FILE # P13-00058-MOD

COUNTY OF NAPA
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

A Tradition of Stewardship
A Commitment to Service

MINOR MODIFICATION APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: 2/26/2013

TYPE OF APPLICATION: Minor Mod Date Published: _____

REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Cosentino Winery

Assessor's Parcel #: 27-540-013 Existing Parcel Size: 10 acres

Site Address/Location: 7415 (No.) Saint Helena Hwy (Street) Yountville (City) CA (State) 94599 (Zip)

Property Owner's Name: Vintage Wine Estates

Mailing Address: 205 (No.) Concourse Blvd. (Street) Santa Rosa (City) CA (State) 95403 (Zip)

Telephone #: (707) 836-5000 Fax #: (707) 921-2794 E-Mail: proney@vintagewineestates.com

Applicant's Name: Pat Roney

Mailing Address: 205 (No.) Concourse Blvd (Street) Santa Rosa (City) 95403 (State) (Zip)

Telephone #: (707) 836-5000 Fax #: (707) 921-2794 E-Mail: _____

Status of Applicant's Interest in Property: Owner

Representative Name: Amy Haedt

Mailing Address: 205 (No.) Concourse Blvd (Street) Santa Rosa (City) CA (State) 95403 (Zip)

Telephone # (707) 732 0017 Fax #: (—) _____ E-Mail: aharedt@earthlink.net

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Property Owner — Date: 2-26-13

Pat Roney
Print Name

Signature of Applicant — Date: 2/26/13

Amy Haedt
Print Name

TO BE COMPLETED BY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES

Application Fee $_____ Receipt No. _____ Received by: _____ Date: 2/26/13

VINTAGE WINE
ESTATES

2/25/13

To: Napa County Planning Department
Re: Cosentino Winery Project Statement
Owner: Vintage Wine Estates
Pat Roney
205 Concourse Blvd.
Santa Rosa, CA 95403

Applicant: Amy Haedt
Address same as above

Request: This application seeks minor modification approval to add: 1) addition of exterior improvements including concrete pavers, fountain, sitting walls and benches, a fireplace, landscaping, sound screen walls, an evergreen screen, equipment enclosures and a sign, (by separate permit).

(3) Copies each:

- Proposed plot plans and elevations
- building rendering

Please call with questions and let me know if other information or documents are needed.

Sincerely,

Amy Haedt
Construction Manager
Vintage Wine Estates
707-732-0017

A Tradition of Stewardship
A Commitment to Service

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	**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)
027-540-013	4.3	1.0	4.3

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:		PROPOSED USE:	
Residential	0 af/yr	Residential	0 af/yr
Farm Labor Dwelling	0 af/yr	Farm Labor Dwelling	0 af/yr
Winery	0.795 af/yr	Winery	0.795 af/yr
Commercial	0 af/yr	Commercial	0 f/yr
Vineyard*	2.55 af/yr	Vineyard*	2.55 af/yr
Other Agriculture	0 af/yr	Other Agriculture	0 af/yr
Landscaping	0.084 af/yr	Landscaping	0.055 af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
_____	_____ af/yr	Landscape Fountain	0.00243 af/yr
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
TOTAL:	3.429 af/yr	**TOTAL:**	3.402 af/yr **TOTAL:**
	1,117,343 gallons**	**TOTAL:**	1,108,687 gallons**

Is the proposed use less than the existing usage? [X] **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.

Please see attached report.

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:** 8/24/13 **Phone:** 707-542-8795 x17

Attachment A: Estimated Water Use Guidelines

Typical Water Use Guidelines:

Primary Residence	0.5 to 0.75 acre-feet per year (includes some landscaping)
Secondary Residence	0.20 to 0.30 acre-feet per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year

Non-Residential Guidelines:

Agricultural:

Vineyards	
Irrigation only	0.2 to 0.5 acre-feet per acre per year
Heat Protection	0.25 acre feet per acre per year
Frost Protection	0.25 acre feet per acre per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year
Irrigated Pasture	4.0 acre-feet per acre per year
Orchards	4.0 acre-feet per acre per year
Livestock (sheep or cows)	0.01 acre-feet per acre per year

Winery:

Process Water	2.15 acre-feet per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine

Industrial:

Food Processing	31.0 acre-feet per employee per year
Printing/Publishing	0.60 acre-feet per employee per year

Commercial:

Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year

Phase 1 Water Availability Analysis
12505_Cosentino Winery
August 21, 2013

Always Engineering, Inc.
Civil Engineering & Topographic Surveying
131 Stony Circle, Suite 1000 (707) 542-8795
Santa Rosa, CA 95401 Fax (707) 542-8798
www.alwayseng.com JasonH@alwayseng.com

Hillary Gitelman
Director
Napa County Department of Planning, Building,
and Environmental Services
1195 3rd Street, Room 210
Napa, Ca 94559

Project: Cosentino Winery
Use Permit Modification (P13-00058-MOD)
Phase 1 Water Availability
APN: 027-540-013

Dear Hillary,

As required by the Napa County Department of Public Works, this letter provides the Phase 1 Water Availability Analysis as a supplement to the Cosentino Winery Use Permit modification request. The following information is provided to meet this requirement.

SITE PLAN

The Use Permit Site Plan has been provided and is attached. This site plan provides the existing and proposed site conditions. The site consists of an existing production and hospitality buildings, parking and landscape areas, and existing infrastructure. Also provided is a portion of the USGS quad map indicating location of the project parcel and approximate well locations.

PROJECT DESCRIPTION

Cosentino Winery, located at 7415 St. Helena Highway Napa, California (APN 027-540-013) is applying for a use permit to construct a new landscaped sitting area as well as reconstruct the existing parking area adjacent to the existing building.

No increase in employees, visitors, or production is proposed.

ALLOWABLE WATER ALLOTMENT

Parcel acreage	=	4.3 acres
Parcel Location Factor	=	1.0 ac-ft/ac-yr (Valley Floor)
Allowable Water Allotment	=	4.3 ac-ft/yr

Based on Step #2 of the Water Availability Study, the allowable water allotment for the site is 4.3 ac-ft/yr.

WATER CONSUMPTION

Always Engineering, Inc.
Civil Engineering & Topographic Surveying
131 Stony Circle, Suite 1000 (707) 542-8795
Santa Rosa, CA 95401 Fax (707) 542-8798
www.alwayseng.com JasonH@alwayseng.com

Presented below are the calculations used to complete the Phase One Study with the assumed Napa County values.

Vineyard Use

3.4 acres x 0.5 ac-ft/ac-yr (irrigation)	=	1.7 ac-ft/yr
3.4 acres x 0.25 ac-ft/ac-yr (frost protection)	=	0.85 ac-ft/yr
Total Vineyard Use	**=**	**2.55 ac-ft/yr**

The total amount of vineyard water use is estimated to be 2.55 ac-ft/yr using the Napa County Public Works values. It should be noted that this value includes irrigation and frost protection. In addition, approximately 180,000 gallons of treated winery process wastewater is used for irrigation annually. Heat protection is not performed at this site.

Landscape Irrigation Use

The project landscape architect has estimated the proposed landscaping improvements and tree planting will require an additional 17,900 gal/yr (0.055 ac-ft/yr) above existing use for irrigating purposes.

The area of the proposed landscape improvements on the east side of the winery is currently planted in lawn which will be removed for development of the site. The area of lawn being removed is approximately 2,460 sf. Lawns typically use 1.5 to 4.0 ac-ft per acre-year depending on the location and irrigation practices. To be conservative in representing the reduction of water use, a value of 1.5 act-ft per acre-year is used. The amount of water which will be saved by removal of the lawn is estimated as follows:

2,460 sf	x	$\frac{1 \text{ acre}}{43560 \text{ sf}}$	= 0.056 acres
0.056 acres lawn	x	1.5 acre-ft/acre-year	= 0.084 acre-ft/year

Therefore, there is a net decrease in water use of 0.028 ac-ft per year (9,123 gallons/year) for the area of the proposed landscape improvements.

Landscape Wall Fountain Use

Part of the project is a proposed 27 square foot wall fountain. The fountain will initially be filled by well water and will be topped off as needed during the warmer months. The water demand from this fountain is estimated as follows.

Fountain Filling Demand

The proposed pond will have an approximate vertical surface area of 18 square feet, with a 9 square foot collection reservoir at the base, and a volume of approximately

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27 ft^3. Therefore, 202 gal or $6.20x10^{-4}$ ac-ft will be required for the initial filling of the fountain.

Annual Fountain Demand

For the purposes of this analysis, we will assume that the proposed fountain begins the month of November full to capacity. Attached are spreadsheets which provide the annual Pan Evaporation, Lake Evaporation, and precipitation values. Please refer to the attachment for monthly totals and calculations.

