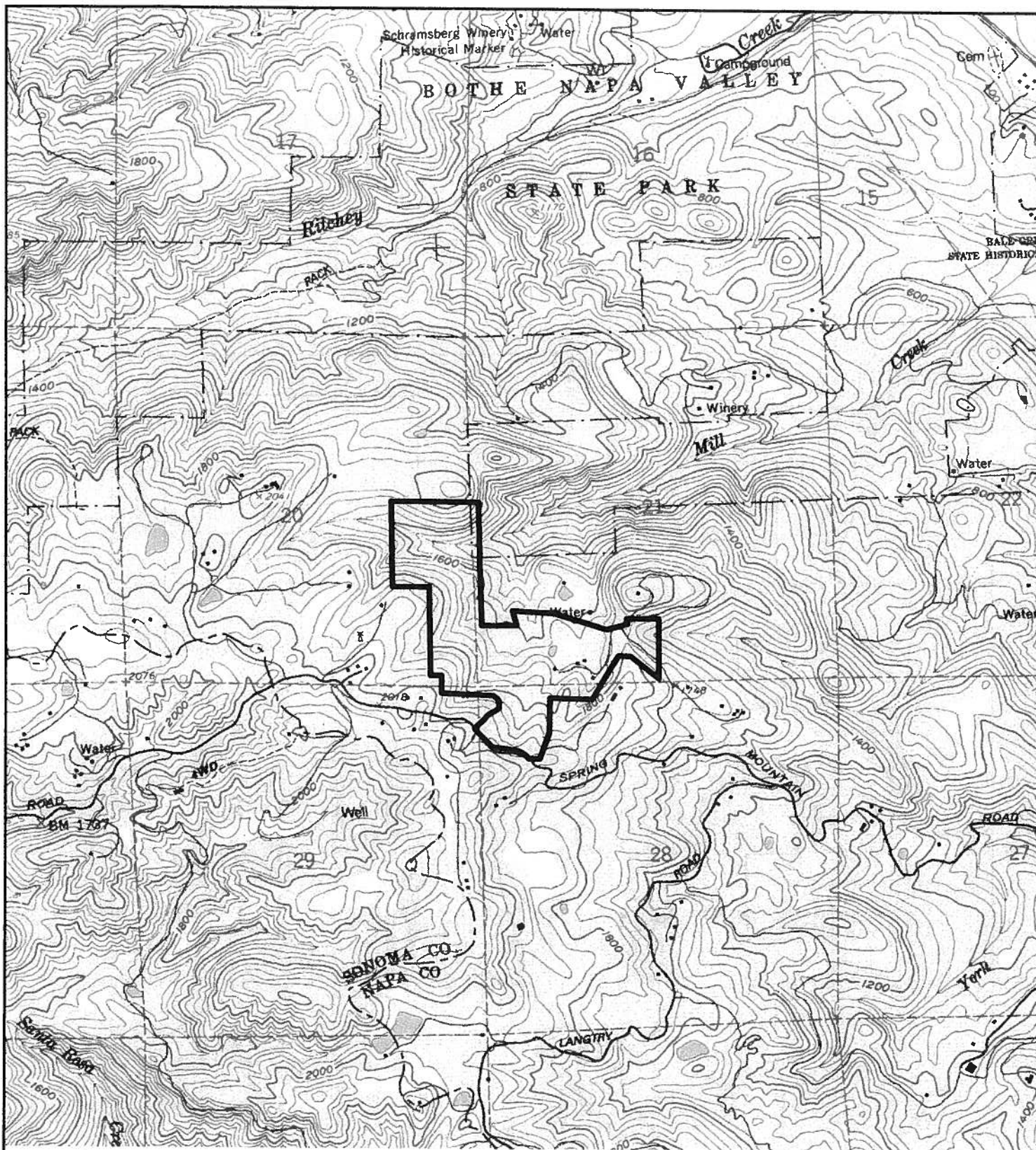
Dear Mr. Keenan:

Thank you for participating in the Napa County Winery Production Review for the year 2009. After reviewing your submitted 2008 TTB forms against the industry established formula, your winery was determined to be **in compliance** with its approved production limit of 50,000 gallons per year and no further action is required.

For your information and reference, staff presented a generalized report that discussed the production status of the 20 anonymously selected wineries to the Napa County Planning Commission at their meeting on July 7, 2010. The report can be viewed on the County website at: www.countyofnapa.org. Under "TopLinks", click on, "Agenda/Minutes/Watch online"; then, "Planning Commission"; then, "Wednesday, July, 7, 2010". As previously discussed with you, the names of the wineries selected remained confidential and were not divulged in the final report to the Commission.

Thank you again for your cooperation in this matter. It has been a pleasure serving you. If you have any further questions or concerns, please feel free to contact me, Patricia Hornisher, at: 707-299-1349 or by email: Trish.Hornisher@countyofnapa.org.

Best Regards,
Patricia (Trish) Hornisher, Planner III
for Hillary Gitelman
Director of Conservation, Development & Planning



