

**Project Description- Use Permit Modification  
For  
Theorem Winery  
255 Petrified Forest Road  
Calistoga**

**Use Narrative**

The objective after project completion is to establish a state of the art wine making facility That respects the historic context of the site, originally known as La Perlita de Monte. One of the early structures (referred to as the Cole House) was built in 1889 by Dr. R. Beverly Cole, a leading San Francisco physician. Dr Cole died in 1901. His descendants established a working farm on the property after his death. The Cole House is being renovated and restored pursuant to the Secretary of the Interior (SOI) Standards under a separate permit. This building, to be used as the owners' residence following restoration, was not part of the previous winery permit. The adjacent building, referred to as the original residence, is also being restored for use as the owners' personal (non-winery) office. It was originally programmed for use as a tasting room in the approved use permits. The hospitality function will be conducted in a new standalone building proposed as part of the permit modification.

A cultural resources assessment addressing CEWA compliance has been prepared. The former poultry barn will be rehabilitated as part of the proposed project and the large barn will be stabilized, both in conformance with the SOI Standards. The design and siting of the new barn, new tasting room and new fermentation/barrel building will also conform to SOI Standards to ensure that the project following completion will retain its eligibility for designation as a historic district.

While modification of the physical configuration of the property is proposed, the majority of the operation parameters (processing capacity, employees, visitation and marketing programs) will not change from the 2010 permit. The owners are proposing to increase the hours of operation consistent with recent approvals. Extension of the afternoon hours of operation beyond the peak hour will minimize conflicts with off-site traffic conditions.

## **Proposed Improvements**

The owners are seeking approval for the following modifications to use permit #P10-00400-UP:

1. Construction of a 7,249 s.f. fermentation and barrel storage building.
2. Construction of a 713 s.f. covered crush pad, a 576 s.f. covered mechanical yard and a 705 s.f. open-air work area.
3. Construction of a 2,670 s.f. tasting and accessory use building.
4. Construction of a 1,438 s.f. storage and administrative building.
5. Restoration of the former poultry barn for winery use; design and siting in conformance with the Secretary of Interior's Standards.
6. Stabilization of the existing barn in conformance with the SOL's Standards.



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A Commitment to Service

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

file No P13-00019-MOD

### Use Permit Application

To be completed by Planning staff...

Application Type: MAJOR MOD

Date Submitted: 1.24.13

Resubmittal(s):

Date Complete:

Request: Modify use permit - restore, rehab historic structures. Construct new winery structures. Increase hours of operation. Remove existing tasting room from winery use & return it to residential use. Allow AB2004 activities.

\*Application Fee Deposit: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

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

To be completed by applicant...

Project Name: Theorem Winery

Assessor's Parcel No: 020-430-007 Existing Parcel Size: 41.45 +/- acres ac.

Site Address/Location: 255 Petrified Forest Road Calistoga, California 94515  
No. Street City State Zip

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

Property Owner: Beshert Ventures LLC

Mailing Address: 1401 McKinney Street Suite 2550 Houston, Texas 77010  
No. Street City State Zip

Telephone No: (713) 222 - 3808 E-Mail: kisha.itkin@yahoo.com

Applicant (if other than property owner): Jason and Kisha Itkin

Mailing Address: 322 East Cowan Drive Houston, Texas 77007  
No. Street City State Zip

Telephone No: (713) 677 - 3252 E-Mail: \_\_\_\_\_

Representative (if applicable): Richard Beard

Mailing Address: BAR Architects 543 Howard Street San Francisco, California 94105  
No. Street City State Zip

Telephone No: (415) 273 - 7153 E-Mail: rgarland@bararch.com

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## Use Permit Information Sheet

