



A Tradition of Stewardship
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 P14-00053

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit
Date Submitted: 2.28.14 Resubmittal(s): _____ Date Complete: _____
Request: New winery - 200,000 gpy

*Application Fee Deposit: \$ _____ Receipt No. _____ Received by: SS Date: 2.28.14

To be completed by applicant...

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

Project Name: Girard Winery
Assessor's Parcel No: APN 020-150-017 Existing Parcel Size: 26.53 ac.
Site Address/Location: 1077 Dunaweal Lane Calistoga, CA
No. Street City State Zip

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

Property Owner: Vintage Wine Estates
Mailing Address: 205 Concourse Blvd Santa Rosa, CA 95403
No. Street City State Zip

Telephone No: (877) 289-9463 E-Mail: _____

Applicant (if other than property owner): Pat Roney
Mailing Address: 205 Concourse Blvd Santa Rosa, CA 95403
No. Street City State Zip

Telephone No: (877) 289-9463 E-Mail: _____

Representative (if applicable): Heather McCollister
Mailing Address: 1512 D St Napa, CA 94559
No. Street City State Zip

Telephone No: (707) 287-5999 E-Mail: bhmccolli@sbcglobal.net

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):
Request for a new 200,000 gallon per year winery facility. (See attached project description/write up.

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

District _____ Regional _____

State _____ Federal _____

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):
New winery of _____ square feet, upgrade existing on-site waste water treatment facility (used by Clos
Pagaude Winery), _____ square feet of parking/driveway/turnaround, _____ square feet of crush pad,

Project and Site Background

Vintage Wine Estates owns and operates the existing "Clos Pegase" Winery located at 1060 Dunaweal Ln in Calistoga, CA (APN: 020-150-012). Vintage Wine Estates also owns the parcel across Dunaweal Ln., (1077 Dunaweal Ln., APN: 020-150-017), which has the existing process wastewater ponds and water well for Clos Pegase.

Vintage Wine Estates is proposing to construct a new winery and tasting room (the Girard Winery) on APN: 020-150-017. A production capacity of 200,000 gal of wine annually is proposed for the new Girard Winery. Crushing is proposed inside the facility, with a covered work area/concrete slab for loading & unloading. (refer to site plan provided). A small tasting room and bar area is proposed, with 2 smaller VIP tasting areas.

The parcel consists of existing vineyards, water supply well and treatment, an agricultural storage building, 2 treatment ponds and an irrigation storage pond. The parcel is generally flat, with a small flow line along the southern property line.

A site plan is provided displaying the existing site and proposed improvements.

With the Use Permit, it is proposed to also treat the process waste (PW) generated by Girard Winery using the existing Clos Pegase Pond Treatment system. A new collection system and transfer pump sump will be required for Girard Winery. A new aerator in the process waste ponds will also be required. A new sanitary sewage system on-site is proposed to accommodate the winery employees, visitors, and events.

1) Construct new winery building to include: a 39,604 square foot winery building, for fermentation and barrel storage, tasting room, administrative, covered work area and tanks and crush pad;

2) Hours of operation from 10:00am-4:00pm to 7:00am-7:00pm seven days per week and hours of visitation from 10:00am-4:00pm to 10:00am-6:00pm seven days per week; and,

3) Maximum visitation

Tours and tastings by appointment only for a maximum of 294 visitors per week;

- Four (4) events per year with a maximum of 75 guests,
- Four (4) events per year with a maximum of 200 guests,
- One (1) harvest event per year with a maximum of 500 guests;
- Allow a small prep kitchen for catered events;
- Number of employees: 20 full-time and 10 part-time

*Revised
6/10/14*

- Hours of operation from 8:00am-6:00pm (except harvest & events;

Allow Evans Bill (AB2004) on premise consumption

4) Allow on-site consumption consistent with AB2004 to occur in landscaped winery gardens.

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.)