USGS TOPOGRAPHICAL SITE LOCATION MAP

N.C.A.P 009-131-043

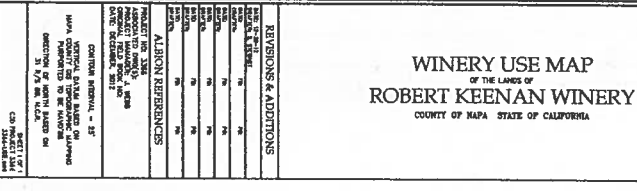
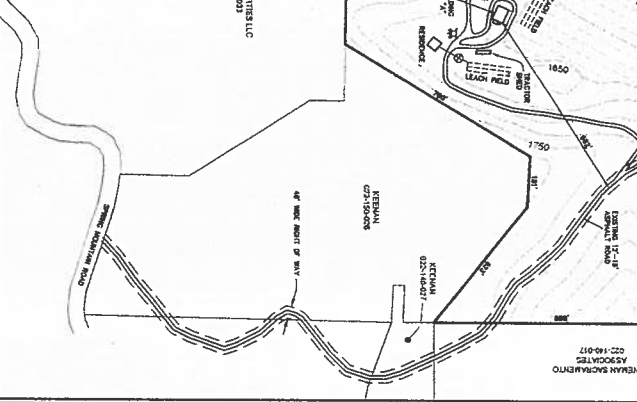
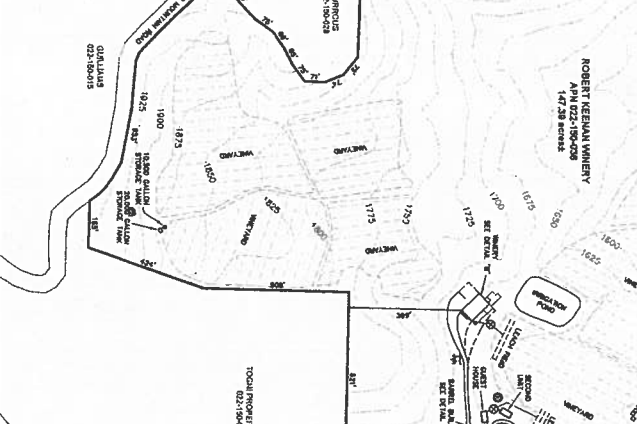
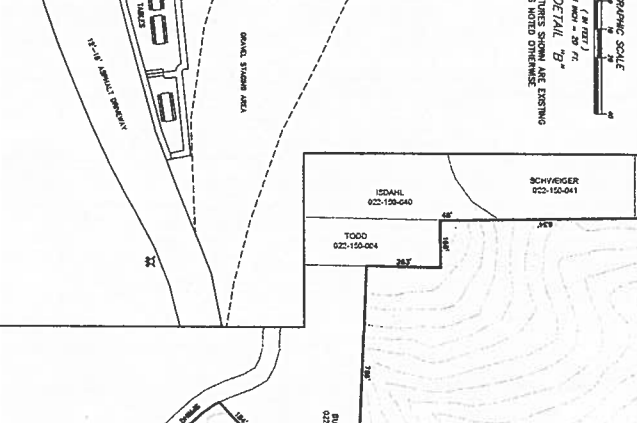
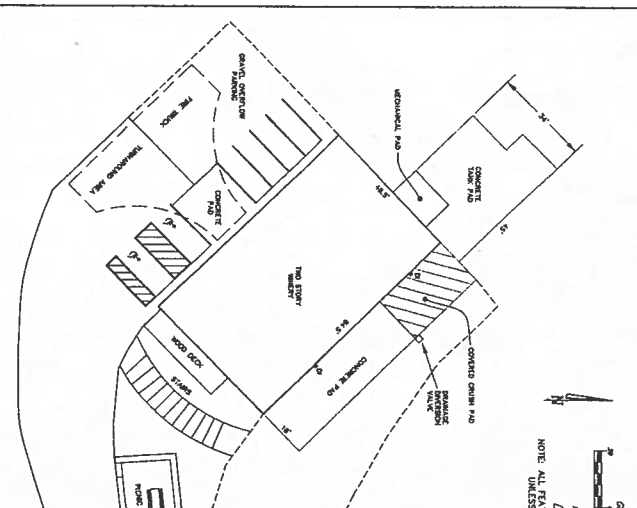
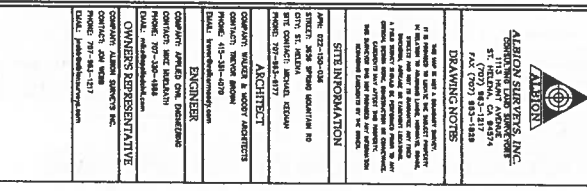
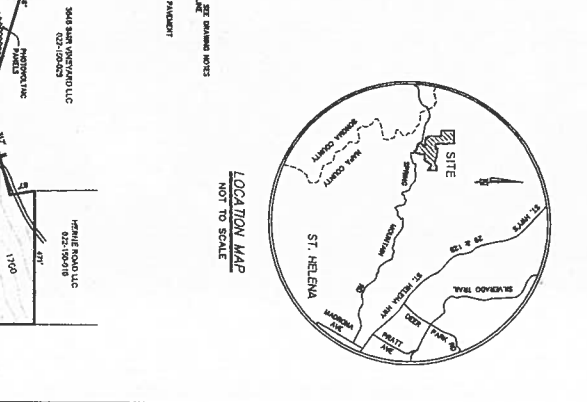
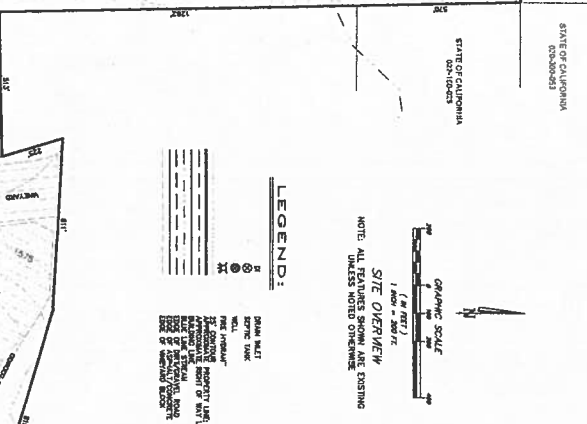
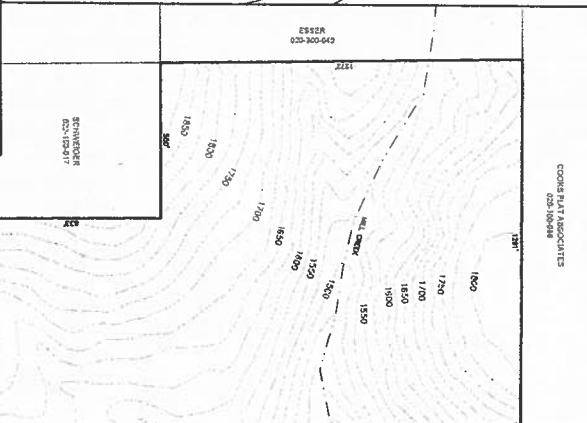
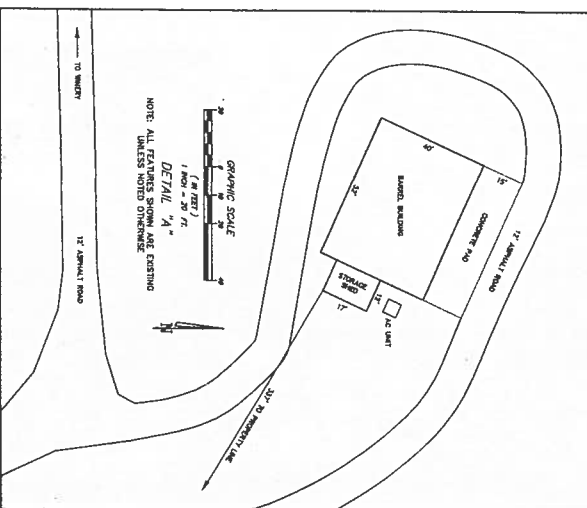
COUNTY OF NAPA, STATE OF CALIFORNIA