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### Use

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

The subject property is the site of the Diamond Heights Winery, approved in July 2011. This permit authorized a winery permitted under the county's small winery exemption program to also conduct daily visitation and marketing programs along with annual production of 20,000 gallons. The permit also recognized and authorized the upgrading of existing buildings and site improvements; expansion of the number of employees, upgrading of the wastewater treatment and disposal system and the upgrading of the entry road to meet current county standards. Tours and tasting by appointment was approved at a maximum of 15/day. Four (4) marketing events (3 @ 40 attendees, 1 @ 100 attendees) were also approved. Prior to this approval, the property was approved for a 20,000 gallon per year small winery county (1984) with no visitation and a 20,000 gallon per year winery (P06-00132-UP) which allowed for tours and tasting, marketing, on-site sales and road improvements. This latter permit, approved in August 2006 expired without being used. The owner of that permit, Richard Graeser, lost the property to foreclosure in 2010. The new property owners are proposing to modify the location where wine making would take place under previously approved permits. This change came about as a result of a review of the structural conditions of the existing buildings and their suitability for the winery approved in 2011.

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

District \_\_\_\_\_

Regional \_\_\_\_\_

State ABC

Federal TTB

### Improvements

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

Please see attached sheet for a listing of proposed project improvements



## Improvements, cont.

Total on-site parking spaces: 8 existing 15 proposed  
Loading areas: 1 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): \_\_\_\_\_ acres

## Employment and Hours of Operation

Days of operation: (approved) Su-Sat. existing No change proposed  
Hours of operation: (approved) 10-4pm existing ~~10:00am-6:00pm~~ <sup>7:00 7:00</sup> proposed  
Anticipated number of employee shifts: 1 existing No change proposed  
Anticipated shift hours: (approved) 10-4pm existing 10:00am--6:00pm 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.

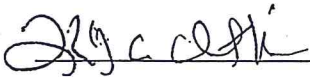
In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not 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.

Kisha Itkin

Print Name of Property Owner

Jason Itkin

Print Name Signature of Applicant (if different)



Signature of Property Owner



10/19/12

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 type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input checked="" 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: 20,000 gal/y Per permit No: SWE Permit date: 12/31/1984

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

Proposed production capacity: 20,000 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>(approved) 15</u> existing	<u>No change</u> proposed
Average daily tours and tastings visitation <sup>1</sup> :	<u>(approved) 15</u> existing	<u>No change</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>Sun-Sat, 10am-4pm</u> existing	<u>10:00am-6:00pm</u> proposed
Non-harvest Production hours <sup>2</sup> :	<u>10:00am-4:00pm</u> existing	<u>7:00am-7:00pm</u> proposed

<sup>1</sup> 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.

<sup>2</sup> 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.)

No change to the marketing plan approved in 2011:

Three (3) events @ 40 persons

One (1) event @ 100 persons

## 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.)

No change from approved marketing program



## 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>20,843</u>	sq. ft.	<u>0.47</u>	acres
Proposed	<u>24,618</u>	sq. ft.	<u>0.56</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>54,929</u>	sq. ft.	<u>1.26</u>	acres	<u>3.04</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>9,146</u>	sq. ft.	Proposed	<u>14,532</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>2,709</u>	sq. ft.	<u>30</u>	% of production facility
Proposed	<u>3,197</u>	sq. ft.	<u>22</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>0</u>	sq. ft.	Proposed: <u>713</u>	sq. ft.
Uncovered crush pad area	Existing: <u>1692</u>	sq. ft.	Proposed: <u>705</u>	sq. ft.



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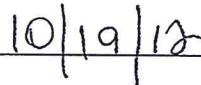
## Initial Statement of Grape Source

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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.*

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## 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>(E) Well</u>	<u>(E) 15K Tank</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>                    </u> gallons per day (gal/d)	<u>                    </u> gallons per day (gal/d)
Current water source:	<u>(E) Well</u>	<u>(E) Well</u>
Anticipated future water demand:	<u>1,017 GPD</u> gal/d	<u>0</u> gal/d
Water availability (in gallons/minute):	<u>20 GPM</u> gal/m	<u>20 GPM</u> gal/m
Capacity of water storage system:	<u>15,000 Gal</u> gal	<u>15,000 Gal</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>15,000 Gal Tank</u>	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>winery process</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>135 GPD</u> gal/d	<u>1,000 GPD</u> gal/d
Anticipated future waste flows (peak flow):	<u>750 GPD</u> gal/d	<u>1,000 GPD</u> gal/d
Future waste disposal design capacity:	<u>885 GPD</u> gal/d	<u>1,000 GPD</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](http://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): Project intention is for earthwork to balance, no off haul.