In order to determine the volume of groundwater required to maintain a full fountain, the difference in monthly evaporation and precipitation is compared. For the months of January through March, and November and December, the average precipitation exceeds the lake evaporation and no groundwater is required for those months. For the period of April through October, the monthly lake evaporation exceeds the precipitation by a total of 47.03 inches.

The surface area of the proposed fountain is approximately 27 sf, which is equal to $6.20x10^{-4}$ ac. To find the volume of water required, the surface area is multiplied by the demand as follows:

$$\frac{47.03 \text{ inches}}{\text{Year}} \times \frac{1 \text{ foot}}{12 \text{ inches}} \times 27 \text{ sq. ft} = 105.8 \frac{\text{cu. ft.}}{\text{year}}$$

$$\frac{105.8 \text{ cu. ft}}{\text{Year}} \times 7.48 \text{ gals} = 791.4 \frac{\text{gals}}{\text{year}}$$

$$\frac{791.4}{\text{Year}} \times \frac{1 \text{ ac-ft}}{325{,}851 \text{ gals}} = \mathbf{2.43 \times 10^{-3}} \frac{\textbf{ac-ft}}{\textbf{Year}}$$

Therefore, the proposed fountain is projected to require 791.4 gallons or 2.43×10^{-3} ac-ft of groundwater per year.

Total Landscape Use

Landscape Irrigation Use	=	0.055 ac-ft/yr
Landscape Fountain Use	=	2.43×10^{-3} ac-ft/yr
Total Landscape Use	**=**	**0.05743 ac-ft/yr**

The total landscape water use is estimated to be 0.05743 ac-ft/yr.

Winery Process Use

30,000 gallons wine/yr x 2.15 ac-ft/100,000 gallons wine = 0.645 ac-ft/yr

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Winery Domestic and Landscape Use

30,000 gallons wine/yr x 0.5 ac-ft/100,000 gallons wine = 0.15 ac-ft/yr

Total Winery Use

Process Use	=	0.645 ac-ft/yr
Domestic and Landscape Use	=	0.15 ac-ft/yr
Total Winery Use	=	**0.795 ac-ft/yr**

The total winery water use is estimated to be 0.795 ac-ft/yr using the Napa County Public Works assumed values.

Total Water Use

The total estimated water demand from the project is the sum of the winery use (0.795 ac-ft/yr), vineyard use (2.55 ac-ft/yr), and landscape fountain use (2.43 x 10^{-3} ac-ft/yr), and landscape irrigation use (0.055 ac-ft/yr) and is estimated to be 3.402 ac-ft/yr which is equivalent to 1,108,687 gallons.

EXISTING WATER SYSTEM

The existing potable water system consists of the potable onsite well. Potable water consumption will not be affected by these improvements.

SUMMARY AND CONCLUSIONS

As presented above, the overall water use for the Cosentino Winery is expected to be 3.402 ac-ft/yr. which presents a decrease of 0.027 ac-ft per year from the existing use. This amount is below the parcel's allowable water allotment of 4.3 ac-ft/yr. Therefore, the Phase 1 study should be sufficient to satisfy the requirements of the Public Works Department.

If there are questions regarding that presented, please feel free to contact me.

Sincerely,

Ben Monroe, P.E.
Always Engineering, Inc.

cc: Amy Haedt (Vintage Wine Estates)
Mike Cook (Firma Design Group)

Water Evaporation Calculations
12505.0_Cosentino Winery
Phase 1 Water Availability Analysis
April 15, 2013