PREPARED BY
ALBION SURVEYS, INC.



DECEMBER 20, 2012

C3D PROJECT 3366
DWG 3366-USE



WINERY USE MAP OF THE LANDS OF ROBERT KEENAN WINERY COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS	DATE	BY	DESCRIPTION
1	01/15/01	ALBION	INITIAL DESIGN
2	02/15/01	ALBION	REVISED DESIGN
3	03/15/01	ALBION	REVISED DESIGN
4	04/15/01	ALBION	REVISED DESIGN
5	05/15/01	ALBION	REVISED DESIGN
6	06/15/01	ALBION	REVISED DESIGN
7	07/15/01	ALBION	REVISED DESIGN
8	08/15/01	ALBION	REVISED DESIGN
9	09/15/01	ALBION	REVISED DESIGN
10	10/15/01	ALBION	REVISED DESIGN
11	11/15/01	ALBION	REVISED DESIGN
12	12/15/01	ALBION	REVISED DESIGN

ALBION SURVEYING, INC.
SURVEYING & MAPPING
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FAX: (707) 833-1889

ARCHITECT
COMPANY: BAKER & BAKER
CONTACT: TERRY BAKER
PHONE: (530) 381-4299
FAX: (530) 381-4299

ENGINEER
COMPANY: FARMER ENGINEERING
CONTACT: BOB FARMER
PHONE: (707) 235-1484
FAX: (707) 235-1484

OWNER'S REPRESENTATIVE
COMPANY: ROBERT KEENAN WINERY
CONTACT: JIM KEENAN
PHONE: (707) 941-1171
FAX: (707) 941-1171

NOTES

1. THIS MAP IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ALBION SURVEYING, INC.

2. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP FOR THE PURPOSES INTENDED.

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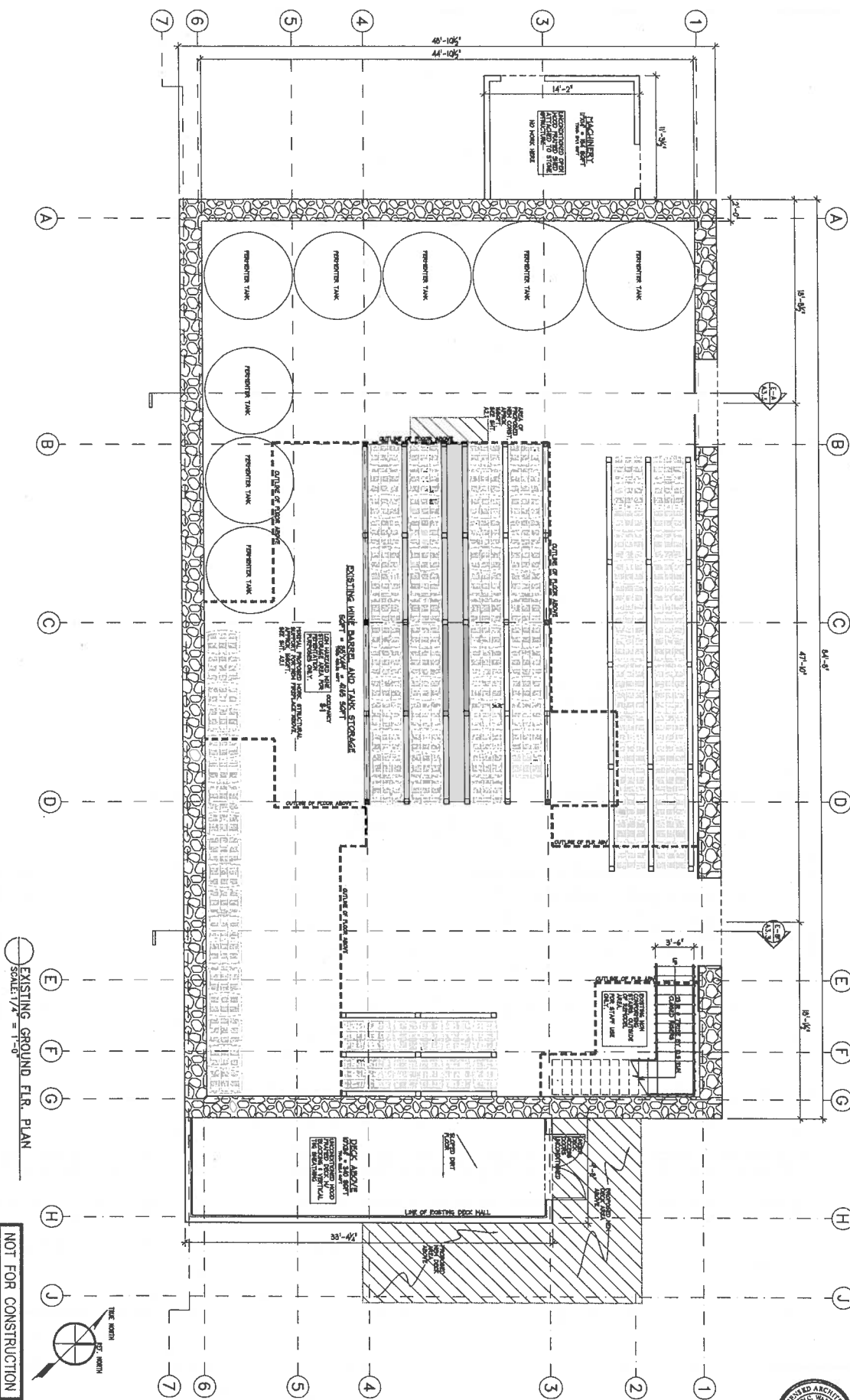
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12. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP FOR THE PURPOSES INTENDED.