Tours and tastings by appointment only for a maximum of 294 visitors per week;

- Establish the marketing plan to include:
 - Four (4) events per year with a maximum of 75 guests,
 - Four (4) events per year with a maximum of 200 guests,
 - One (1) harvest event per year with a maximum of 500 guests;
- Allow Evans Bill (AB2004) on premise consumption,
- Number of employees: 20 full-time and 10 part-time,
- Hours of operation from 8:00am-6:00pm (except harvest & events).

Revised 6/10/17

NOTE: Hours of operation, employee shift 8am, open for visitors 10am.
Daily employees will not exceed 20 including full time and part time, except during harvest and events.

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.)

All food to be catered.

Small prep/staging area to be provided.

P 14-00053
APN 020-150-017

| Day | FT employees | PT employees | Tasting Visitors |
|---------------------|--------------|--------------|------------------|
| Harvest Weekday | 20 | 10 | 42 |
| Harvest Weekend | 20 | 10 | 100 |
| Non-harvest Weekday | 8 | 3 | 42 |
| Non-Harvest Weekend | 8 | 3 | 100 |

* For the Wastewater feasibility study, weekends are assumed to represent the peak.
The traffic study presents only averages.

**Events - the traffic study provides for the largest event of 500 visitors and 30 event staff. The wastewater feasibility study,

Provides portable toilets for this event, and provides the largest event with septic as 200 visitors as peak and 75 visitors.
No additional employees are assumed onsite for the events.

Marketing/visitors/hours of operation:

- Tours and tastings by appointment only for a maximum of 354 visitors per week;
- Establish the marketing plan to include:
- Four (4) events per year with a maximum of 75 guests,
- Four (4) events per year with a maximum of 200 guests,
- One (1) harvest event per year with a maximum of 500 guests;
- Number of employees: 8 full-time and 3 part-time (except for harvest 20 FT/10PT);
- Hours of operation from 8:00am-6:00pm (except harvest & events;

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Napa County Planning, Building
& Environmental Services

Total on-site parking spaces: 0 existing 22 proposed
Loading areas: 0 existing 2 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: _____ existing Sun-Sat (7 days/wk) proposed
Hours of operation: _____ existing 8am-6pm proposed
Anticipated number of employee shifts: _____ existing 20 max proposed
Anticipated shift hours: _____ existing 8 hrs proposed

Maximum Number of on-site employees:

☐ 10 or fewer ☐ 11-24 ☒ 25 or greater (specify number) 20 FT/ 10 PT

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

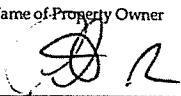
☐ other (specify number) _____

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.

| | | | |
|---|----------------|--|------|
| <u>Vintage Wine Estate</u> | | | |
| Print Name of Property Owner | | Print Name Signature of Applicant (if different) | |
|  | | | |
| | <u>2/25/14</u> | | |
| Signature of Property Owner | Date | Signature of Applicant | Date |

Operations

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

| | | | | |
|---|-----------------------------------|-----------------------------------|--|--|
| Retail Wine Sales | <input type="checkbox"/> Existing | <input type="checkbox"/> Expanded | <input checked="" type="checkbox"/> Newly Proposed | <input type="checkbox"/> None |
| Tours and Tasting- Open to the Public | <input type="checkbox"/> Existing | | | |
| Tours and Tasting- By Appointment | <input type="checkbox"/> Existing | <input type="checkbox"/> Expanded | <input checked="" type="checkbox"/> Newly Proposed | <input type="checkbox"/> None |
| Food at Tours and Tastings | <input type="checkbox"/> Existing | <input type="checkbox"/> Expanded | <input checked="" type="checkbox"/> Newly Proposed | <input type="checkbox"/> None |
| Marketing Events* | <input type="checkbox"/> Existing | <input type="checkbox"/> Expanded | <input checked="" type="checkbox"/> Newly Proposed | <input type="checkbox"/> None |
| Food at Marketing Events | <input type="checkbox"/> Existing | <input type="checkbox"/> Expanded | <input checked="" 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: 0 gal/y Per permit No: _____ Permit date: _____