## Winery Traffic Information / Trip Generation Sheet

### Traffic during a Typical Weekday

Number of FT employees: <u>4</u>	x 3.05 one-way trips per employee	=	<u>12.20</u>	daily trips.
Number of PT employees: <u>2</u>	x 1.90 one-way trips per employee	=	<u>3.80</u>	daily trips.
Average number of weekday visitors: <u>15</u>	/ 2.6 visitors per vehicle x 2 one-way trips	=	<u>11.53</u>	daily trips.
Gallons of production: <u>20,000</u>	/ 1,000 x .009 truck trips daily <sup>3</sup> x 2 one-way trips	=	<u>0.36</u>	daily trips.
<b>Total</b>		<b>=</b>	<b><u>27.89</u></b>	<b>daily trips.</b>
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38)		<b>=</b>	<b><u>9.52</u></b>	<b>PM peak trips.</b>

### Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>0</u>	x 3.05 one-way trips per employee	=	<u>0</u>	daily trips.
Number of PT employees (on Saturdays): <u>1</u>	x 1.90 one-way trips per employee	=	<u>1.90</u>	daily trips.
Average number of Saturday visitors: <u>15</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>10.71</u>	daily trips.
<b>Total</b>		<b>=</b>	<b><u>12.61</u></b>	<b>daily trips.</b>
(No of FT employees) + (No of PT employees/2) + (visitor trips x .57)		<b>=</b>	<b><u>11.10</u></b>	<b>PM peak trips.</b>

### Traffic during a Crush Saturday

Number of FT employees (during crush): <u>1</u>	x 3.05 one-way trips per employee	=	<u>3.05</u>	daily trips.
Number of PT employees (during crush): <u>2</u>	x 1.90 one-way trips per employee	=	<u>3.80</u>	daily trips.
Average number of Saturday visitors: <u>15</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>10.71</u>	daily trips.
Gallons of production: <u>20,000</u>	/ 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>0.36</u>	daily trips.
Avg. annual tons of grape on-haul: <u>121</u>	/ 144 truck trips daily <sup>4</sup> x 2 one-way trips	=	<u>1.68</u>	daily trips.
<b>Total</b>		<b>=</b>	<b><u>19.6</u></b>	<b>daily trips.</b>

### Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>4</u>	x 2 one-way trips per staff person	=	<u>8</u>	trips.
Number of visitors (largest event): <u>100</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>71</u>	trips.
Number of special event truck trips (largest event): <u>1</u>	x 2 one-way trips	=	<u>2</u>	trips.

<sup>3</sup> 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).

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





## Data Requisition of Operational Characteristics for Commercial, Residential, or Industrial Projects

The Napa County Climate Action Plan requires that staff calculate the GHG emissions of all discretionary projects assuming "business as usual" (BAU), and that applicants reduce those emissions by 38%. This checklist identifies the data needed to complete the required calculations and allows applicants to select the emissions reduction measures they wish to use. Applicants may retain consultants to prepare their own calculations if desired. Default calculations will be based on the URBEMIS and Bay Area Air Quality Management District's BGM model, as well as standard factors for vegetation removal and retention/replacement.