SQUARE FOOTAGE CALCULATIONS
 WAREHOUSE 65'x44' = 2862 SQFT
 UNDER DECK 17'x34' = 578 SQFT
 PORCH 17'x6' = 102 SQFT

[illegible]

EXISTING GROUND FLR. PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

A compass rose with a circle divided into four quadrants by a vertical and horizontal line. The top half is labeled "EAST NORTH" and the bottom half is labeled "WEST NORTH".

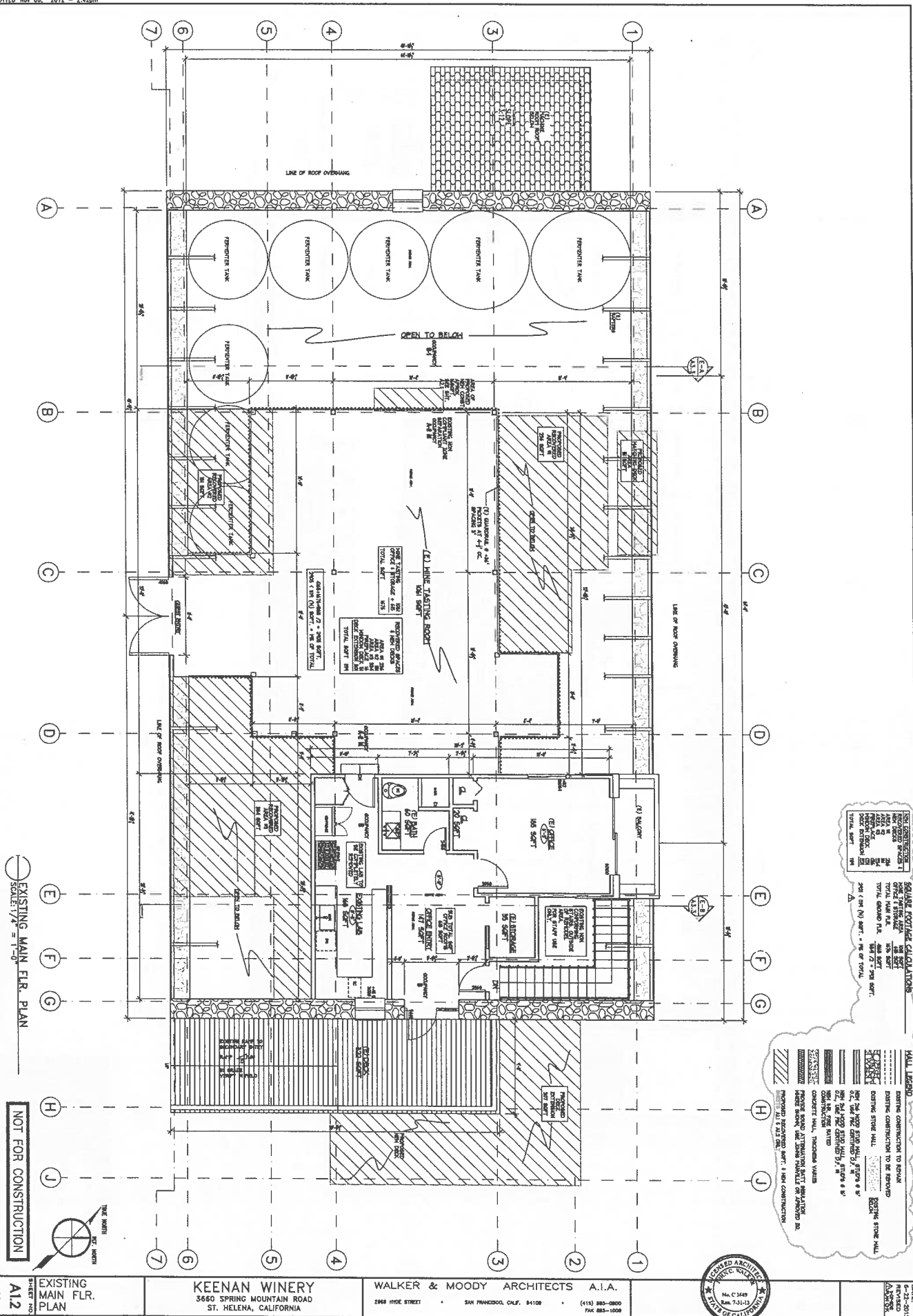
SHEET NO. 1
EXISTING
GROUND FLR.
PLAN

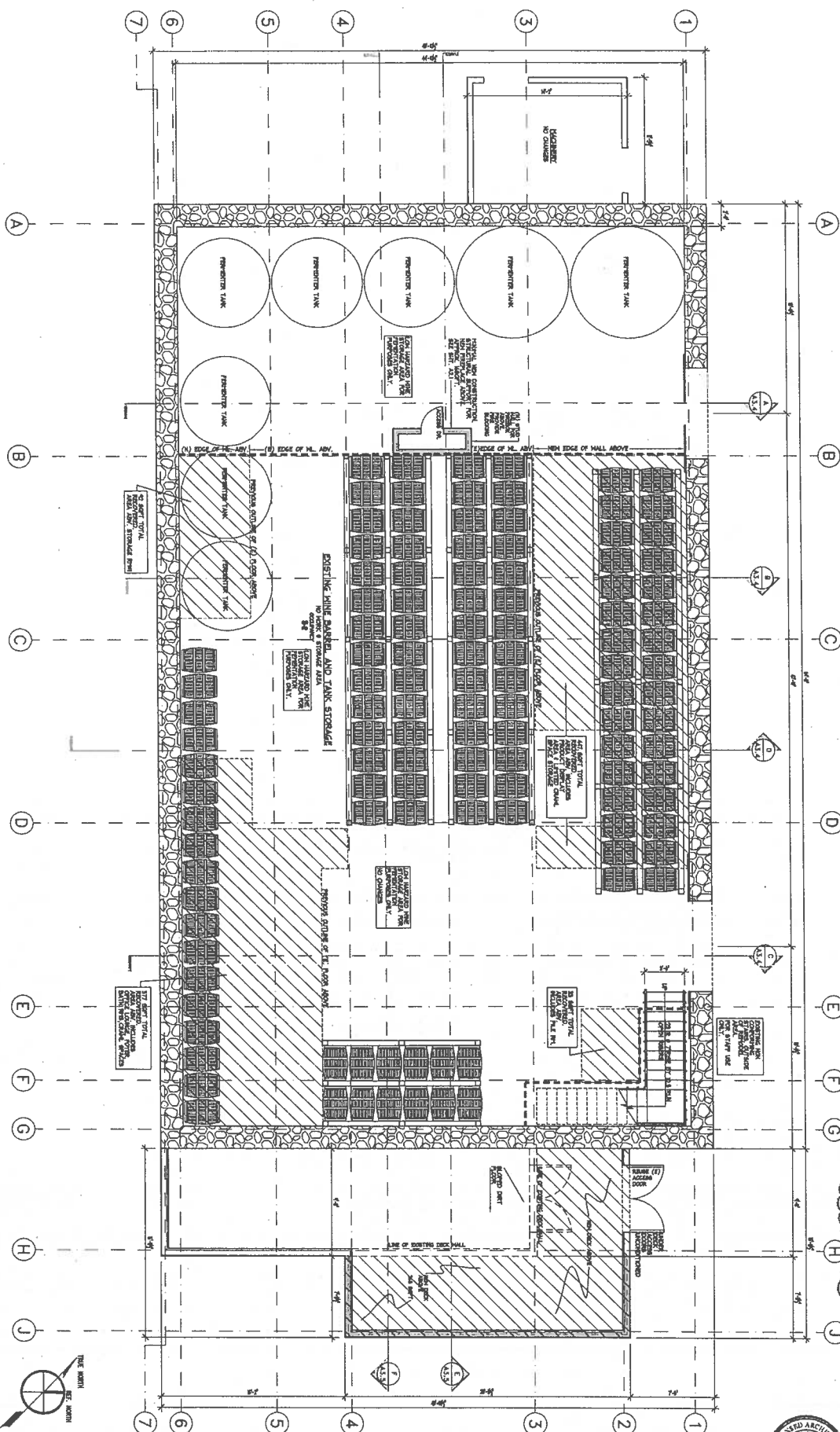
KEENAN WINERY
3650 SPRING MOUNTAIN ROAD
ST. HELENA, CALIFORNIA

WALKER & MOODY ARCHITECTS A.I.A.
2088 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 885-0800
FAX 885-1008



6-22-2012
REMOVED
A-5-2-2012
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 239. **FORMING**
 240. **CONSTRUCTION**
 241. **CONCRETE**
 242. **FORMING**
 243.