Always Engineering, Inc.
Civil Engineering & Topographic Surveying
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Santa Rosa, CA 95401 Fax (707) 542-8798
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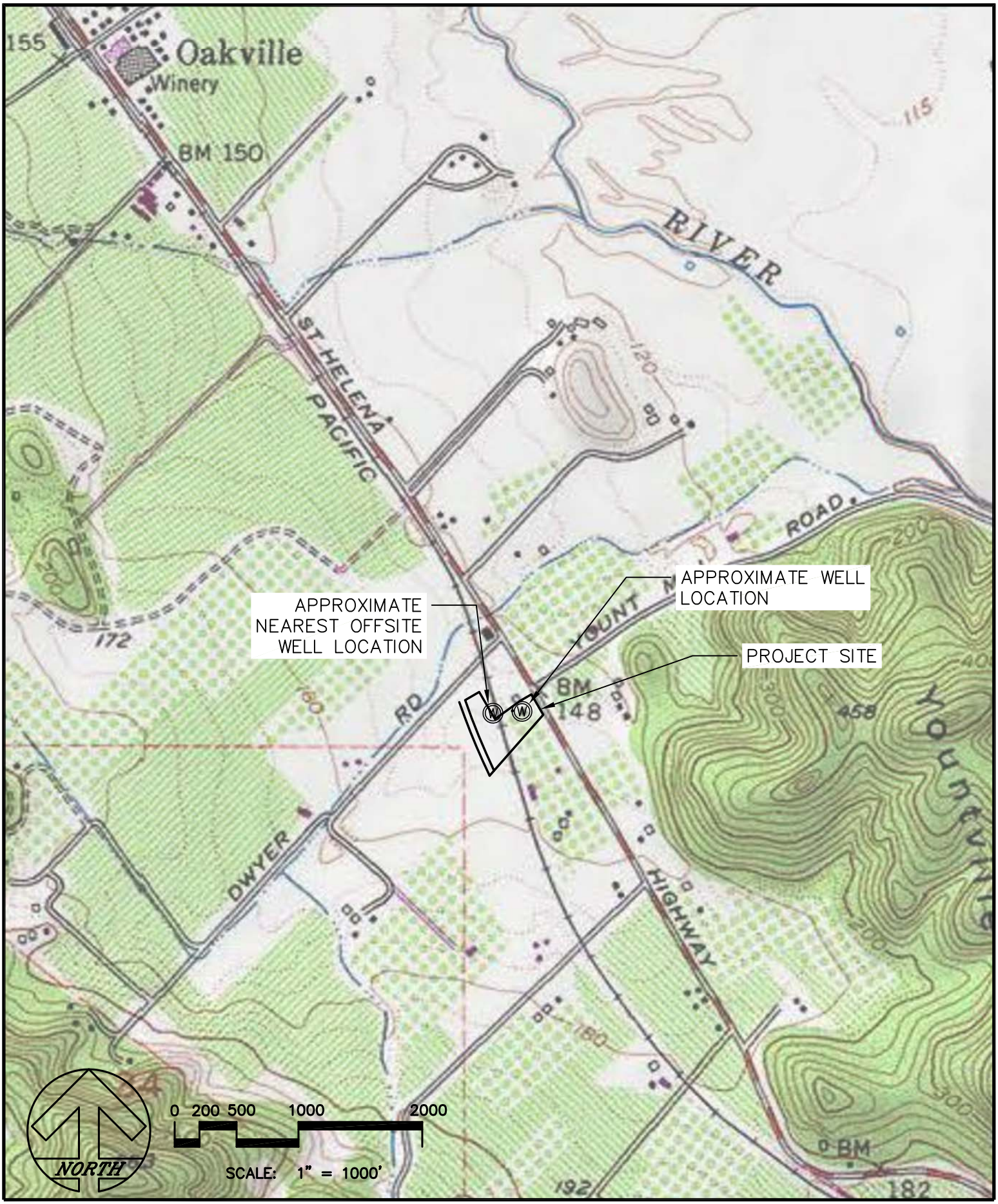
Month	Days	Pan Evaporation (inches)	Lake Evaporation (not used)	Average precipitation (inches)	Fountain Supplement Required (inches)
January	31	1.17	0.9	7.7	0
February	28	1.83	1.41	6.7	0
March	31	3.23	2.49	3.7	0
April	30	5.37	4.13	1.9	3.47
May	31	7.83	6.03	0.5	7.33
June	30	9.33	7.18	0.1	9.23
July	31	10.04	7.73	0.1	9.94
August	31	8.49	6.54	0.1	8.39
September	30	6.58	5.07	0.4	6.18
October	31	4.59	3.53	2.1	2.49
November	30	2.1	1.62	3.5	0
December	31	1.17	0.9	5.6	0
TOTAL	365	61.73	47.53	32.4	47.03



USGS MAP	Prepared for: Cosentino Winery	Always Engineering, Inc.
7415 St. Helena Hwy., Napa CA	Prepared on: April 10, 2013	Civil Engineering & Topographic Surveying

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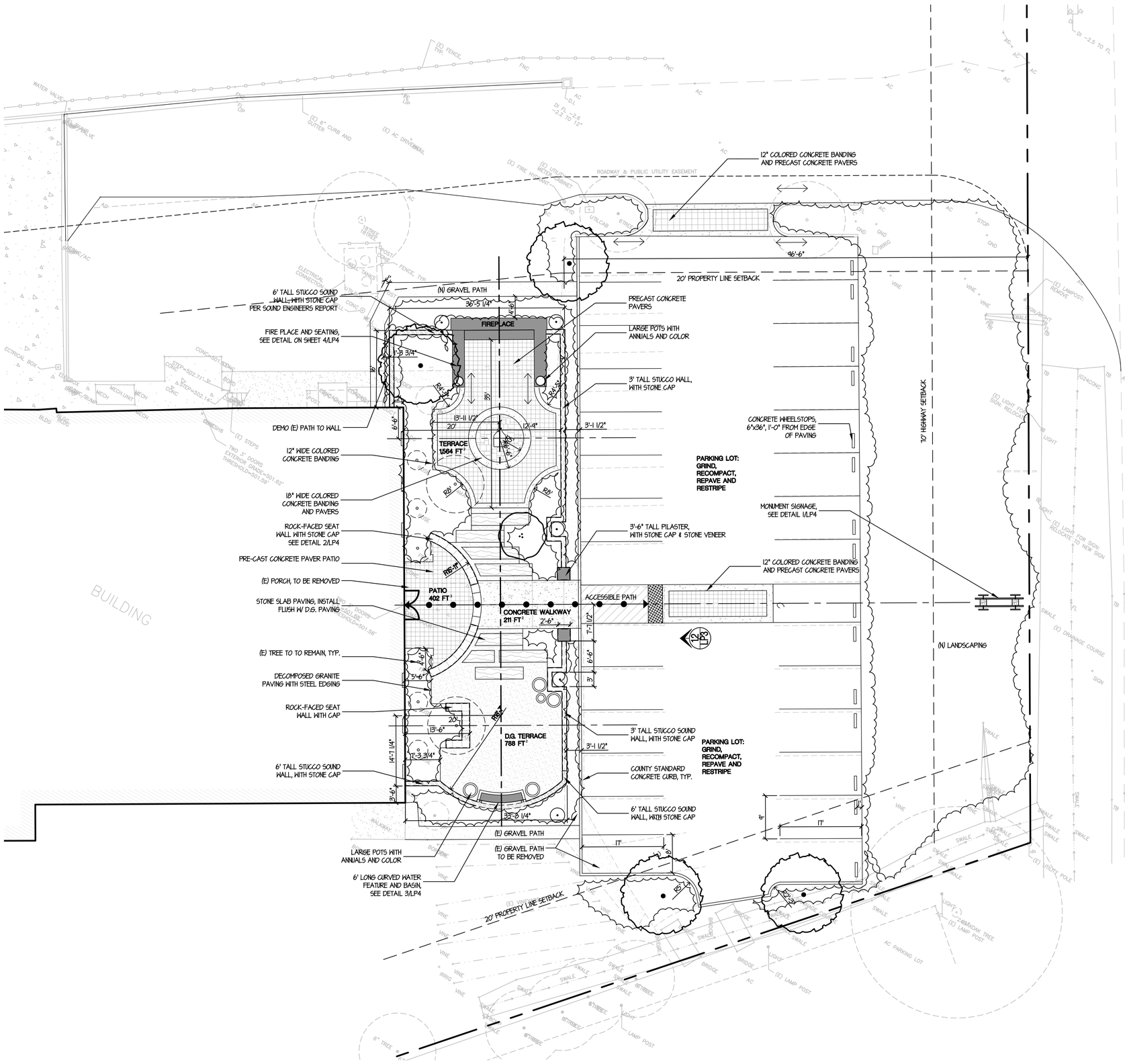

GENERAL LEGEND

SYMBOL	DESCRIPTION
12" SPP.	(E) TREE OR SHRUB: TO REMAIN
	ALIGN TO STRUCTURE
	LANDSCAPE POTS, TO BE SELECTED, POTS TO BE IRRIGATED
	CONCRETE MASONRY UNIT SEAT WALL FACED W/ NAPA ROCK THIN VENEER AND CAP (NAPA VALLEY CAST STONE #WC-1512, OR EQUAL), PROVIDE HORIZONTAL AND VERTICAL CORNERS AS NEEDED, SUPPLIED BY SONOMA MATERIALS.
	PILASTER WITH STONE VENEER (NAPA ROCK THIN VENEER) AND CAP (NAPA VALLEY CAST STONE #PC-128, OR EQUAL), AND STUCCO WALL
	6' TALL STUCCO WALL (LAHABRA COLOR SILVERADO, AGED LIMESTONE COARSE FINISH) WITH CAP (NAPA VALLEY CAST STONE #WC-1512, OR EQUAL).
	3' TALL STUCCO WALL (LAHABRA COLOR SILVERADO, AGED LIMESTONE COARSE FINISH) WITH CAP (NAPA VALLEY CAST STONE #WC-1512, OR EQUAL).
	CONCRETE BANDING: DAVIS COLORS SANDSTONE #5237
	STONE SLAB PAVING: SANDSTONE (30"x12'x6"), KANDLA GREY COLOR, FROM SONOMA MATERIALS.
	CONCRETE WALKWAY: 4" THICK, SALT FINISH, SCORED AS SHOWN, DAVIS COLORS OUTBACK #677.
	PAVERS: PAVESTONE COMPANY VENETIAN STONE TUMBLED (GIANT ONLY) TRUCKEE BLEND, OVER SAND AND GRAVEL BASE.
	PAVERS: PAVESTONE COMPANY VENETIAN STONE TUMBLED (COMBO) TRUCKEE BLEND, OVER SAND AND GRAVEL BASE.
	STABILIZED DECOMPOSED GRANITE PAVING WITH STEEL EDGING, SONOMA GOLD COLOR, OVER GRAVEL BASE, FROM SONOMA MATERIALS.

PLANTING LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES					
CS	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	–	8' TALL
LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	–	STANDARD TREE FORM
ME	MALUS ESPALIER	–	15 G.C.	–	–
MF	MALUS FLORIBUNDA	FLOWERING CRABAPPLE	24" BOX	–	–
SHRUBS					
AV	AGAVE VILMORINIANA	OCTOPUS AGAVE	15 G.C.	–	–
BY	BESCHORNERIA YUCCOIDES	–	5 G.C.	–	–
NG	NANDINA 'GULF STREAM'	–	5 G.C.	–	–
ROA	ROSA 'CARPET ROSE'	CARPET ROSES	5 G.C.	–	4' O.C. Δ SPACING
TE	THUJA EMERALD GREEN	–	15 G.C.	–	–
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 G.C.	–	–
GROUNDCOVERS/GRASSES/VINES					
CH	CLIMBING HYDRANGEA	–	5 G.C.	––	–
CK	CALAMAGROSTIS A. 'EL DORADO'	FEATHER REED GRASS	1 G.C.	––	4' O.C. Δ SPACING
CT	CAREX TESTACEA	–	1 G.C.	––	4' O.C. Δ SPACING
CTE	CAREX TUMULICOLA	–	1 G.C.	––	4' O.C. Δ SPACING
CE	CHONDROPETALUM ELEPHANTINUM	CHONDROPETALUM	5 G.C.	–	UPRIGHT FORM
DL	DIANELLA 'LITTLE REV'	–	5 G.C.	––	–
EE	EUONYMUS 'EMERALD GAIETY'	EUONYMUS	1 G.C.	––	3' O.C. Δ SPACING
GR	GERANIUM 'ROZANNE'	–	1 G.C.	–	3' O.C. Δ SPACING
JC	JUNCUS 'CARMINE JAPANESE'	–	1 G.C.	––	4' O.C. Δ SPACING
LI	LIRIOPE 'BIG BLUE'	LILY TURF	1 G.C.	–	2' O.C. Δ SPACING
LB	LOMANDRA LONGIFOLIA 'BREEZE'	–	1 G.C.	––	4' O.C. Δ SPACING
OJ	OPHIOPOGON J. 'NIGRESCENS'	–	1 G.C.	––	2' O.C. Δ SPACING
SA	SEDUM ANGELINA	–	–	–	4" POTS
SG	STIPA GIGANTEA	–	1 G.C.	––	4' O.C. Δ SPACING

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch =10 ft

FIRMA DESIGN GROUP
planners • civil engineers • landscape architects
www.firmadesigngroup.com
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Petaluma, California 94954
telephone • 707.792.1800
fax • 707.792.1852
Prepared Under the Direction of:
LICENSED LANDSCAPE ARCHITECT Michael A. Cook R.L.A. 5123 Signature 11/30/14 Renewal Date Date STATE OF CALIFORNIA
Michael A. Cook
RLA 5123 Exp. 11/30/14

COSENTINO WINERY - APN 027-540-013
7415 SAINT HELENA HWY, YOUNTVILLE, NAPA COUNTY, CALIFORNIA

MINOR USE PERMIT MODIFICATION
PRELIMINARY SITE PLAN

#	Date	By	Revision

Designed SAK
Checked MAC
Date 08/21/13
Sheet
LP2
of 4 Sheets
Job No. 0450-010