### Contact Information:

Name of project:	DIAMOND HEIGHTS WINERY (A.K.A. GRASSER WINERY)	
Project address & APN:	255 PETRIPIED FOREST RD.	APN 020-430-007
Project contact name:	ROSS GARLAND, BKR ARCHITECTS	
Project contact e/mail:	RGARLAND@BKRARCH.COM	
Project contact phone:	415-293-5700	

### Part A: Business As Usual (BAU)

#### 1. New construction or operations (or change in land use type)

Land Use Type	square feet	# of units	Total Daily Trips	# of employees
Dwelling unit 5530 REDUCED TO:	2979	2 → 1	6	-
Warehouse				
Light Industrial (winery production)	8872	}		
High quality restaurant (tasting room)	1822		12	4 FT + 2 PT
Retail				
Office	1375			
Other (please explain) DELIVERIES & VISITORS			16	
Total	15048	1	34	4 FT + 2 PT

Refer to Table 3-1 of the BAAQMD CEQA Guidelines (2011) for other precursor screening levels

#### 2. Site Development

Removal (One Time Emissions)	Acres removed	Acres planted
Vegetation type		
Coniferous Forest	-	-
Oak Woodland	-	-
Riparian Woodland	-	-
Shrub (WUI AT BLDGS)	0.55	-
Vineyard	-	-
Total acres of land		
Site Improvements	Amount	Unit
Grading	52 000	Square feet
Roads	52 000	Square feet
Parking	8 500	Square feet
Hardscape (anything paved)	126 900	Square feet
Landscape	54 640	Square feet
Total square footage of site improvements		
Size of wastewater lagoons	0	Square feet
Amount of groundwater	1017	Gallons per day



# Part B: Emission Reduction Measures

		amount	unit	yes	no
1	Are you a Napa Certified Winery?				X
2	Does the facility have alternative fuel vehicles in fleet?				X
3	If yes, what percentage of fleet?		%		
4	Has the facility installed renewable energy on-site since 2005, or does it intend to?				X
5	If yes, how much?		KW hrs.		
6	Do you intend to build to Cal Green* Tier 2 standards?				X
7	Do you intend to build to Cal Green Tier 3 standards?				X
8	Do you have areas such as a cave, or natural cooling, passive solar that will exceed 2005 Title 24 standards? Explain: <u>BRIGHT BAREL SIDE</u>			X	
9	If so, how many square feet?	3300	Sq. Ft.		
10	What is the percent reduction of 2005 Title 24 standards for that portion?	TBD	%		
11	If the project is a winery, does it propose any efficient equipment, such as gravity flow pumping?			X	
12	If so, ho many annual kilowat hours saved?	TBD	KW hrs.		
13	Do you intend to recycle more than what the local landfill provides, if so what percentage of reduction? explain: <u>RECYCLE EXISTING, FROM TBD</u>		%	X	
14	Does the project intend to restore degraded habitat?				X
15	If so, how many acres?		acres		
16	Does the landscape plan include the planting of more than 6 shade trees within 40 feet of the southside or 60 feet of the westside?			X	
	If so, how many trees?	30 +	trees		
17	Will the project replace more than a 2:1 ratio of trees on site, and if so how many additional?	70 +		X	
	What specie?	<u>OLIVE</u>	<u>MAPLE</u>		
17	Does the project connect to a municipal water source?				X
18	Will the project rely on an onsite well?			X	
19	How many gallons of water per day is dedicated to domestic water use?		g/day		
20	How many gallons of water per day is dedicated to landscape?		g/day		
21	Will the project connect to municipal sanitary sewer system?				X
22	Will the project have an on-site septic system?			X	





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Y N

23	If so, how big are the lagoons?	—	sq. ft.		
24	Will the project have it's own treatment system? If so, explain: <u>SEPTIC W/ LAKH FIELD</u>				
25	Does your project have bicycle access and parking?			X	
26	Does the employer have a employee transportation demand management plan with feasible commute incentives? If yes please provide example.				X
27	Does the employer sponsor a van/pool shuttle for visitors? If yes, what percentage of visitation will use it?	—	%		X
28	Is the project requesting a parking reduction, if yes what percentage?	—	%		X
30	Does the parking lot provide a charging station for electrical vehicles?				X
29	Other, Please explain: _____				

# Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship  
A Commitment to Service