1 NEW GROUND FLR. PLAN
A2.1 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

A2.1

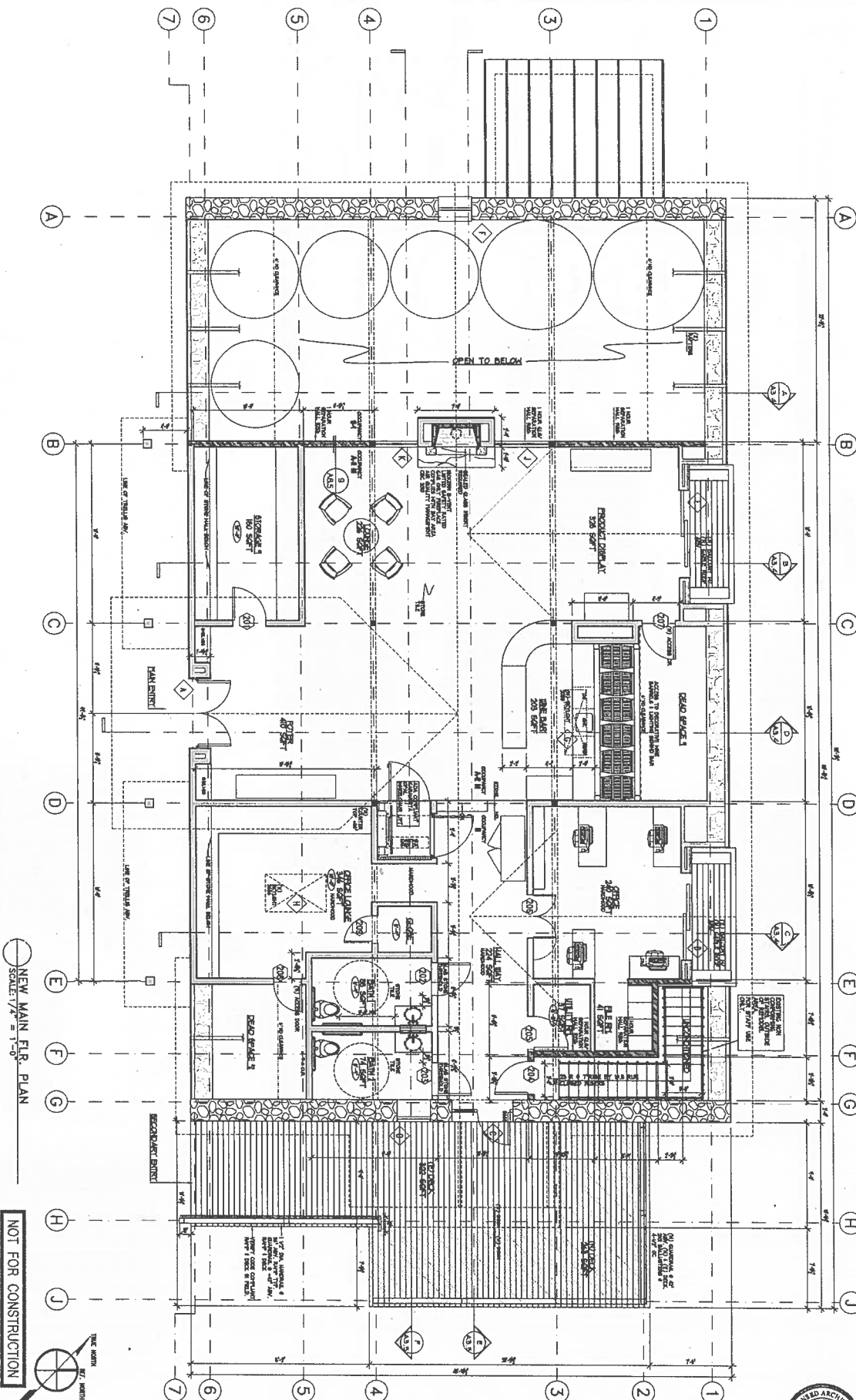
NEW
GROUND FLR.
PLAN

KEENAN WINERY
3650 SPRING MOUNTAIN ROAD
ST. HELENA, CALIFORNIA

WALKER & MOODY ARCHITECTS A.I.A.
2868 HYDE STREET • SAN FRANCISCO, CALIF. 94109 • (415) 886-0800
FAX 885-1000



DATE
6-22-201
REMOVED
A-207-202
A-207-202



NEW MAIN FLR. PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



ALL COUNTY FIRE DEPT. NOTES:
THIS SHALL BE SUBMITTED TO THE
LOCAL FIRE DEPT. FOR APPROVAL PRIOR
TO ANY INSTALLATION.

DOOR SCHEDULE

NO.	TYPE	FINISH	SWING	GLASS	GLASS TYPE	GLASS FINISH