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

Proposed production capacity: 200,000 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: | _____ existing | see amendments 1/10/14 | <u>125</u> _____ proposed |
| Average daily tours and tastings visitation ¹ : | _____ existing | | <u>125</u> _____ proposed |
| Visitation hours (e.g. M-Sa, 10am-4pm): | _____ existing | see amendments 1/10/14 | <u>8am-6pm</u> _____ proposed |
| Non-harvest Production hours ² : | _____ existing | | <u>8am-6pm</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.

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>22,206</u> | sq. ft. | <u>0.51</u> | acres |
| Proposed | <u>139,763</u> | sq. ft. | <u>3.21</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>132,793</u> | sq. ft. | <u>3.05</u> | acres | <u>11.49</u> | % of parcel |
|----------------|---------|-------------|-------|--------------|-------------|

Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

| | | | | | |
|----------|----------|---------|----------|---------------|---------|
| Existing | <u>0</u> | sq. ft. | Proposed | <u>37,129</u> | sq. ft. |
|----------|----------|---------|----------|---------------|---------|

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

| | | | | |
|----------|--------------|---------|-------------|--------------------------|
| Existing | <u>0</u> | sq. ft. | <u>0</u> | % of production facility |
| Proposed | <u>7,006</u> | sq. ft. | <u>15.9</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:

- | | | |
|---|---|--|
| <input type="checkbox"/> None -- no visitors/tours/events (Class I) | <input type="checkbox"/> Guided Tours Only (Class II) | <input type="checkbox"/> Public Access (Class III) |
| <input type="checkbox"/> Marketing Events and/or Temporary Events (Class III) | | |

Please identify the winery's...

| | | |
|--------------------------|-------------------------|-------------------------------|
| Cave area | Existing: _____ sq. ft. | Proposed: <u>0</u> sq. ft. |
| Covered crush pad area | Existing: _____ sq. ft. | Proposed: <u>3491</u> sq. ft. |
| Uncovered crush pad area | Existing: _____ sq. ft. | Proposed: <u>0</u> sq. ft. |

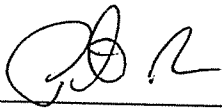
Winery Coverage Accessory Production Ratio

| Existing | | | | | |
|---|--------------------------|-------------------------------------|--|------------------------------------|-----------------------------------|
| USE | AREA (SQUARE FEET) | WINERY COVERAGE (SQUARE FEET) | OTHER WINERY DEVELOPMENT (SQUARE FEET) | PRODUCTION USE (SQUARE FEET) | ACCESSORY USE (SQUARE FEET) |
| Agricultural Storage Building and Concrete Slabs | 7,741 | | | | |
| Waste water ponds | 21,488 | 21,488 | | | |
| Irrigation Reservoir | 60,261 | | | | |
| Well Pump House and Irrigation pump House | 718 | 718 | | | |
| | | | | | |
| TOTAL EXISTING (SF): | 90,208 | 22,206 | 0 | 0 | 0 |
| TOTAL EXISTING (ACRE): | | 0.51 | 0.00 | 0.00 | 0.00 |
| TOTAL EXISTING WINERY BUIDLINGS (SF) | | | | | 0 |
| EXISTING ACCESSORY TO PRODUCTION RATIO | | | | | NA |
| | | | | | |
| TOTAL WINERY DEVELOPMENT AREA: | | 0.51 ACRES | | | |
| TOTAL WINERY DEVELOPMENT AREA: | | 22,206 SF | | | |
| TOTAL WINERY COVERAGE: | | 22,206 SF | | | |
| TOTAL WINERY COVERAGE: | | 0.51 ACRES | | | |
| EXISTING WINERY COVERAGE OF PARCEL: | | 1.92 % | | | |
| EXISTING WINERY DEVELOPMENT OF PARCEL: | | 1.92 % | | | |
| PARCEL SIZE | | 26.53 ACRES | | | |
| PARCEL SIZE | | 1,155,647 SF | | | |
| * Refere to the Use Permit Site Plan UP1 and UP2 for location of square footage onsite | | | | | |
| | | | | | |

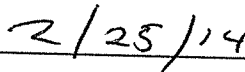
| Existing and Proposed | | | | | |
|--|--------------------------|-------------------------------------|--|------------------------------------|-----------------------------------|
| USE | AREA (SQUARE FEET) | WINERY COVERAGE (SQUARE FEET) | OTHER WINERY DEVELOPMENT (SQUARE FEET) | PRODUCTION USE (SQUARE FEET) | ACCESSORY USE (SQUARE FEET) |
| Covered Work Area and Truck Loading Dock | 3,491 | 3,491 | | 3,491 | |
| Crush Area | 4,030 | 4,030 | | 4,030 | |
| Wine Tanker Truck Loading Area | 738 | 738 | | 738 | |
| Wine Storage Area | 12,840 | 12,840 | | 12,840 | |
| Offices | 843 | 843 | | | 843 |
| Wine Tasting Room and Bar | 1,490 | 1,490 | | | 1,490 |
| Covered Porch | 2,560 | 2,560 | | | 2,560 |
| Vip Tasting Area | 830 | 830 | | | 830 |
| Retail Storage | 194 | 194 | | | 194 |
| Non-Employee Designated Restrooms | 189 | 189 | | | 189 |
| Barrell Storage and Barrell Working Area | 15,640 | 15,640 | | 15,640 | |
| Site Concrete Walkways | 1,675 | | 1,675 | | |
| Pomace Dumpster Slabs | 600 | 600 | | | |
| Large Recycling/Waste Enclosure | 240 | 240 | | 240 | |
| Fire Pump House | 150 | 150 | | 150 | |
| Water Storage Tank | 706 | 706 | | | |
| Visitor Parking | 5,295 | | 5,295 | | |
| Agricultural Storage Building and Concrete Slabs | 7,741 | | | | |
| Waste water ponds | 21,488 | 21,488 | | | |
| Irrigation Reservoir | 60,261 | | | | |
| Well Pump House and Irrigation pump House | 718 | 718 | | | |
| Asphalt Paving and Driveway (excluding visitor parking) | 66,046 | 66,046 | | | |
| TOTAL PROPOSED (SF): | | 132,793 | 6,970 | 37,129 | 6,106 |
| TOTAL PROPOSED (ACRE): | | 3.05 | 0.16 | 0.85 | 0.14 |
| TOTAL WINERY BUILDINGS - EXISTING AND PROPOSED (SF) | | | | 37,129 | 7,006 |
| TOTAL WINERY BUILDINGS - EXISTING AND PROPOSED (ACRES) | | | | 0.85 | 0.16 |
| PROPOSED ACCESSORY TO PRODUCTION RATIO | | | | | 15.9% |
| EXISTING AND PROPOSED | | | | | |
| TOTAL WINERY DEVELOPMENT AREA: | | 3.21 ACRES | | | |
| TOTAL WINERY DEVELOPMENT AREA: | | 139,763 SF | | | |
| TOTAL WINERY COVERAGE: | | 132,793 SF | | | |
| TOTAL WINERY COVERAGE: | | 3.05 ACRES | | | |
| PROPOSED WINERY COVERAGE OF PARCEL: | | 11.49 % | | | |
| PROPOSED WINERY DEVELOPMENT OF PARCEL: | | 12.09 % | | | |
| * Refere to the Use Permit Site Plan UP1 and UP2 for location of square footage onsite | | | | | |

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

Please attach completed Phase I Analysis sheet.