An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	DIAMOND HEIGHTS (GRASSER) WINEERY	
PROJECT ADDRESS	255 PETRIFFED FOREST RD.	
APPLICANT	JACKSON & KISMA ITKIN	
CONTACT INFO	KISMA.MKIN@YAHOO.COM (715) 677-3252	
	email	phone

	yes	no	I don't know
1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards? If yes, please include a copy of their required spreadsheets.			X
2 Do you have an integrated design team? if yes, please list: <u>BAE ARCHITECTS, RYAN ASSOCIATES</u> <u>GEN. CONTRACTORS, SHERWOOD ENGINEERS</u>	X		
<b>3 SITE DESIGN</b>			
3.1 Does your design encourage community gathering and is it pedestrian friendly?		X	
3.2 Are you building on existing disturbed areas?	X		
3.3 Landscape Design			
3.31 native plants?	X		
3.32 drought tolerant plants?	X		
3.33 Pierce Disease resistant planting?			X
3.34 Fire resistant planting?			X
3.35 Are you restoring open space and/or habitat?		X	
3.36 Are you harvesting rain water on site?	X		
3.37 planting large trees to act as carbon sinks?			X
3.38 using permeable paving materials for drive access and walking surfaces?			X
3.4 Does your parking lot include bicycle parking?	X		
3.5 Do you have on-site waste water disposal?	X		
3.6 Do have post-construction stormwater on site detention/filtration methods designed?	X		
3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?	X		
3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)?	X		
3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?	X		
<b>4 ENERGY PRODUCTION &amp; EFFICIENCY</b>			
4.1 Does your facility use energy produced on site? If yes, please explain the size, location, and percentage of off-set: <u>SOLAR PV &amp; HOT WATER PREHEAT PROPOSED</u>			X
4.2 Does the design include thermal mass within the walls and/or floors?	X		
4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?			X
4.4 Will your plans for construction include:			
4.41 High density insulation above Title 24 standards?	X		
4.42 Zones for heating and cooling to provide for maximum efficiency?	X		
4.43 Energy Star™ or ultra energy efficient appliances?	X		
4.44 A "cool" (lightly colored or reflective) or a permeable/living roof?	X		
4.45 Timers/time-outs installed on lights (such as the bathrooms)?	X		
If yes, please explain: <u>VACANCY SENSOR</u>			
<b>5 WATER CONSERVATION</b>			
5.1 Does your landscape include high-efficiency irrigation?			X
5.2 Does your landscape use zero potable water irrigation?			X
5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water?		X	
5.4 Will your facility use recycled water?	X		
5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines?			
5.5 Will your plans for construction include:			
5.51 a meter to track your water usage?	X		
5.52 ultra water efficient fixtures and appliances?	X		
5.53 a continuous hot water distribution method, such as an on-demand pump?			
5.54 a timer to insure that the systems are run only at night/early morning?	X		X

# 6 MATERIAL RECYCLING

yes no I don't know

6.1 Are you using reclaimed materials?

If yes, what and where: RECLAIMED FROM SITE

X		
---	--	--

6.2 Are you using recycled construction materials-

6.21 finish materials?

6.22 aggregate/concrete road surfaces?

6.23 fly ash/slag in foundation?

		X
		X
		X

6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?

X		
---	--	--

6.4 Does your facility provide access to recycle-

6.41 Kitchen recycling center?

6.42 Recycling options at all trash cans?

6.43 Do you compost green waste?

6.44 Provide recycling options at special events?

X		
X		
X		
X		

# 7 NATURAL RESOURCES

7.1 Will you be using certified wood that is sustainably harvested in construction?

7.2 Will you be using regional (within 500 miles) building materials?

7.3 Will you be using rapidly renewable materials, such as bamboo?

7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?

7.5 Have you considered the life-cycle of the materials you chose?

X		
		X
		X
		X
X		

# 8 INDOOR AIR QUALITY

8.1 Will you be using low or no emitting finish and construction materials indoors-

8.11 Paint?

8.12 Adhesives and Sealants?

8.13 Flooring?

8.14 Framing systems?

8.15 Insulation?

8.2 Does the design allow for maximum ventilation?

8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?