1	DOOR	WOOD	IN	GLASS	GLASS	GLASS
2	DOOR	WOOD	OUT	GLASS	GLASS	GLASS
3	DOOR	WOOD	IN	GLASS	GLASS	GLASS
4	DOOR	WOOD	OUT	GLASS	GLASS	GLASS
5	DOOR	WOOD	IN	GLASS	GLASS	GLASS
6	DOOR	WOOD	OUT	GLASS	GLASS	GLASS
7	DOOR	WOOD	IN	GLASS	GLASS	GLASS
8	DOOR	WOOD	OUT	GLASS	GLASS	GLASS
9	DOOR	WOOD	IN	GLASS	GLASS	GLASS
10	DOOR	WOOD	OUT	GLASS	GLASS	GLASS

WALL SCHEDULE

NO.	TYPE	FINISH
1	WALL	WOOD
2	WALL	WOOD
3	WALL	WOOD
4	WALL	WOOD
5	WALL	WOOD
6	WALL	WOOD
7	WALL	WOOD
8	WALL	WOOD
9	WALL	WOOD
10	WALL	WOOD

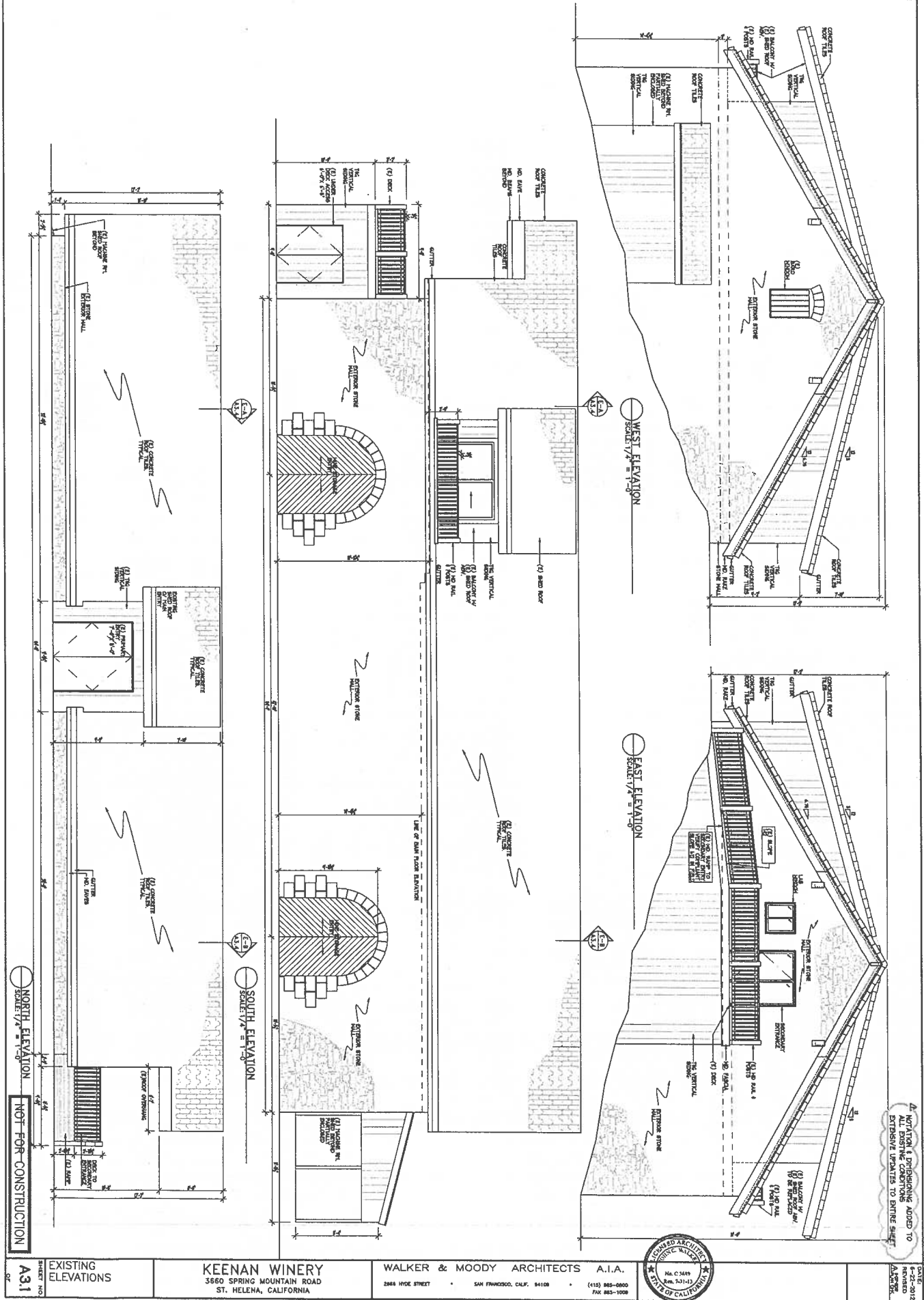
CONCRETE WALL, THICKNESS Varies
FLOOR SLAB, 4" THICK CONCRETE ON JOISTS

KEENAN WINERY
3660 SPRING MOUNTAIN ROAD
ST. HELENA, CALIFORNIA

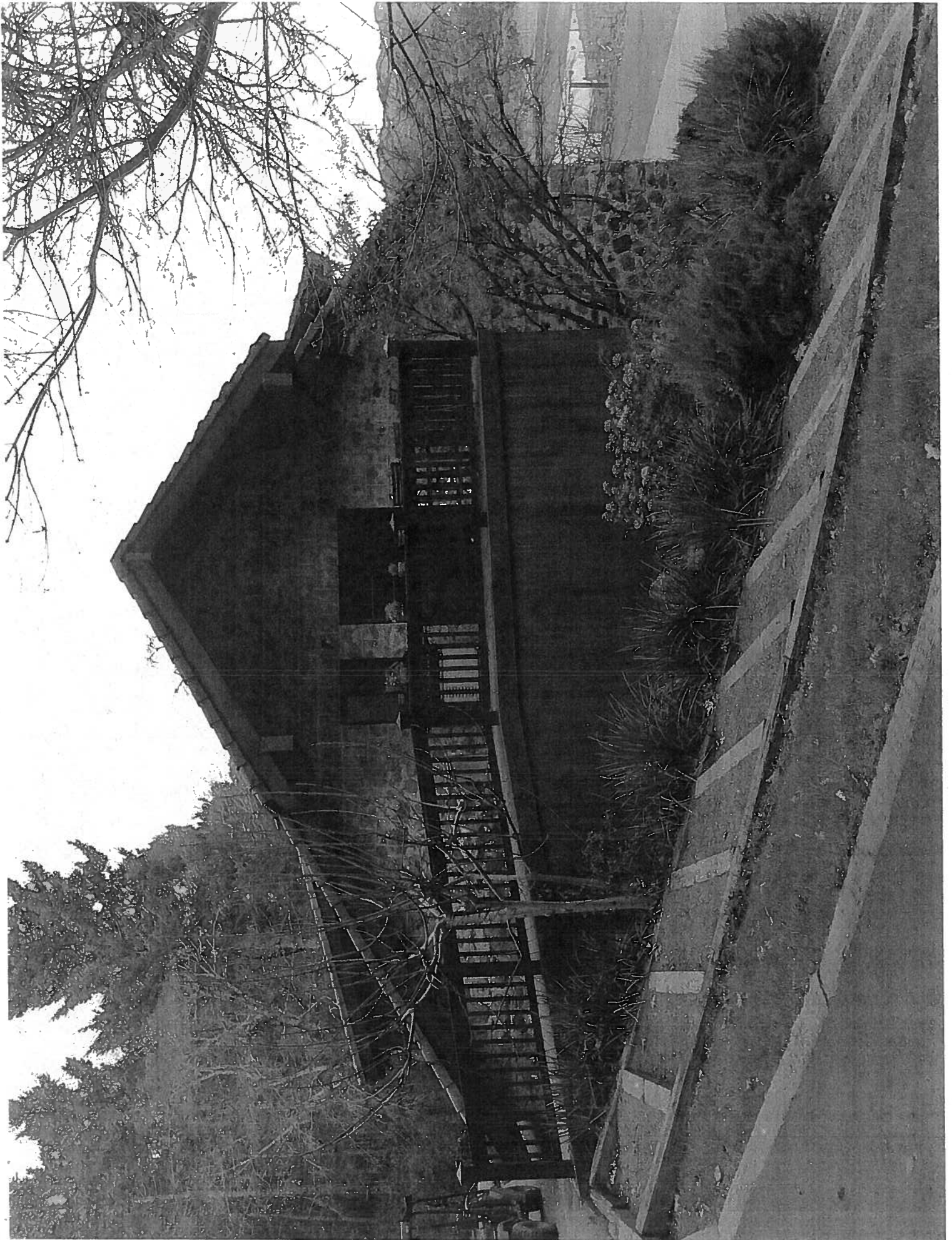
WALKER & MOODY ARCHITECTS A.I.A.
2888 19TH STREET • SAN FRANCISCO, CALIF. 94110 • (415) 845-0800
FAX 855-1008



DATE: 6-22-2012
REVISION: 1
DRAWN: [Signature]

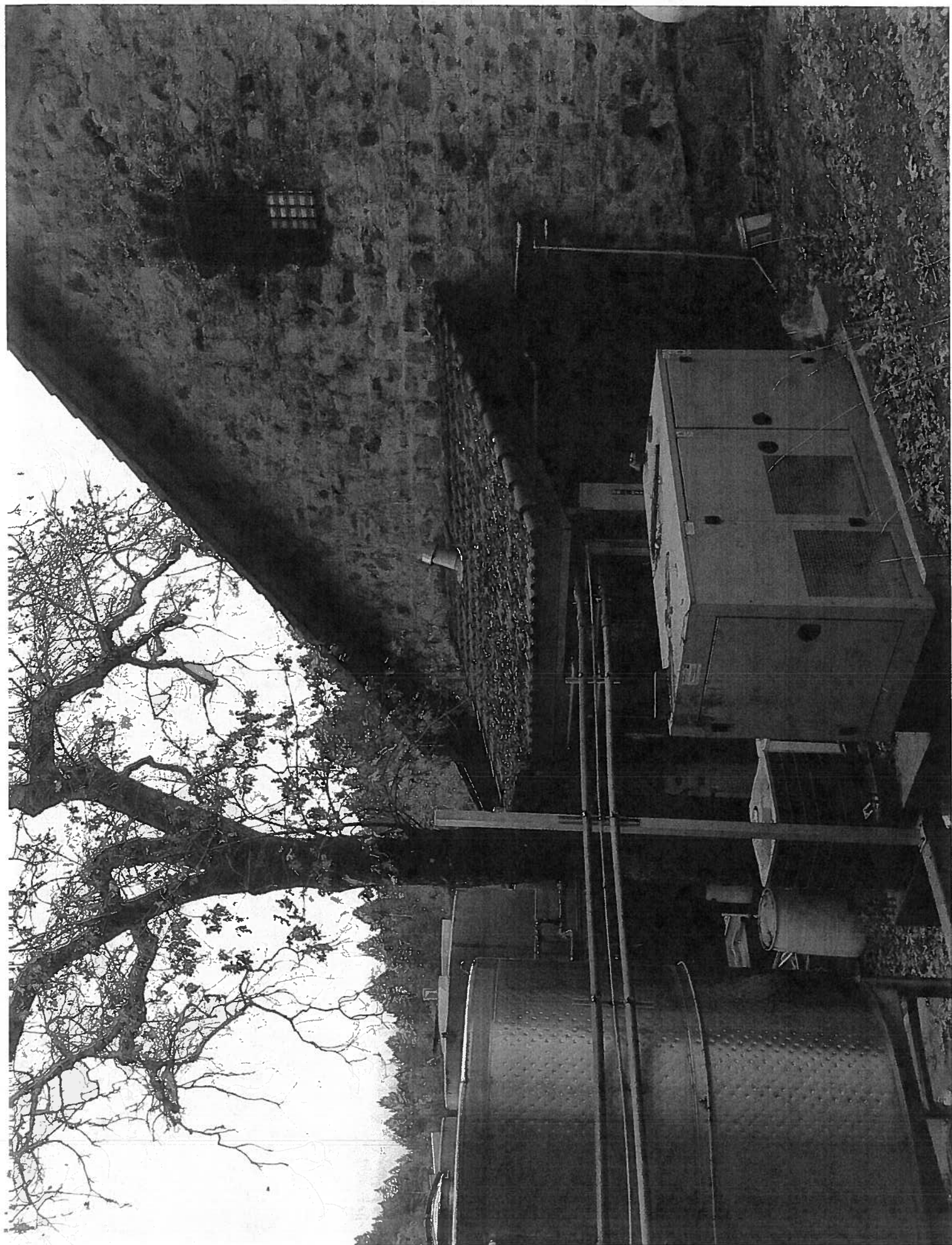


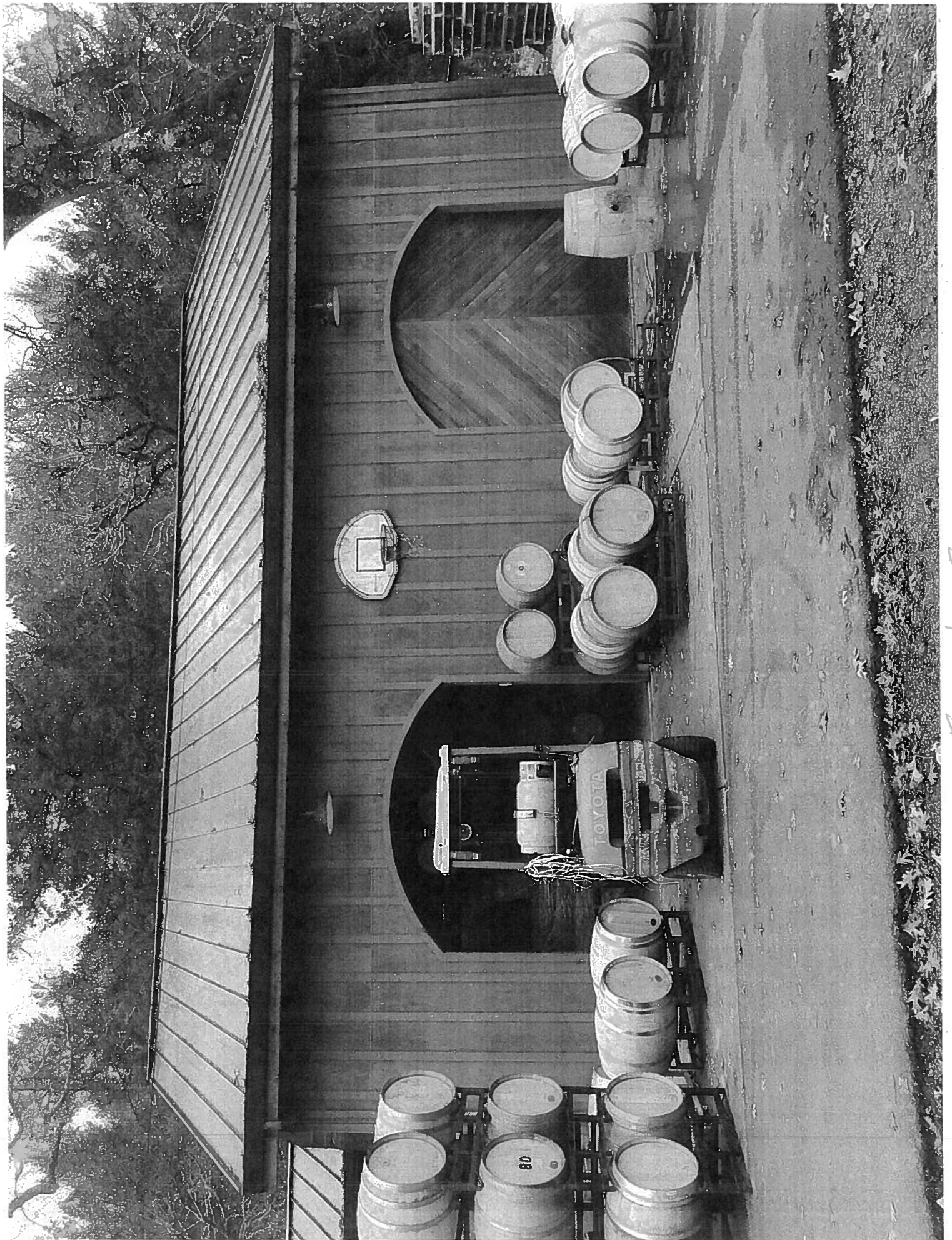












2-11-20