Domestic

Emergency

Well

Storage Tank

NA

NA

☐ Yes ☒ No

☐ Yes ☒ No

0 gallons per day (gal/d)

Well

Well

6,735 gal/d

NA gal/d

18 gal/m

TBD gal/m

see fire storage gal

25,000 total gal

Tank - combined fire, process, and potable

Proposed source of water

(e.g., spring, well, mutual water company, city, district, etc.):

Name of proposed water supplier

(if water company, city, district):

Is annexation needed?

Current water use:

Current water source:

Anticipated future water demand:

Water availability (in gallons/minute):

Capacity of water storage system:

Type of emergency water storage facility if applicable

(e.g., tank, reservoir, swimming pool, etc.):

Liquid Waste

Please attach Septic Feasibility Report

Domestic

Other

sewage

Winery Process

on-site septic
or irrigation reuse

ponds with
irrigation reuse

NA

NA

☐ Yes ☒ No

☐ Yes ☒ No

0 gal/d 5,020 (from Clos Pegase) gal/d

1675 gal/d 10,040 (combined) gal/d

1675 gal/d 17,000 gal/d

Type of waste:

Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):

Name of disposal agency

(if sewage district, city, community system):

Is annexation needed?

Current waste flows (peak flow):

Anticipated future waste flows (peak flow):

Future waste disposal design capacity:

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): onsite vineyards or offsite landfill

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

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

Number of PT employees: 3 x 1.90 one-way trips per employee = 6 daily trips.

Average number of weekday visitors: 52 / 2.6 visitors per vehicle x 2 one-way trips = 40 daily trips.

Gallons of production: 200,000 / 1,000 x .009 truck trips daily³ x 2 one-way trips = 4 daily trips.

Total = 74 daily trips.

(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38) = 26 PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): 2 x 3.05 one-way trips per employee = 6 daily trips.

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

Average number of Saturday visitors: 62 / 2.8 visitors per vehicle x 2 one-way trips = 44 daily trips.

Total = 58 daily trips.

(No of FT employees) + (No of PT employees/2) + (visitor trips x .57) = 29 PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): 20 x 3.05 one-way trips per employee = 61 daily trips.

Number of PT employees (during crush): 10 x 1.90 one-way trips per employee = 19 daily trips.

Average number of Saturday visitors: 62 / 2.8 visitors per vehicle x 2 one-way trips = 44 daily trips.

Gallons of production: 200,000 / 1,000 x .009 truck trips daily x 2 one-way trips = 4 daily trips.

Avg. annual tons of grape on-haul: 1,000 / 144 truck trips daily⁴ x 2 one-way trips = 14 daily trips.

Total = 142 daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 30 x 2 one-way trips per staff person = 60 trips.

Number of visitors (largest event): 500 / 2.8 visitors per vehicle x 2 one-way trips = 357 trips.

Number of special event truck trips (largest event): 10 x 2 one-way trips = 20 trips.

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

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

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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 | Girard Winery |
| PROJECT ADDRESS | |
| APPLICANT | Vintage Wine Estates |
| CONTACT INFO | Heather McCollister 707-287-5999 |
| | email phone |

- 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards? yes no I don't know
 If yes, please include a copy of their required spreadsheets. ☐ ☒ ☐
- 2 Do you have an integrated design team?
 if yes, please list: ☐ ☒ ☐

3 SITE DESIGN

- 3.1 Does your design encourage community gathering and is it pedestrian friendly? ☐ ☒ ☐
- 3.2 Are you building on existing disturbed areas? ☐ ☒ ☐
- 3.3 Landscape Design ☒ ☐ ☐
- 3.31 native plants? ☐ ☒ ☐
- 3.32 drought tolerant plants? ☒ ☐ ☐
- 3.33 Pierce Disease resistant planting? ☐ ☒ ☐
- 3.34 Fire resistant planting? ☐ ☒ ☐
- 3.35 Are you restoring open space and/or habitat? ☐ ☐ ☒
- 3.36 Are you harvesting rain water on site? ☐ ☐ ☒
- 3.37 planting large trees to act as carbon sinks? ☒ ☐ ☐
- 3.38 using permeable paving materials for drive access and walking surfaces? ☒ ☐ ☐
- 3.4 Does your parking lot include bicycle parking? ☒ ☐ ☐
- 3.5 Do you have on-site waste water disposal? ☐ ☐ ☐
- 3.6 Do have post-construction stormwater on site detention/filtration methods designed? ☐ ☐ ☐
- 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings? ☐ ☐ ☐
- 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)? ☒ ☐ ☐
- 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects? ☐ ☒ ☐

4 ENERGY PRODUCTION & EFFICIENCY

- 4.1 Does your facility use energy produced on site?
 If yes, please explain the size, location, and percentage of off-set: ☒ ☐ ☐
- 4.2 Does the design include thermal mass within the walls and/or floors? ☐ ☐ ☐
- 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? ☐ ☐ ☐
- 4.4 Will your plans for construction include: ☐ ☐ ☒
- 4.41 High density insulation above Title 24 standards? ☒ ☐ ☐
- 4.42 Zones for heating and cooling to provide for maximum efficiency? ☒ ☐ ☐
- 4.43 Energy Star™ or ultra energy efficient appliances? ☒ ☐ ☐
- 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? ☒ ☒ ☐
- 4.45 Timers/time-outs installed on lights (such as the bathrooms)? ☒ ☐ ☐
- If yes, please explain: _____

5 WATER CONSERVATION

- 5.1 Does your landscape include high-efficiency irrigation? ☒ ☐ ☐
- 5.2 Does your landscape use zero potable water irrigation? ☐ ☒ ☐
- 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? ☐ ☒ ☐
- 5.4 Will your facility use recycled water? ☐ ☒ ☐
- 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? ☒ ☐ ☐
- 5.52 ultra water efficient fixtures and appliances? ☒ ☐ ☐
- 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? ☒ ☐ ☐

6 MATERIALS/RECYCLING

6.1 Are you using reclaimed materials?

If yes, what and where:

| | | |
|--|---|--|
| | 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 MANAGEMENT

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?

| | | |
|---|--|--|
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |
| X | | |

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

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

1

2

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:

| | | |
|---|--|--|
| 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 | | |

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: Heather McCollister

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



A Tradition of Stewardship
A Commitment to Service

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) |
|-----------------------------|--------------------|-------------------------------|--|
| 020-150-017 | 26.52 | 1 | 26.52 |

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.

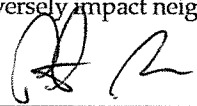
| | | | |
|--------------------------------|-------------|---|-------------|
| EXISTING USE: | | PROPOSED USE: <i>See phase 1 water</i> | |
| Residential | _____ af/yr | Residential | _____ af/yr |
| Farm Labor Dwelling | _____ af/yr | Farm Labor Dwelling | _____ af/yr |
| Winery | _____ af/yr | Winery | _____ af/yr |
| Commercial | _____ af/yr | Commercial | _____ f/yr |
| Vineyard* | _____ af/yr | Vineyard* | _____ af/yr |
| Other Agriculture | _____ af/yr | Other Agriculture | _____ af/yr |
| Landscaping | _____ af/yr | Landscaping | _____ af/yr |
| Other Usage (List Separately): | | Other Usage (List Separately): | |
| <u>Waste water pond</u> | _____ af/yr | _____ | _____ af/yr |
| <u>Agriculture</u> | _____ af/yr | _____ | _____ af/yr |
| _____ | _____ af/yr | _____ | _____ af/yr |

| | | | | | |
|---------------|-----------------|---------------|-----------------|---------------|-------------|
| TOTAL: | _____ af/yr | TOTAL: | _____ af/yr | TOTAL: | _____ af/yr |
| | _____ gallons** | TOTAL: | _____ 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: 2/25/14 Phone: _____



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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: Girard winery

Project number if known:

Contact person: Heather Mccollister

Contact email & phone number: Bhmccolli@sbcglobal.net (707) 287-5999

Today's date: 01/07/2014

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.

- ☐ ☐ **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.

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.

☐ ☒ **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

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles (1) Propane forklift, (1) electric cart

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).

☐ ☒ **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:
-
-

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.

☐☐

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.

☐☒

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.

☐☒

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.

☐☒

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!

☐☐

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.

Not close to main transportation system

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.

See engineer report provided

☐ ☒ **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%.

☐ ☒ **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.

☐ ☒ **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.

☐ ☒ **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.

☐ ☒ **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.

☐ ☒ **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.

☐ ☐ **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.

N/A

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 buried 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.

☐ ☒ **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) ☐

BMP-25 (b) ☐

BMP-25 (c) ☐

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

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

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.
N/A

- ☐ ☒ **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?**

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

Comments and Suggestions on this form?

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

APPENDIX A – APPLICABILITY CHECKLIST

| | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|--|---|---|---|---|---|--|---|--|---|--|---|--|---|
| Post-Construction Runoff Management Applicability Checklist | <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 style="text-align: center;">  </div> </div> | | | | | | | | | | | | | | | | | |
| Project Address: 1077 Dunaweal Lane Calistoga ca | Assessor Parcel Number(s): 020-150-017 | Project Number: <i>(for County use Only)</i> | | | | | | | | | | | | | | | | |
| Instructions: 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. Note: 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. | | | | | | | | | | | | | | | | | | |
| POST-CONSTRUCTION STORMWATER BMP REQUIREMENTS (Parts A and B) <ul style="list-style-type: none"> ✓ 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. ✓ If all answers to Part A are "No" and any answers to Part B are "Yes" your project is a "Standard Project" and is subject to the Site Design and Source Control design standards described in the Napa County Post-Construction Runoff Management Requirements. ✓ If every question to Part A and B are answered "No", your project is exempt from post-construction runoff management requirements. | | | | | | | | | | | | | | | | | | |
| Part A: Priority Project Categories Does the project meet the definition of one or more of the priority project categories? | | | | | | | | | | | | | | | | | | |
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Residential with 10 or more units</td> <td style="width: 20%; text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>2. Commercial development greater than 100,000 square feet.....</td> <td style="text-align: right;">Yes <input checked="" type="radio"/> No <input type="radio"/></td> </tr> <tr> <td>3. Automotive repair shop.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>4. Retail Gasoline Outlet.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>5. Restaurant.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....</td> <td style="text-align: right;">Yes <input checked="" type="radio"/> No <input type="radio"/></td> </tr> </table> | | | 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 checked="" type="radio"/> No <input 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 checked="" type="radio"/> No <input type="radio"/> | | | | |
| 1. Residential with 10 or more units | Yes <input type="radio"/> No <input checked="" type="radio"/> | | | | | | | | | | | | | | | | | |
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| 3. Automotive repair shop..... | Yes <input type="radio"/> No <input checked="" type="radio"/> | | | | | | | | | | | | | | | | | |
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| 6. Parking lots with greater than 25 spaces or greater than 5,000 square feet..... | Yes <input checked="" type="radio"/> No <input type="radio"/> | | | | | | | | | | | | | | | | | |
| <small>*Refer to the definitions section for expanded definitions of the priority project categories.</small> | | | | | | | | | | | | | | | | | | |
| Part B: Standard Project Categories Does the project propose: | | | | | | | | | | | | | | | | | | |
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. A facility that requires a NPDES Permit for Stormwater Discharges Associated with Industrial Activities?</td> <td style="width: 20%; text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?.....</td> <td style="text-align: right;">Yes <input checked="" type="radio"/> No <input type="radio"/></td> </tr> <tr> <td>3. Hillside residential greater than 30% slope.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>4. Roadway and driveway construction or reconstruction which requires a Grading Permit.....</td> <td style="text-align: right;">Yes <input checked="" type="radio"/> No <input type="radio"/></td> </tr> <tr> <td>5. Installation of new storm drains or alteration to existing storm drains?.....</td> <td style="text-align: right;">Yes <input checked="" type="radio"/> No <input type="radio"/></td> </tr> <tr> <td>6. Liquid or solid material loading and/or unloading areas?.....</td> <td style="text-align: right;">Yes <input checked="" type="radio"/> No <input type="radio"/></td> </tr> <tr> <td>7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> <tr> <td>8. Commercial or industrial waste handling or storage, excluding typical office or household waste?.....</td> <td style="text-align: right;">Yes <input type="radio"/> No <input checked="" type="radio"/></td> </tr> </table> | | | 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 checked="" type="radio"/> No <input 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"/> |
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| 2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?..... | Yes <input checked="" type="radio"/> No <input type="radio"/> | | | | | | | | | | | | | | | | | |
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| 6. Liquid or solid material loading and/or unloading areas?..... | Yes <input checked="" type="radio"/> No <input 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, www.swrcb.ca.gov/stormwtr/industrial.html | | | | | | | | | | | | | | | | | | |

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".

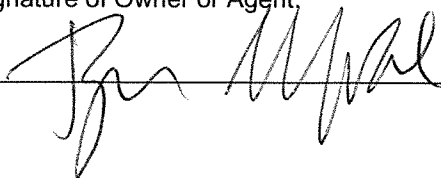
Name of Owner or Agent (Please Print):

Ben Monroe

Title:

PE


Signature of Owner or Agent:



Date:

2/20/14

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

| | | | |
|---|--|--|---|
| Construction Site Runoff Control Applicability Checklist | | County of Napa Department of Public Works 1195 Third Street, Suite 201 Napa, CA 94559 (707) 253-4351 www.co.napa.ca.us/publicworks |  |
| Project Address: Girard Winery 1077 Dunaweal Lane Calistoga, Ca | | Assessor Parcel Number(s): 020-150-017 | Project Number: <i>(for County use Only)</i> |
| INSTRUCTIONS 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. Note: 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. | | | |
| DETERMINING PROJECT APPLICABILITY TO THE CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS <ul style="list-style-type: none"> ✓ 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). ✓ 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). ✓ 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 will 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). ✓ If any of the answers to the questions in Part A is "Yes", complete the construction site prioritization in Part B below. | | | |

OVER

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

APPENDIX A – APPLICABILITY CHECKLIST

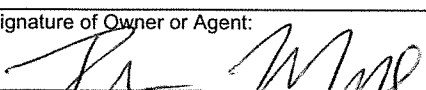
Impervious Surface Worksheet

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 | 5,697 | 41,300 | 0 | 46,997 |
| Patio, Impervious Decking, Pavers and Impervious Liners | 2,762 | 0 | 0 | 2,762 |
| Sidewalks and paths | 0 | 1,675 | 0 | 1,675 |
| Parking Lots | 0 | 5,295 | 0 | 5,295 |
| Roadways and Driveways, | 0 | 66,046 | 0 | 66,046 |
| Off-site Impervious Improvements | 0 | 0 | 0 | 0 |
| Total Area of Impervious Surface (Excluding Roadways and Driveways) | 8,459 | 114,316 | 0 | 122,775 |

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): Ben Monroe | Title: PE |
| Signature of Owner or Agent:  | Date: 2/20/14 |

~~CONFIDENTIAL AND PROPRIETARY~~

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Vintage Wine Estate

Print Name of Property Owner

Print Name Signature of Applicant (if different)

Signature of Property Owner

Date

Signature of Applicant

Date