8.4 Does your design include dayling, such as skylights?

X		
X		
X		
X		
X		
X		
X		
X		

# 9 TRANSPORTATION DEMAND MANAGMENT

9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?

9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?

9.3 Does your project include design features that encourage alternatives modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles?

secured bicycle parking, safe bicycle access?

loading zones for buses/large taxi services?

9.4 How close is your facility to public transportation?

2 MILES

		X
		X
		X
X		
X		

10 Are there any superior environmental/sustainable features of your project that should be noted?

PORTION OF PROJECT IS RESTORATION OF EXISTING (HISTORIC) BUILDINGS.

11 What other studies or reports have you done as part of preparing this application?

- 1 STRUCTURAL ASSESSMENT OF ALL BUILDINGS
- 2 CULTURAL RESOURCE ASSESSMENT OF SITE
- 3
- 4

12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?

If yes, please describe: INSULATION & SPACES TO CURRENT STANDARDS

X		
---	--	--

13 Once your facility is in operation, will you:

13.1 calculate your greenhouse gas emissions?

13.2 implement a GHG reduction plan?

13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?

		X
		X
		X

14 Does your project provide for education of green/sustainable practices?

If yes, please describe:

		X
--	--	---

15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

Form filed out by: \_\_\_\_\_

Please feel free to include additional sheets of paper as necessary.





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)
020 430 007	41.5	0.5 ac-ft/yr	20.75 ac-ft/yr

## WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

### 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



**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM**  
**FACILITY INFORMATION**  
**BUSINESS ACTIVITIES**

Page 1 of

**I. FACILITY IDENTIFICATION**

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) <b>I neorem winery</b>			
BUSINESS SITE ADDRESS <b>255 Petrified Forest Road</b>			
BUSINESS SITE CITY <b>Calistoga</b>		CA	ZIP CODE <b>94515</b>
CONTACT NAME <b>Kisha Itkin</b>		PHONE <b>713-677-3252</b>	

**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....	HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION
<b>A. HAZARDOUS MATERIALS</b> 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	
<b>B. REGULATED SUBSTANCES</b> Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4a	Coordinate with your local agency responsible for CalARP.
<b>C. UNDERGROUND STORAGE TANKS (USTs)</b> Own or operate underground storage tanks?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
<b>D. ABOVE GROUND PETROLEUM STORAGE</b> 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="checkbox"/> YES <input checked="" type="checkbox"/> NO 8	NO FORM REQUIRED TO CUPAS
<b>E. HAZARDOUS WASTE</b> Generate hazardous waste?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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="checkbox"/> YES <input checked="" type="checkbox"/> NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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="checkbox"/> YES <input checked="" type="checkbox"/> NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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="checkbox"/> YES <input checked="" type="checkbox"/> 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="checkbox"/> YES <input checked="" type="checkbox"/> 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="checkbox"/> YES <input checked="" type="checkbox"/> 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)

**NAPA COUNTY CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS  
APPENDIX A – PROJECT APPLICABILITY CHECKLIST**

<b>Construction Site Runoff Control Applicability Checklist</b>		County of Napa Department of Public Works 1195 Third Street, Suite 201 Napa, CA 94559 (707) 253-4351 <a href="http://www.co.napa.ca.us/publicworks">www.co.napa.ca.us/publicworks</a>	
Project Address:		Assessor Parcel Number(s):	Project Number: (for County use Only)
255 PEIRCE ROAD		020-430-007	
<b>INSTRUCTIONS</b> <p>Structural projects that require a building and/or grading permit must complete the following checklist to determine if the project is subject to Napa County's Construction Site Runoff Control Requirements. This form must be completed and submitted with your permit application(s). Definitions are provided in the Napa County Construction Site Runoff Control Requirements policy. <b>Note:</b> If multiple building or grading permits are required for a common plan of development, the total project shall be considered for the purpose of filling out this checklist.</p>			
<b>DETERMINING PROJECT APPLICABILITY TO THE CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS</b> <ul style="list-style-type: none"> <li>✓ If the answer to question 1 of Part A is "Yes" your project is subject to Napa County's Construction Site Runoff Control requirements and must prepare a Stormwater Pollution Prevention Plan (SWPPP). The applicant must also comply with the SWRCB's NPDES General Permit for Stormwater Associated with Construction Activity and must provide a copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID).</li> <li>✓ If the answer to question 1 of Part A is "No", but the answer to any of the remaining questions is "Yes" your project is subject to Napa County's Construction Site Runoff Control requirements and must prepare a Stormwater Quality Management Plan (SQMP).</li> <li>✓ If every question to Part A is answered "No" your project is exempt from Napa County's Construction Site Runoff Control Requirements, but must comply with all construction site runoff control standard conditions attached to any building or grading permit (see Appendix D of the Napa County Construction Site Runoff Control Requirements).</li> <li>✓ If any of the answers to the questions in Part A is "Yes", complete the construction site prioritization in Part B below.</li> </ul>			

OVER



# NAPA COUNTY CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS

## APPENDIX A – PROJECT APPLICABILITY CHECKLIST

### Part A: Determine Construction Phase Stormwater Requirements

Would the project meet any of these criteria during construction?

1. Propose any soil disturbance of one acre or more? ..... ☒ Yes ☐ No
2. Does the project propose any soil disturbance greater than 10,000 square feet?..... ☒ Yes ☐ No
3. Does the project propose grading, earth moving, or soil disturbance on slopes 15% or greater?..... ☒ Yes ☐ No
4. Does the project propose earthmoving of 50 cubic yards or more?..... ☒ Yes ☐ No
5. Does the project propose soil disturbance within 50 feet of a stream, ditch, swale, curb and gutter, catch basin or storm drain that concentrates and transports stormwater runoff to a "receiving water" (i.e., Waters of the State defined as all waters, including but not limited to, natural streams, creeks, rivers, reservoirs, lakes, ponds, water in vernal pools, lagoons, estuaries, bays, the Pacific Ocean, and ground water)? Yes ☒ No ☐

### Part B: Determine Construction Site Priority

Projects that are subject to the Construction Site Runoff Control Requirements must be designated with a priority of high, medium, or low. This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or SQMP. Indicate the project's priority in one of the checked boxes using the criteria below. The County reserves the right to adjust the priority of projects both before and during construction.

**Note:** The construction priority does NOT change construction Best Management Practice (BMP) requirements that apply to projects. The construction priority does affect the frequency of inspections that will be conducted by County staff and associated fees.

Select the highest priority category applicable to the project.

☒ High Priority

- a) Projects with soil disturbance of one acre or greater.
- b) Projects on slopes of 30% or greater.
- c) Projects proposing new storm drains.

☐ Medium Priority

- a) Projects on slopes from 5% to 29%.
- b) Projects with soil disturbance between 10,000 sq. ft and one acre.
- c) Projects with earthmoving of 50 cubic yards or more.

☐ Low Priority

- a) Projects with soil disturbance within 50 feet stream, ditch, swale, curb and gutter, catch basin or storm drain that concentrates and transports stormwater runoff to a "receiving water".


Name of Owner or Agent (Please Print):

Title:

Signature of Owner or Agent:

Date:

**NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS  
APPENDIX A – APPLICABILITY CHECKLIST**

<b>Post-Construction Runoff Management Applicability Checklist</b>	<div style="display: flex; justify-content: space-between;"> <div> County of Napa  Department of Public Works  1195 Third Street  Napa, CA 94559  (707) 253-4351 for information </div> <div align="center">  </div> </div>
Project Address:	Assessor Parcel Number(s):
255 PETRIFIED FOREST ROAD	020-430-007
Project Number: <small>(for County use Only)</small>	
<b>Instructions:</b> Structural projects requiring a use permit, building permit, and/or grading permit must complete the following checklist to determine if the project is subject to the Post-Construction Runoff Management Requirements. In addition, the impervious surface worksheet on the reverse page must also be completed to calculate the amount of new and reconstructed impervious surfaces proposed by your project. This form must be completed, signed, and submitted with your permit application(s). Definitions are provided in the Post-Construction Runoff Management Requirements policy. <b>Note:</b> If multiple building or grading permits are required for a common plan of development, the total project shall be considered for the purpose of filling out this checklist.	
<b>POST-CONSTRUCTION STORMWATER BMP REQUIREMENTS (Parts A and B)</b> <input checked="" type="checkbox"/> If any answer to Part A are answered "yes" your project is a "Priority Project" and is subject to the Site Design, Source Control, and Treatment Control design standards described in the Napa County Post-Construction Runoff Management Requirements. <input checked="" type="checkbox"/> If all answers to Part A are "No" and any answers to Part B are "Yes" your project is a <u>"Standard Project"</u> and is subject to the <u>Site Design and Source Control design standards</u> described in the Napa County Post-Construction Runoff Management Requirements. <input checked="" type="checkbox"/> If every question to Part A and B are answered "No", your project is exempt from post-construction runoff management requirements.	
<b>Part A: Priority Project Categories</b> Does the project meet the definition of one or more of the priority project categories?	
1. Residential with 10 or more units .....	Yes <input type="radio"/> No <input checked="" type="radio"/>
2. Commercial development greater than 100,000 square feet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
3. Automotive repair shop.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
4. Retail Gasoline Outlet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
5. Restaurant.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
*Refer to the definitions section for expanded definitions of the priority project categories.	
<b>Part B: Standard Project Categories</b> Does the project propose:	
1. A facility that requires a NPDES Permit for Stormwater Discharges Associated with Industrial Activities?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?.....	Yes <input checked="" type="radio"/> No <input type="radio"/>
3. Hillside residential greater than 30% slope.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
4. Roadway and driveway construction or reconstruction which requires a Grading Permit.....	Yes <input checked="" type="radio"/> No <input type="radio"/>
5. Installation of new storm drains or alteration to existing storm drains?.....	Yes <input checked="" type="radio"/> No <input type="radio"/>
6. Liquid or solid material loading and/or unloading areas?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
8. Commercial or industrial waste handling or storage, excluding typical office or household waste?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>
Note: To find out if your project is required to obtain an individual General NPDES Permit for Stormwater discharges Associated with Industrial Activities, visit the State Water Resources Control Board website at, <a href="http://www.swrcb.ca.gov/stormwtr/industrial.html">www.swrcb.ca.gov/stormwtr/industrial.html</a>	



**NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS  
APPENDIX A – APPLICABILITY CHECKLIST**

**Impervious Surface Worksheet**

Project phasing to decrease impervious surface area shall not exempt the project from Post-Construction Runoff Management requirements. A new development or redevelopment project must comply with the requirements if it is part of a larger common plan of development that would result in the creation, addition and/or reconstruction of one acre or more of impervious surface. (For example, if 50% of a subdivision is constructed and results in 0.9 acre of impervious surface, and the remaining 50% of the subdivision is to be developed at a future date, the property owner must comply with the Post-Construction Runoff Management requirements.

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	New (Does not replace any existing impervious area)	Reconstructed (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs	14,513	7,504	8,727	16,231
Patio, Impervious Decking, Pavers and Impervious Liners	6,330	6,226		
Sidewalks and paths		642		
Parking Lots	6,642	8,475		
Roadways and Driveways,	24,400	22,016		
Off-site Impervious Improvements				
<b>Total Area of Impervious Surface (Excluding Roadways and Driveways)</b>	<b>27,485</b>	<b>44,863</b>	<b>8,727</b>	<b>16,231</b>

Incorrect information on proposed activities or uses of a project may delay your project application(s) or permit(s).

I declare under penalty of perjury, that to the best of my knowledge, the information presented herein is accurate and complete.

Name of Owner or Agent (Please Print):	Title:
Signature of Owner or Agent:	Date: