



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 Third Street, Suite 210, Napa, California, 94559 (707) 253-4417
APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____

Date Submitted: 8.12.10

TYPE OF APPLICATION: Major Modification

Date Published: _____

REQUEST: _____

Date Complete: _____

TO BE COMPLETED BY APPLICANT
(Please print or type legibly)

PROJECT NAME: Kent Rasmussen Wines

Assessor's Parcel #: 025-410-002 Existing Parcel Size: 5.67 acres

Site Address/Location: 1001 Silverado Trail St. Helena CA 94574
No Street City State Zip

Property Owner's Name: Kent A. Rasmussen and Celia Ramsay

Mailing Address: P.O. Box 312 St. Helena CA 94574
No Street City State Zip

Telephone #: (707) 963-5667 Fax #: (707) 963-5664 E-mail: KRWine@aol.com

Applicant's Name: Kent A. Rasmussen and Celia Ramsay

Mailing Address: P.O. Box 312 St. Helena CA 94574
No Street City State Zip

Telephone #: (707) 963-5667 Fax #: (707) 963-5664 E-mail: KRWine@aol.com

Status of Applicant's Interest in Property: Owner and Applicant

Representative Name: Donna B. Oldford, Plans4Wine

Mailing Address: 2620 Pinot Way St. Helena CA 94574
No Street City State Zip

Telephone #: (707) 963-5832 Fax #: (707) 963-7556 E-mail: DBOldford@aol.com

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

[Signature] 8/1/10
Signature of Property Owner Date

[Signature] 8/1/10
Signature of Applicant Date

Kent A. Rasmussen
Print Name

Kent A. Rasmussen
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 8500.00 Receipt No. 81793 Received by: [Signature] Date: 8-12-10

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

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	16,289
Outside work areas	687 + 1,234 (covered outdoor pads)
Tank areas	600 (water storage) + 1,060 (ferm. Tanks)
Storage areas (excluding caves)	6,323
All paved areas:	25,235
Parking areas	integrated
Loading areas	integrated
Walkways	500
Access driveways to the public or private rd	23,501
Above-ground wastewater and run-off treatment systems:	
Wastewater pond or SDDS	N/A
Spray disposal field	3,805 (treatment) + 7,620 (reserve area)
Parcel size: 5.67 acres	Percent of winery coverage of parcel size:
Total winery coverage: 1.047 acres	17 percent

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	687
Fermenting	1,060 + 1,234 (covered outdoor crush pads)
Bottling	Mobile bottling unit
Bulk & bottle storage	5,269 (ex. Winery) + 6,113 (ex. Warehouse)
Shipping	integrated
Receiving	integrated
Laboratory	N/A
Equipment storage & maintenance facilities (excludes fire protection facilities)	1,054 (ex. Building near River)
Employee-designated restrooms	50
Total square footage of production facility:	16,289 sq. ft.

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	398 (converted residence) + 450 (accessory w/i existing winery)
Lobbies/waiting rooms	N/A
Conference/meeting rooms	N/A
Non-production access hallways	41
Kitchens	110
Tasting rooms	255 (converted residence) + 400 (ex. Winery)
Retail space areas	110
Libraries	N/A
Visitor restrooms	106
Art display areas	Integrated w/I accessory space
Any other areas within the winery structure not directly related to production	None
Total square footage of accessory use space:	1,485 sq. ft.
Percent of accessory use to production use:	9.5 percent

INFORMATION SHEET

I. USE

- A.** Description of Proposed Use (attached detailed description as necessary) (including where appropriate product /service provided: Expand production from 40,000 gpy to 100,000 gpy; add winery marketing plan and private tours and tastings; expand existing septic systems; convert an existing residence into winery accessory space;
Recognize 1,054 existing pad and structure pre-dating 1991 within setback of Napa River for winery use.
- B.** Project Phases: [] one [] two [] more than two (please specify) _____
- C.** Estimated Completion Date for Each Phase: Phase 1: _____ 1 yr Phase 2: _____ 1 yr
- D.** Actual Construction Time Required for Each Phase: [] Less than 3 months
[] More than 3 months
- E.** Related Necessary On- And Off-Site Concurrent or Subsequent Projects: _____ None anticipated
- F.** Additional Licenses/Approval Required:
District: _____ N/A Regional: _____ RWOCB
State: _____ ABC Federal _____ BATE

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A.** Floor Area/Impervious area of Project (in square ft): 41,524 sq. ft.
Proposed total floor area on site: 16,289 sq. ft.
Total Development area (building, impervious, leach field, driveway, etc.): 41,524 sq. ft.
New construction: None; use existing structures
existing structures or portions thereof to be utilized: _____ 16,289 sq. ft. existing structures or portions thereof to be moved: none
- B.** Floor Area Devoted to each separate use (in square feet):
living: 985 (convert) storage/warehouse: 12,536 sq. ft. offices: 848 sq. ft.
sales: 989 sq. ft. caves: _____ N/A other: 1,054 (ex. Pad/bldg)
septic/leach field: 11,425 sq. ft. roads/driveways: 23,501 sq. ft.
- C.** Maximum Building Height: existing structures: _____ 28 ft. new construction: _____ N/A
- D.** Type of New Construction (e.g., wood-frame): _____ Use existing structures
- E.** Height of crane necessary for construction of new buildings (airport environs): _____ N/A
- F.** Type of Exterior Night Lighting Proposed: _____ Down-lit, low-level, timers
- G.** Viewshed Ordinance Applicable (See County Code Section 18.106) Yes _____ No _____
- H.** Fire Resistivity (check one: If not checked, Fire Department 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)
(Reference Table 6A of the 2001 California Building Code)

III. PARKING

	<u>Existing</u>	<u>Proposed</u>
A. Total On-Site Parking Spaces:	N/A	15
B. Customer Parking Spaces:	N/A	11
C. Employee Parking Spaces:	N/A	4
D. Loading Areas:	1	1

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	7 days/week	No Change
B. Expected Hours of Operation:	6 a.m. – 6 p.m.	No Change
C. Anticipated Number of Shifts:	1	1
D. Expected Number of Full-Time Employees/Shift:	2	4
E. Expected Number of Part-Time Employees/Shift:	2 harvest	2 harvest
F. Anticipated Number of Visitors		
• busiest day:	N/A	48
• average/week:	N/A	336
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	4	No Change
• average/week:	20	No Change

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES N/A

A. Commercial Meeting Facilities		
Food Serving Facilities		
• restaurant/deli seating capacity:	_____	
• bar seating capacity:	_____	
• public meeting room seating capacity:	_____	
• assembly capacity:	_____	
B. Residential Care Facilities (6 or more residents)		
Day Care Centers	<u>Existing</u>	<u>Proposed</u>
• type of care:	_____	_____
• total number of guests/children:	_____	_____
• total number of bedrooms:	_____	_____
• distance to nearest existing/approved facility/center:	_____	_____

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (e.g., spring, well, mutual water company, city, district, etc)	<u>Well</u>	<u>Well</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>N/A</u> Yes ___ No <u>X</u>	<u>N/A</u> Yes ___ No <u>X</u>
C. Current Water Use (in gallons/day): Current water source:	<u>5,000 gpd</u> <u>Well</u>	<u>N/A</u> <u>Well</u>
D. Anticipated Future Water Demand (in gallons/day)	<u>5,062 gpd</u>	<u>Per CDF</u>
E. Water Availability (in gallons/minute):	<u>1,000</u>	<u>1,000</u>
F. Capacity of Water Storage System (gallons):	<u>16,000</u>	<u>16,000</u>
G. Nature of Storage Facility (e.g., tank, reservoir, swimming pool, etc.):	<u>Tanks</u>	<u>Tanks</u>
H. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE	<u>Domestic</u> (sewage)	<u>Process</u> (please specify)
A. Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>On-site Septic</u>	<u>N/A</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>On-site Septic</u> Yes ___ No <u>X</u>	<u>N/A</u> Yes ___ No <u>X</u>
C. Current Waste Flows (peak flow in gallons/day):	<u>2,120 gpd</u>	<u>N/A</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>2,359 gpd</u>	<u>N/A</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>2,359 gpd</u>	<u>N/A</u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.)	<u>Garbage Company</u>	<u>N/A</u>
B. Grading Spoils (on-site, landfill, construction, etc.)	<u>On-site</u>	<u>N/A</u>
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>Private Waste Hauler</u>	<u>N/A</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>Upper Valley Disposal</u>	<u>N/A</u>

**Napa County Department of Environmental Management
CUPA-Related Business Activities Form**

Business Name: Kent Rasmussen Wines

Business Address: 1001 Silverado Trail St. Helena, CA 94574

Contact: Knet A. Rasmussen **Phone #:** (707) 963-5667

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

YES NO

B. UNDERGROUND STORAGE TANKS (UST'S)

1. Own or operate underground storage tanks?

YES NO

2. Intend to upgrade existing or install new UST's?

YES NO

C. ABOVE GROUND STORAGE TANKS (AST'S)

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

YES NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?

YES NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

YES NO

3. Treat hazardous waste on site?

YES NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

YES NO

5. Consolidate hazardous waste generated at a remote site?

YES NO

E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

YES NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia – 500 lbs, Sulfur Dioxide – 500 lbs, Chlorine – 500 lbs.

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

- | | |
|---|---|
| a. <u>E</u> crushing | g. <u>X</u> underground waste disposal |
| b. <u>E</u> fermentation | h. <u>N</u> above-ground waste disposal |
| c. <u>E</u> barrel ageing | i. <u>X</u> administration office |
| d. <u>E</u> bottling | j. <u>X</u> laboratories |
| e. <u>P</u> case goods storage | k. <u>N</u> day care |
| f. <u>N</u> caves: | l. <u>P</u> tours/tastings: |
| <i>use:</i> | <u>N</u> public drop-in |
| __ barrel storage | <u>P</u> public by appointment |
| __ case goods storage | <u>P</u> wine trade |
| __ Other _____ | m. <u>E</u> retail wine sales |
| <i>accessibility to public:</i> | <u>N</u> public drop-in |
| __ none – no visitors/tours/events | <u>P</u> public by appointment |
| __ guided tours only | n. <u>P</u> public display of art or |
| __ public access – no guides/unescorted | wine related items |
| __ marketing events and/or temporary events | o. <u>N</u> food preparation |

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets, if necessary): _____

 New marketing program for existing, expanded winery. _____

 Private tours/tastings: 8 per day, max. of 6 for each. _____

 Food and wine pairings: 4 per month, max. of 24 at each. _____

 Wine club/industry events: 4 per year, max. of 75 at each. _____

 Auction related events: 1 per year, max of 125 attending. _____

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): _____

 All food service will be catered (no commercial kitchen). Applicant requests Ordinance 1340 food-with-wine tasting approval, and picnic ordinance approval as part of marketing plan. _____

4. **Production Capacity. No Change**

- a. existing capacity: 40,000 gpy date authorized: _____
- b. current maximum actual production (year): 40,000 + 30% increase (2009)
- c. proposed capacity: 100,000 gpy

5. **Grape Origin.** (Fill out a "Initial State of Grape Source" form if establishing a new winery or expanding an existing winery development area and include with application form.)

6. Winery Development Area. (See a below – for existing winery facilities)

Will the project involve construction of additional facilities beyond the winery development area? No

7. Total Winery Coverage. (See b below – maximum 25% of parcel or 15 acres, whichever is less)

- a. square feet/acres: 41,524 sq. ft.
- b. percent of total parcel: 16.8 percent

8. Production Facility. (See c below – include the square footage of all floors for each structure)

- a. square feet: 16,289 sq. ft.

9. Accessory Use. (See d below – maximum permitted 40% of the production facility)

- a. square feet: 1,485 sq. ft.
- b. percent of production facility: 9.1 percent

Marketing Definition (paraphrased from County Code)

Marketing of Wine – Any activity conducted at the winery shall be limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine, which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development.

Coverage Definitions (paraphrased from County Code)

- a. Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.
- b. Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves), all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.
- c. Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.
- d. Accessory Use** – The total square footage of areas within winery structures used for accessory uses related to a winery that are not defined as “production facility” which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.

Ramsay Winery Proposed Winery Use Impervious Area Estimate
 09-28 Bartelt Engineering
 Rangel Gonzales - August 10, 2010

Proposed Winery Use Buildings	
Building	Area (sf)
Tasting Room	985
Warehouse	6,113
Fire Tank & Pad	600
Winery	5,719
Covered Work Area	687
Covered Tank Area	1,060
Agricultural Building	1,125
Total Building Area	16,289

Proposed Winery Use Impervious Pavement	
Pavement	Area (sf)
Driveway	23,501
Walkway	500
Wine Tank Area	1,234
Total Impervious Pavement Area	25,235

TOTAL PROPOSED WINERY USE IMPERVIOUS AREA (sf) =	41,524
PARCEL AREA (acres) =	5.67
PARCEL AREA (sf) =	246,985
PROPOSED WINERY USE IMPERVIOUS AREA	16.8%

Ramsay Winery Existing Winery Use Impervious Area Estimate
 09-28 Bartelt Engineering
 Rangel Gonzales - August 10, 2010

Existing Winery Use Buildings	
Building	Area (sf)
Warehouse	6,113
Fire Tank & Pad	293
Winery	5,719
Covered Work Area	687
Covered Tank Area	1,060
Agricultural Building	1,125
Total Building Area	14,997

Existing Winery Use Impervious Pavement	
Pavement	Area (sf)
Driveway	23,501
Wine Tank Area	1,234
Total Impervious Pavement Area	24,735

TOTAL EXISTING WINERY USE IMPERVIOUS AREA (sf) =	39,732
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PARCEL AREA (acres) =	5.67
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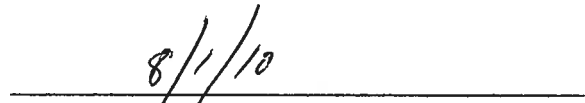
PARCEL AREA (sf) =	246,985
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EXISTING WINERY USE IMPERVIOUS AREA	16.1%
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INITIAL STATEMENT OF GRAPE SOURCE
(Napa County Zoning Ordinance Sections 12419(b) and (c))

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.


Signature


Date


Letters of commitment from grape suppliers and supporting documents will 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.

INDEMNIFICATION AGREEMENT

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.



Applicant Kent A. Rasmussen

Same

Property Owner (if other than Applicant)

8/1/10

Date

APN 025-410-002

Project Identification

Kent Rasmussen Wines
1001 Silverado Trail, St. Helena, CA

**PROJECT STATEMENT
MAJOR MOD
KENT RASMUSSEN WINES
1001 SILVERADO TRAIL, ST. HELENA
APN 025-419-002**

Kent Rasmussen Wines (otherwise known as the Ramsay Winery) is an existing winery approved for 40,000 gallons per year annual production and with a 30 percent averaged increase, per the County's prior policy. At the time this winery was approved, there was no marketing plan proposed or approved for the winery.

This Major Modification request includes a request for an increase in production to 100,000 gallons per year; a request for a winery marketing plan and request for private appointment tours and tastings; and an expansion of the existing wastewater treatment system to provide for both the production increase and the marketing activities.

The winery production can be accommodated with the existing facilities, with the addition of more fermentation tanks. This application requests recognition of all impervious outdoor work areas and crush pads, as well as pad space for two additional water storage tanks.

The winery marketing program will be accommodated in an existing guesthouse, which is proposed for conversion to winery accessory use. The only physical alteration of this structure will be required ADA access facilities. In addition to the tasting room structure, the winery has allocated 400 sq. ft. within the existing winery for private tours and tastings.

Local Plans and Policies: The proposed winery is consistent with all County plans and policies, including the *Napa County General Plan*, *Napa County Conservation Regulations*, and *Napa County Zoning Code*. The exception to this is the minimum parcel size included in the County's *Winery Definition Ordinance (WDO)*, as the site is under the 10-acre minimum cited in that Ordinance. Ramsay Winery was approved prior to the County's adoption of the WDO.

The land use designation of this property in the County's *General Plan* is Agricultural. The zoning is AW (Agricultural Watershed). This land use designation and the relevant zoning district allow a winery with an approved use permit.

The County's *Conservation Regulations* set forth parameters for slope and waterways setbacks, which this winery and the proposed Major Mod are fully compatible with.

Environmental Analysis for Site: The environmental data for this site, as reflected in the County's Geographic Information Systems (GIS) yields the following background information.

Flood Zone: See FEMA letter in this submittal application which exempts the property from the flood zone. No new construction is proposed, since the production increase and marketing program can easily be accommodated within existing (or converted) structures.

Groundwater Ordinance: The parcel is not located within a Groundwater Deficient Area.

CalVeg: AG and NX. Site has been fully developed or planted for more than two decades.

HazMat Releases: No hazardous releases found within 1,500 ft. of this parcel.

Archaeology: Archaeological sites found.

Faults: No faults found.

Spotted Owls: No Spotted Owls found.

Special Plants: No Special Plants found.

Landslides: No landslides found.

Alquist Priolo Faults: No Alquist Priolo Faults found.

Fire Hazard Severity: Moderate fire hazard severity.

Existing Site Conditions: The winery was approved prior to 1990, when the *Winery Definition Ordinance (WDO)* was adopted, making the winery a legal conforming use. The present winery facilities include a 5,719-sq. ft. winery structure; a 6,113-sq. ft. wine warehouse; several outdoor crush pads and fermentation areas totaling about 2,981 sq. ft.; several pads for mechanical equipment and/or water storage tanks; driveways, parking areas and walkways totaling about 25,235 sq. ft.; a primary residence of 4,068 sq. ft.; and a guest house (proposed for conversion to a tasting room structure and winery offices) of 985 sq. ft. The site also contains planted vineyards. The site includes a 1,054-sq. ft. pad and structure within the Napa River setback, that structure predating the County's *Conservation Regulations*. Applicant is asking its recognition for winery uses.

The site is located on Silverado Trail just south of the Pope Street Bridge on the Napa River, south of the City of St. Helena. Prior to its use as a winery, this site was used for cattle operations and its well was at one time one of the water sources for municipal uses in the City of St. Helena (no longer). The site enjoys good drainage and soils, with the soils quite conducive to expansion of the existing process and sanitary wastewater systems.

Access to the site is via Silverado Trail and there are broad out-turn lanes in proximity to the winery on Silverado Trail southbound. The eastern side of Silverado Trail in this

location features a sheer rock cliff and several very large native oak trees line the road in this vicinity. (See exhibits prepared by Bartelt Engineering on ingress/egress.

Winery Facilities: As mentioned earlier and reflected in the application, this winery request will not require any additional construction or new structures. The existing winery was built for long-range expansion opportunities and the existing guesthouse, located near Silverado Trail and pre-dating 1990, is adequate for accommodating the proposed private tours and tastings, as well as a marketing program for the winery. The garage located near the guesthouse is proposed for conversion to winery storage. The elevations and floor plans for the existing guesthouse are included with this application.

In addition to the freestanding marketing/tastings structure, the applicant requests a small 400-sq. ft. tasting and accessory area within the existing winery. This will allow tours and tastings to be held in that facility at times, particularly until the separate structure can be properly designed and converted to such use. On occasion, the winery wishes to do their tastings within the winery so that tours can include discussion of wine processing operations.

There is a 6,113-sq. ft. wine warehouse on the site that will be adequate to store wine and wine-related equipment consistent with the production increase requested. In addition, there are fermentation tank areas in covered outdoor areas and these can easily accommodate additional fermentation tanks.

The Major Mod asks for recognition of all existing concrete pad areas used primarily for wine production uses. A 600-sq. ft. pad is proposed as the base for two additional tanks to be used for water storage and fire protection.

The water supply system for this property is provided by a very healthy groundwater well. There is a historic mutual water company that oversees this water system, with a report on file with Napa County Environmental Management and water quality testing is done routinely. A Phase One Water Report was prepared by Bartelt Engineering and is included with this Major Mod application. The Report stipulates that the proposed increases in production and marketing are consistent with the groundwater allocations that Napa County uses to regulate wineries and agriculture.

The winery wastewater system for process and sanitary wastewater is proposed for expansion. A Wastewater Feasibility Report has been prepared by Bartelt Engineering and is submitted with this application. The parcel will be able to support the wastewater produced by the expansion by utilizing a subsurface drip dispersal system. See included Report for details of process and sanitary wastewater systems.

Parking for winery employees (four full-time and two part-time during harvest) can be provided on-site within the existing impervious areas of the property, without obstructing fire protection areas and turnarounds. A total of 15 parking spaces are proposed, eleven of those for visitors and four for employees. Parking for larger events can be

accommodated on-site, as the vineyard rows and other parking areas associated with the private residence/road can handle up to about 30 vehicles.

Winery Marketing Plan: The County's *Winery Definition Ordinance* requires wineries to have an approved marketing plan for winery visitors and activities related to the promotion and sale of wine made on-site. Previously, this winery did not have such a plan. Its location on the Silverado Trail, in an area where Levels of Service are generally very good (Level A or B), makes it appropriate for a winery marketing plan that is consistent with wineries in that location which are similar in production size.

The proposal for private (by appointment only) tours and tastings is for a maximum of eight (8) private tours and tastings daily, with a maximum of six (6) persons per tour. The applicant requests approval of Ordinance 1340, which allows for the serving of foods with private tours and tastings. He also requests approval under the "picnic ordinance," which allows a winery visitor to purchase a bottle of wine to enjoy on-site.

The proposed Winery Marketing Plan is as follows.

Food & Wine Pairings: A maximum of four (4) events per year, with a maximum of 24 persons in attendance at any one event.

Open House and Release Events: A maximum of four (4) events per year, with a maximum of 75 persons in attendance at any one event.

Auction-related Events: A maximum of one (1) event per year, with a maximum of 125 persons in attendance at this event.

The winery does not propose a commercial kitchen, so all food served with wine will be catered.

Portable facilities will be utilized for the large event requested.

All winery marketing will be conducted outside the peak commute hours. Private tours and tastings will not commence before 10:00 A.M. and will be concluded before 5:00 P.M. Evening marketing events will commence after 6:00 P.M. and will be concluded by 10:00 P.M. in the evening.

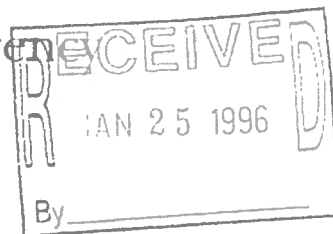
No outdoor amplified music is proposed in association with marketing events for the winery.



Federal Emergency Management Agency

Washington, D.C. 20472

JAN 19 1996



Mr. Mel Verrelman
Chairman, Board of Supervisors
Napa County
1195 Third Street, Room 310
Napa, California 94559

IN REPLY REFER TO:
Case No.: 96-09-012A
Community: Napa County, California
Community No.: 060205
Map Panel Affected: 0275 A

T-218-65-R

Dear Mr. Verrelman:

This is in response to a letter dated September 14, 1995, from Mr. Peter Riechers, P.E., President, Riechers Shinnamon & Spence Inc., requesting that the Federal Emergency Management Agency (FEMA) determine whether the following property is located in a Special Flood Hazard Area (SFHA), an area that would be inundated by a flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

Property Description: A portion of the property described in the Grant Deed recorded as Instrument No. 1995-008715, in the Office of Official Records, Napa County, California

Street Address: 1001 Silverado Trail

Community and State: Napa County, California

The legal description of the portion mentioned above is as follows:

Beginning at the south corner of property; thence N 22°30'00" E 52.83 feet to the TRUE POINT OF BEGINNING; thence N 40°13'29" W 22.58 feet; thence N 30°44'45" W 21.04 feet; thence N 33°37'56" W 16.10 feet; thence N 48°33'04" W 15.10 feet; thence N 52°34'40" W 22.29 feet; thence N 55°43'19" W 42.06 feet to the beginning of a curve concave to the northeast, having a radius of 40.67 feet; thence northwesterly 45.75 feet along said curve through a central angle of 64°27'02"; thence N 05°01'22" E 38.19 feet; thence N 10°31'13" E 30.09 feet to the beginning of a curve concave to the west, having a radius of 50.00 feet; thence northwesterly 28.65 feet along said curve through a central angle of 32°49'42"; thence N 22°18'29" W 21.15 feet; thence N 32°33'46" W 20.17 feet to the beginning of a curve concave to the southwest, having a radius of 45.31 feet; thence northwesterly 29.79 feet along said curve through a central angle of 37°39'49"; thence N 70°13'36" W 18.93 feet to a point on a curve concave to the northeast, having a radius of 34.90 feet; thence northwesterly 43.58 feet along said curve through a central angle of 71°32'52"; thence N 16°53'41" E 21.66 feet to the beginning of a curve concave to the southwest, having a radius of 14.74 feet; thence northerly 32.17 feet along said curve through a central angle of 125°02'11"; thence S 71°51'30" W 9.40 feet; thence S 57°29'42" W 9.34 feet; thence S 53°00'56" W 11.88 feet; thence S 43°29'15" W 17.13 feet to the beginning of a curve concave to the southeast, having a radius of 24.20 feet; thence southerly 28.71 feet along said curve through a central angle of 67°58'18"; thence S 24°11'34" E 73.19 feet to the beginning of a curve concave to the northeast,

having a radius of 51.35 feet; thence southeasterly 43.48 feet along said curve through a central angle of $48^{\circ}30'36''$; thence $S 72^{\circ}42'10'' E 22.95$ feet to the beginning of a curve concave to the southwest, having a radius of 62.91 feet; thence southeasterly 16.05 feet along said curve through a central angle of $14^{\circ}37'06''$; thence $S 51^{\circ}34'06'' E 7.75$ feet; thence $S 46^{\circ}14'06'' E 5.95$ feet; thence $S 25^{\circ}14'18'' E 7.62$ feet; thence $S 06^{\circ}37'00'' E 9.20$ feet; thence $S 08^{\circ}37'11'' E 5.84$ feet to the beginning of a curve concave to the northwest, having a radius of 7.00 feet; thence southwesterly 9.04 feet along said curve through a central angle of $73^{\circ}58'32''$; thence $S 82^{\circ}35'43'' E 6.61$ feet; thence $N 86^{\circ}06'39'' W 7.27$ feet; thence $N 81^{\circ}55'40'' W 6.52$ feet; thence $S 89^{\circ}43'59'' W 3.08$ feet; thence $S 82^{\circ}32'13'' W 8.65$ feet; thence $N 45^{\circ}31'32'' W 202.26$ feet; thence $N 43^{\circ}13'19'' W 221.03$ feet to a point on the northwest property line; thence $N 41^{\circ}00'00'' E 132.00$ feet to the north corner of said property; thence $S 71^{\circ}30'00'' E 511.50$ feet to the east corner of said property; thence $S 08^{\circ}30'00'' W 249.00$ feet; thence $S 22^{\circ}30'00'' W 172.67$ feet to the TRUE POINT OF BEGINNING.

On December 15, 1995, we received all information necessary to process this request. After comparing this information to the National Flood Insurance Program (NFIP) map for your community, we determined that the property described above would not be inundated by the base flood. Therefore, this letter revises the NFIP map for Napa County, California (NFIP Number 060205, Panel 0275 A, dated February 1, 1980), to remove the property from the SFHA. The property is now located in Zone B, an area of moderate flooding outside the SFHA.

A portion of this property is located within the regulatory floodway for the Napa River. The regulatory floodway is the area that must be maintained in an unobstructed condition in order to prevent unacceptable increases in flood levels. Therefore, no construction may take place in a regulatory floodway that would cause any increase in the base flood level. Also, this Letter of Map Revision (LOMR) removes a portion of the property from the FEMA-designated SFHA. In addition, because the portion of the property legally described above is above the base flood elevation, it is not within the floodway shown on the NFIP map. If the community chooses to incorporate this change into its regulatory floodway, the community needs to take the appropriate administrative action. The community should contact the Director, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7177 for guidance on the data that must be submitted to revise a regulatory floodway.

You should note that this property could be inundated by a flood greater than the base flood or by local flooding conditions not shown on the NFIP map. Also, although we have based our determination on the flood data presently available, flood conditions may change or new information may be generated that would supersede this determination.

Even though this property is not included in an SFHA, it could be inundated by a flooding event of greater magnitude than the base flood. In fact, more than 25 percent of all losses in the NFIP occur to structures located outside the SFHA in Zones B, C, or X. More than 25 percent of all policies purchased under the NFIP protect structures located in these zones. This clearly illustrates that there is a risk of flooding in non-SFHAs. That risk is just not as great as the flood risk to structures located in SFHAs. In order to offer flood insurance protection to owners of such structures, the NFIP offers two types of flood insurance policies: the Standard Policy and the Preferred Risk Policy (PRP). The PRP is available at low cost for one- to four-family homes located outside the SFHA with little or no loss history. The Standard Policy is available for all other structures. Owners should discuss their individual flood risk situation and insurance needs with their insurance agent or company before making a final decision regarding flood insurance coverage.

To ensure continued eligibility to participate in the NFIP, your community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map for your community, including the revision effected by this letter. This response is based on the minimum criteria established by the NFIP. State and community officials, based on knowledge of local conditions and in the interest of public safety, may set higher standards for construction in the floodplain. If the State of California or your community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum Federal criteria.

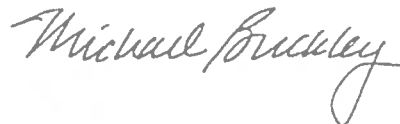
This revision has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-488), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

Because this LOMR will not be printed and distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper that would describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps. When, in the future, a sufficient number of revisions have occurred on the affected panel, we will initiate a physical map revision to republish and distribute the panel to incorporate the changes that were made effective by letter.

A copy of this LOMR is being sent to your community's official NFIP map repository where, in accordance with regulations adopted by your community when it made application to join the NFIP, it should be attached to the community's official record copy of the NFIP map, which is available for public inspection.

If you have any questions or if we can be of further assistance, please contact Ms. Agnes De Coca of our staff in Washington, DC, either by telephone at (202) 646-2746 or by facsimile at (202) 646-4596.

Sincerely,



Michael K. Buckley, P.E., Chief
Hazard Identification Branch
Mitigation Directorate

cc: Community Map Repository

Mr. Peter Riechers, P.E.
President
Riechers Shinnamon & Spence Inc.

**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: 1001 Silverado Trail Napa County, California	Assessor Parcel Number(s): 025-410-002	Project Number: <i>(for County use Only)</i>
<p>INSTRUCTIONS</p> <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. 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.</p>		
<p>DETERMINING PROJECT APPLICABILITY TO THE CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS</p> <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 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

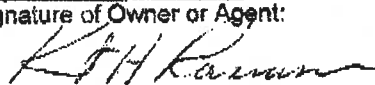
- a) Projects with soil disturbance of one acre or greater.
- b) Projects on slopes of 30% or greater.
- c) Projects proposing new storm drains.

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): Kent Rasmussen	Title: Owner
Signature of Owner or Agent: 	Date: 8/8/10

**NAPA COUNTY CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS
APPENDIX B - WQCP/SWPPP GENERAL INFORMATION FORM**

FOR OFFICE USE ONLY

SUBMITTAL DATE: _____ FILE #: _____ APN #: _____

USGS QUAD: _____ CalWatershed: _____

REQUEST: _____

PERMIT: Building Grading TYPE: Private Public (County) Public (Other)

CATEGORY: Structure Driveway Road Reservoir Cave Other

FINAL APPROVAL: Date: _____

Deposit: \$ _____
Deposit Receipt Number Received By Date

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

Applicant's Name: Kent Rasmussen Company: Rasmussen Winery

Telephone #: (707) 963-5667 Fax #: (707) 963-5664 E-Mail: krwine@aol.com

Mailing Address: 1001 Silverado Trail, St. Helena, CA 94574
No Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: _____

Telephone #: (_____) _____ Fax #: (_____) _____ E-Mail: _____

Mailing Address: _____
No Street City State Zip

Qualified Contact Person's Name: _____ Company: _____

Telephone #: (_____) _____ Fax #: (_____) _____ E-Mail: _____

Mailing Address: _____
No Street City State Zip

Site Address/Location: 1001 Silverado Trail, Napa County, CA
No Street City

Assessor's Parcel #: 025-410-002 Gated: Yes x No

Parcel Size: 5.67 acres Disturbed Area: 8,000 acres x ft² Amount of Cut & Fill: -0- yds³

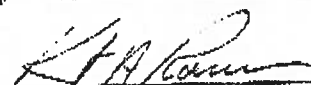
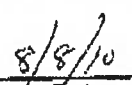
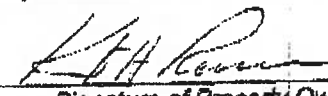
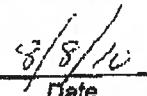
Percent Slope: Minimum: 1% Maximum: 3% Average: 2%

Min distance between disturbed area and Stormwater Conveyance System (creeks, ditches, reservoirs, storm drains, etc.): 100 feet

Construction of New Storm Drains: Yes x No Construction within Waters of the State: Yes x No

Project Priority (See Applicability Checklist, Appendix A, Section B): Low Medium High

SIGNATURE: I hereby certify that all the information contained in this application, including but not limited to, this application form, the supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the Department of Public Works for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

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

Post-Construction Runoff Management Applicability Checklist	County of Napa Department of Public Works 1185 Third Street Napa, CA 94559 (707) 253-4351 for information
Project Address: 1001 Silverado Trail, Napa County, CA 94574	Assessor Parcel Number(s): 025-410-002
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) ✓ 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?	
1. Residential with 10 or more units	Yes <input type="radio"/> No <input type="radio"/>
2. Commercial development greater than 100,000 square feet.....	Yes <input type="radio"/> No <input type="radio"/>
3. Automotive repair shop.....	Yes <input type="radio"/> No <input type="radio"/>
4. Retail Gasoline Outlet.....	Yes <input type="radio"/> No <input type="radio"/>
5. Restaurant.....	Yes <input type="radio"/> No <input type="radio"/>
6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....	Yes <input type="radio"/> No <input type="radio"/>
*Refer to the definitions section for expanded definitions of the priority project categories.	
Part B: Standard Project Categories 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 type="radio"/>
2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?.....	Yes <input type="radio"/> No <input type="radio"/>
3. Hillside residential greater than 30% slope.....	Yes <input type="radio"/> No <input type="radio"/>
4. Roadway and driveway construction or reconstruction which requires a Grading Permit.....	Yes <input type="radio"/> No <input type="radio"/>
5. Installation of new storm drains or alteration to existing storm drains?.....	Yes <input type="radio"/> No <input type="radio"/>
6. Liquid or solid material loading and/or unloading areas?.....	Yes <input 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 type="radio"/>
8. Commercial or industrial waste handling or storage, excluding typical office or household waste?.....	Yes <input type="radio"/> No <input 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 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	20,460 ±	-0-	-0-	-0-
Patio, Impervious Decking, Pavers and Impervious Liners	4,908 ±	-0-	-0-	-0-
Sidewalks and paths	898 ±	-0-	-0-	-0-
Parking Lots	-0-	-0-	-0-	-0-
Roadways and Driveways,	23,510 ±	-0-	-0-	-0-
Off-site Impervious Improvements	-0-	-0-	5,500 ±	5,500 ±
Total Area of Impervious Surface (Excluding Roadways and Driveways)	26,266 ±	-0-	5,500 ±	5,500 ±

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): Kent Rasmussen	Title: Owner
Signature of Owner or Agent: 	Date: 8/8/10

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS APPENDIX B - APPLICATION FOR SRMP REVIEW

FOR OFFICE USE ONLY

SUBMITTAL DATE: _____ FILE #: _____ APN #: _____

USGS QUAD: _____ CalWatershed: _____

REQUEST: _____

USE PERMIT CATEGORY: Hillside Residence Subdivision Commercial Facility TYPE: Private Public

BUILDING AND/OR GRADING PERMIT: Structure Driveway Road Reservoir Cave Other

FINAL APPROVAL: Date: _____

Deposit: \$ _____
Deposit Receipt Number Received By Date

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

Applicant's Name: Kent Rasmussen Company: Rasmussen Winery

Telephone #: (707) 963-5667 Fax #: (707) 963-5664 E-Mail: krwine@aol.com

Mailing Address: 1001 Silverado Trail, St Helena, CA 95474
No Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: same as above

Telephone #: () Fax #: () E-Mail: _____

Mailing Address: _____
No Street City State Zip

Site Address/Location: 1001 Silverado Trail, Napa County
No Street City

Assessor's Parcel #(s): 025-410-002

SIGNATURE: I hereby certify that all the information contained in this application, including but not limited to, this application form, the Stormwater Runoff Management Plan (SRMP), the supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the Department of Public Works for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

[Signature] 8/8/10 [Signature] 8/8/10
Signature of Applicant Date Signature of Property Owner Date

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	Ramsay Winery	
PROJECT ADDRESS	1001 Silverado Trail S, St. Helena, CA	
APPLICANT	Kent Rasmussen	
CONTACT INFO	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. | <input type="checkbox"/> | <input type="checkbox"/> | NA |
| 2 Do you have an integrated design team?
if yes, please list: _____ | <input type="checkbox"/> | <input type="checkbox"/> | NA |

3 SITE DESIGN

- | | | | |
|--|--------------------------|---|----|
| 3.1 Does your design encourage community gathering, pedestrian friendly? | <input type="checkbox"/> | X | |
| 3.2 Are you building on existing disturbed areas, or preserving high quality ag land? | 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 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 site provide access to alternative transportation?
If yes, what kind: _____ | | X | |
| 3.5 Does your parking lot include bicycle parking? | X | | |
| 3.6 Do you have on-site waste water disposal? | X | | |
| 3.7 Do have post-construction stormwater on site detention/filtration methods designed? | | X | |
| 3.8 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings? | | | NA |
| 3.9 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 | | |
| 4 Is the structure designed to take advantage of natural cooling and passive solar aspects? | | | NA |

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: _____ | <input type="checkbox"/> | X | |
| 4.2 Does the design include thermal mass within the walls and/or floors? | | | NA |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? | | | NA |
| 4.4 Will your plans for construction include: | | | |
| 4.41 High density insulation above Title 24 standards? | | | NA |
| 4.42 Zone your heating and cooling to provide for maximum efficiency? | | | NA |
| 4.43 Energy Star™ or ultra energy efficient appliances? | | | NA |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? | | | NA |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)? | | | NA |
| If yes, please explain: _____ | | | |

5 WATER CONSERVATION

- | | | | |
|--|---|--|---|
| 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? | X | | |
| 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 insurer that the systems are run only at night/early morning? | X | | |
| | X | | |

6 MATERIAL RECYCLING

6.1	Are you using reclaimed materials? If yes, what and where:			NA
6.2	Are you using recycled construction materials-			
	6.21 finish materials?			NA
	6.22 aggregate/concrete road surfaces?			NA
	6.23 fly ash/slag in foundation?			NA
6.3	Will your contractor be required to recycle and reuse construction materials as part of your contract?			NA
6.4	Does your facility provide access to recycle-			
	6.41 Kitchen recycling center?			NA
	6.42 Recycling options at all trash cans?	X		
	6.43 Do you compost green waste?	X		
	6.44 Provide recycling options at special events?	X		

7 NATURAL RESOURCES

7.1	Will you be using certified wood that is sustainably harvested in construction?			NA
7.2	Will you be using regional (within 500 miles) building materials?			NA
7.3	Will you be using rapidly renewable materials, such as bamboo?			NA
7.4	Applying optimal value engineering (studs & rafters at 24" on center framing)?			NA
7.5	Have you considered the life-cycle of the materials you chose?			NA

8 INDOOR AIR QUALITY

8.1	Will you be using low or no emitting finish and construction materials indoors-			
	Paint?			NA
	Adhesives and Sealants?			NA
	Flooring?			NA
	Framing systems?			NA
	Insulation?			NA
8.2	Does the design allow for maximum ventilation?			NA
8.3	Do you plan for a wood burning fireplace (US EPA Phase II certified)?			NA
8.4	Does your design include dayling, such as skylights?			NA

9 Are there any superior environmental/sustainable features of your project that should be noted?
None

10 What other studies or reports have you done as part of preparing this application?
 1 None
 2 _____
 3 _____
 4 _____

11 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.)?

	X	
--	---	--

 If yes, please describe: _____

12 Once your facility is in operation, will you:
 12.1 calculate your greenhouse gas emissions?

	X	
--	---	--

 12.2 implement a GHG reduction plan?

	X	
--	---	--

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

	X	
--	---	--

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

	X	
--	---	--

 If yes, please describe: _____

14 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?
This project does not propose to build any new facilities.
This project only proposes to increase the use of the existing facilities.

Form filed out by: <u>Rangel Gonzales, P.E.</u> <u>Bartelt Engineering</u>

August 2010
#09-28

Kevin Berryhill
Napa County Public Works Department
1195 Third Street, Room 201
Napa, CA 94559

Re: Phase One Water Availability Analysis for the Ramsay Winery, Silverado Trail, Napa County, California, APN 025-410-002

Dear Mr. Berryhill:

As required by the County of Napa Public Works Department, and the Interim Policy approved by the Planning Commission on March 6, 1991, this letter outlines a Phase One Water Availability Analysis for the Ramsay Winery Use Permit Modification application.

As outlined in the Interim Policy a reconnaissance level report for this site has been prepared with the following items being pertinent to the study:

Site Plan

A USGS site map showing the site and approximate property line locations is attached. Information regarding the location of the existing well and structures are shown on the enclosed Conceptual Site Plan prepared by Bartelt Engineering dated August 2010. Information regarding the location of the existing wells on adjacent properties was unavailable at the time this report was prepared.

Project Description

It is our understanding that the Applicant intends to expand the current winery production capacity from 40,000 gallons per year to 100,000 gallons per year. The proposed winery staff will consist of 4 full-time employees and 2 seasonal (harvest) employees. The Applicant intends to establish a private tasting room with tours and tastings; additionally, the Applicant plans to hold food & wine pairings and other special events at the winery. The following is a summary of the proposed marketing plan:

<u>Description</u>	<u>Frequency</u>	<u>Number of Visitors</u>
Private Tours & Tastings	8 per day	6 per tour
Food & Wine Pairings	4 per month	24 per event
Open House Release Events	4 per year	75 per event
Auction Related Events	1 per year	125 per event

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(707) 258-2926 fax

It is planned that Open House Release Events and Auction Related Events will not occur simultaneously nor be held on the same day as Private Tours & Tastings or Food & Wine Pairings. Private Tours & Tastings and Food & Wine Pairings may be held on the same day. If Open House Release Events or Auction Related Events are held during harvest and crush months of August through November then portable toilet facilities will need to be provided onsite. If Open House Release Events or Auction Related Events are scheduled in non-peak water use months (December through July) the septic system should accommodate the proposed wastewater flows and portable toilets will not be needed.

Projected Water Consumption

The total water consumption for the existing and proposed uses on the parcel is calculated below using the County of Napa Public Works Department Water Availability Analysis, Phase I Study, Attachment A: Estimated Water Use Guidelines.

Current Water Use

Residence (Main Residence and Guest Cottage)	0.80 acre-feet/year
Winery (40,000 gallons per year, Office and Tasting Room)	1.06 acre-feet/year
Vineyard and Olive Orchard (0.6 acres vines, 0.6 acres olive trees)	2.61 acre-feet/year
<u>Total</u>	4.47 acre-feet/year

Proposed Water Use

Residence (Main Residence)	0.50 acre-feet/year
Winery (100,000 gallons per year, Office and Tasting Room)	2.65 acre-feet/year
Vineyard and Olive Orchard (0.2 acres vines, 0.6 acres olive trees)	2.47 acre-feet/year
<u>Total</u>	5.62 acre-feet/year

Acceptable Threshold Water Use

(Calculated using Napa County Interim Policy for water usage in valley floor areas)

1.0 acre-feet/acre of site - valley floor

The following calculation assumes that the entire 5.67 acre parcel lies in an area designated as valley floor.

Acceptable water use = 5.67 acres x 1.0 acre-feet/year = 5.67 acre-feet/year

The above analysis shows that the projected water usage will be more than the current water usage but less than the acceptable threshold water usage for the subject parcel.

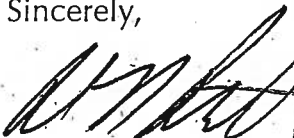
Existing Water Source and Storage Capacity

According to the Property Owner, the onsite well is capable of producing a total flow rate of approximately 20 gallons per minute (gpm). Well water will be used to satisfy irrigation, domestic, winery and fire protection requirements. Ground water is pumped from the existing well into onsite storage tanks. Additional water storage tanks may be required per County of Napa Standards (size and quantity of tanks to be determined at a later date).

Summary and Conclusions

The estimated water demand for the proposed Ramsay Winery development at 1001 Silverado Trail is projected to be less than the acceptable threshold water usage level in accordance with the Interim Water Availability Policy; therefore, a Phase Two and/or Phase Three Analysis should not be required. The above information and the attached plans should assist you in processing the subject Use Permit Modification. If you have any questions regarding the information provided, please feel free to call me at (707) 258-1301.

Sincerely,


Paul N. Bartelt, P.E.
Principal Engineer



PNB:sd

Enclosures

cc: Kent Rasmussen, Ramsay Winery
Donna Oldford, Plans4Wine



ROBERT J. PETERSON, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

WATER AVAILABILITY ANALYSIS PHASE 1 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 assessors 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 circle 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

Assessors Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
025-410-002	5.67 acres	1.0	5.67

Step #3:

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

EXISTING USE:

Residential 0.80 af/yr
 Farm Labor Dwelling N/A af/yr
 Winery 0.86 af/yr
 Commercial N/A af/yr
 Vineyard* 0.21 af/yr
 Other Agriculture 2.40 af/yr
 Landscaping 0.20 af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

PROPOSED USE:

Residential 0.50 af/yr
 Farm Labor Dwelling N/A af/yr
 Winery 2.15 af/yr
 Commercial N/A af/yr
 Vineyard* 0.07 af/yr
 Other Agriculture 2.40 af/yr
 Landscaping 0.50 af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

TOTAL: 4.47 af/yr

TOTAL: 1,456,420 gallons**

TOTAL: 5.62 af/yr

TOTAL: 1,831,114 gallons**

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre- feet) by 325,821 gal/AF.

Is the proposed use less than the existing usage () Yes (X) No () Equal

Step #4:

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

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: 6-30-10

Phone: 707 255-1301

Attachment A: Estimated Water Use Guidelines

Typical Water Use Guidelines:

Primary Residence landscaping)	0.5 to 0.75 acre-feet per year (includes some
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:

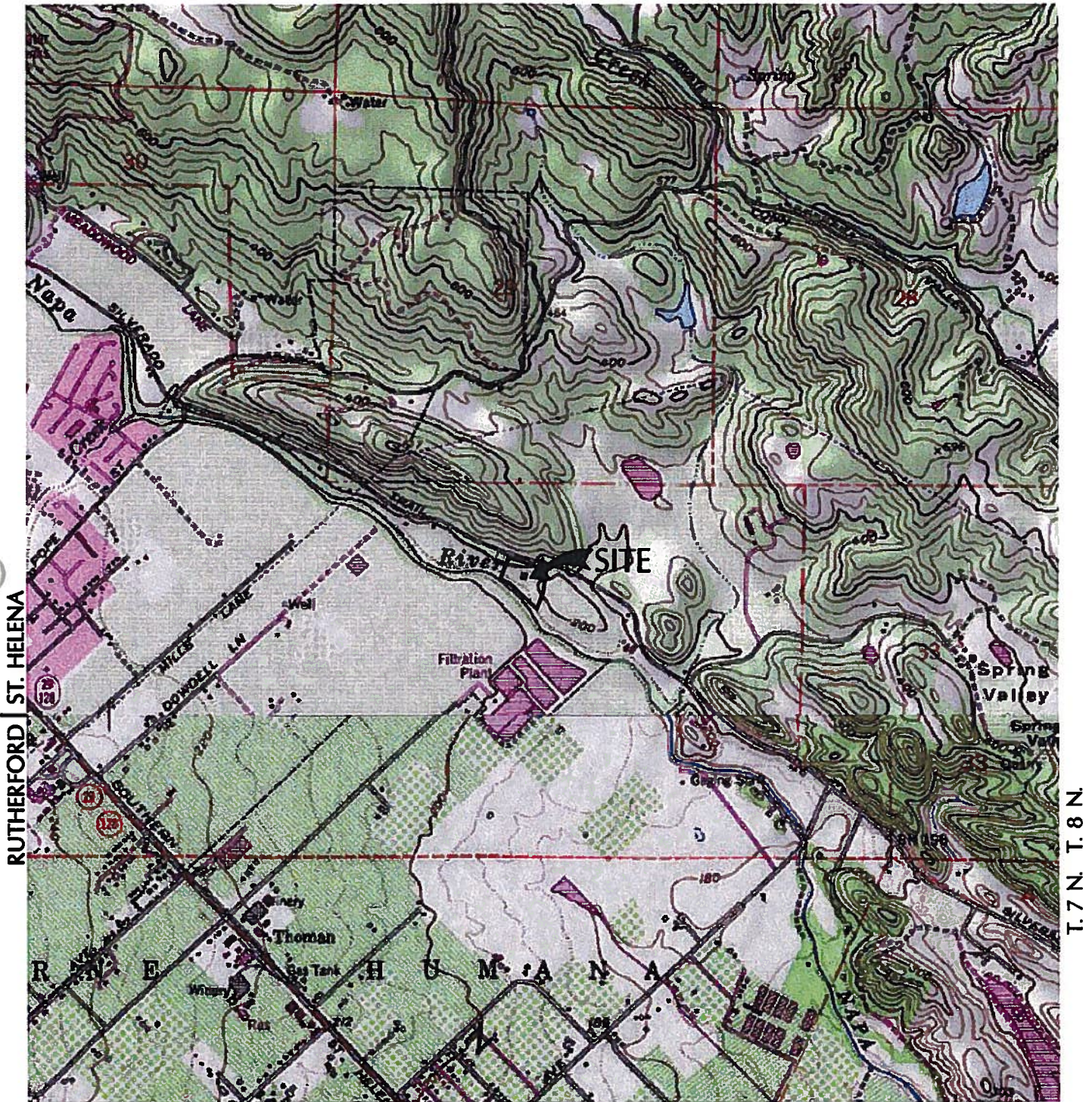
Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year

TOPOGRAPHIC SITE LOCATION INFORMATION



USGS 7.5 MINUTE QUADRANGLE "ST. HELENA" / "RUTHERFORD"

Scale: 1" = 2000'



RUTHERFORD | ST. HELENA

T. 7 N. T. 8 N.

R. 5 W.

BARTELT engineering

civil engineering · land planning
1303 jefferson street, 200 B, napa, ca 94559
(707) 258-1301 · fax (707) 258-2926

Ramsay Winery
1001 Silverado Trail
St. Helena CA, 94574
APN 025-410-002

Job no. 09-28

August 2010

October 2010 (Revised)
#09-28

Sheldon Sapoznik
Land Use Development Supervisor
Napa County Environmental Management
1195 Third Street, Room 101
Napa, CA 94559

Re: Onsite Wastewater Disposal Feasibility Study for the Ramsay Winery, 1001 Silverado Trail, Napa County, CA, APN 025-410-002

Dear Mr. Sapoznik:

At the request of Kent Rasmussen, Bartelt Engineering has evaluated the feasibility of providing onsite wastewater disposal for the proposed Ramsay Winery expansion located at 1001 Silverado Trail in Napa County, California.

The project proposes to expand the existing winery facility from 40,000 gallons of wine per year to 100,000 gallons of wine per year. The proposed winery staff will consist of 4 full-time employees and 2 seasonal (harvest) employees. The Applicant intends to establish a private tasting room with tours and tastings. Additionally, the Applicant plans to hold food & wine pairings and other special events at the winery. The following is a summary of the proposed marketing plan:

<u>Description</u>	<u>Frequency</u>	<u>Number of Visitors</u>
Private Tours & Tastings	8 per day	6 per tour
Food & Wine Pairings	4 per month	24 per event
Open House Release Events	4 per year	75 per event
Auction Related Events	1 per year	125 per event

As part of our work, we have reviewed the planned operational methods for the winery with our Client, reviewed the parcel files at the Napa County Department of Environmental Management, held conversations with Napa County Department of Environmental Management staff and performed a reconnaissance of the site to view existing conditions.

This report and the attached Conceptual Site Plan will demonstrate that the existing winery production can feasibly be expanded on the parcel to produce 100,000 gallons of wine per year and adequately dispose of all wastewater onsite.

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Water Use Analysis

A Phase One Water Availability Analysis has been completed by Bartelt Engineering for the proposed winery expansion. According to the Phase One Analysis, the parcel is allotted 5.67 acre-feet of water per year. The Phase One Water Analysis estimates that the proposed water use for the entire parcel (existing residence, olive orchard, vineyard and the proposed expansion of the existing winery to 100,000 gallon per year capacity) will be approximately 5.62 acre-feet of water per year (see the Phase One Water Availability Analysis prepared by Bartelt Engineering for more information on the proposed water use).

Winery Process Wastewater Flow

Peak Winery Process Wastewater Flow =

$$\frac{100,000 \text{ gallons of wine}}{1 \text{ year}} \times \frac{1.5 \text{ gallons of water}}{1 \text{ gallon of wine}} \times \frac{1 \text{ year}}{60 \text{ days of crush}}$$

Peak Winery Process Wastewater Flow = 2,500 gallons per day (gpd)

Average Winery Process Wastewater Flow =

$$\frac{100,000 \text{ gallons of wine}}{1 \text{ year}} \times \frac{6 \text{ gallons of water}}{1 \text{ gallon of wine}} \times \frac{1 \text{ year}}{365 \text{ days}}$$

Average Winery Process Wastewater Flow = 1,644 gpd

Winery Sanitary Wastewater Flow

Peak sanitary wastewater generated at the proposed facility can be itemized as follows:

Employees:

$$(4 \text{ full-time employees}) \times (15.0 \text{ gpd per employee}) = 60 \text{ gpd}$$

$$(2 \text{ seasonal (harvest) employees}) \times (15.0 \text{ gpd per employee}) = 30 \text{ gpd}$$

Private Tours and Tastings:

$$(48 \text{ guests per day}) \times (3.0 \text{ gpd per guest}) = 144 \text{ gpd}$$

Food and Wine Pairings

$$(24 \text{ guests per event}) \times (5 \text{ gpd per guest}) = 120 \text{ gpd}$$

Open House Release Events:

$$(75 \text{ guests per event}) \times (5 \text{ gpd per guest}) = 375 \text{ gpd}$$

Auction Related Events

$$(125 \text{ guests per event}) \times (5 \text{ gpd per guest}) = 625 \text{ gpd}$$

It is planned that Open House Release Events and Auction Related Events will not occur simultaneously nor be held on the same day as Private Tours & Tastings or Food & Wine Pairings. Private Tours & Tastings and Food & Wine Pairings may be held on the same day.

If Open House Release Events or Auction Related Events are held during harvest and crush months of August through November then portable toilet facilities will need to be provided onsite. The peak sanitary wastewater flow is calculated as follows.

$$\begin{array}{rccccccc} \text{(Full Time Employees)} & + & \text{(Part Time Employees)} & + & \text{(Tours and Tasting)} & + & \text{(Food and Wine Parings)} \\ 60 \text{ gpd} & + & 30 \text{ gpd} & + & 144 \text{ gpd} & + & 120 \text{ gpd} \end{array}$$

$$\text{Peak Winery Sanitary Wastewater Flow} = 354 \text{ gpd}$$

The total proposed peak wastewater flow is the combination of the proposed expanded winery peak process wastewater flow and the proposed winery sanitary wastewater flow and is shown as follows:

$$\begin{array}{rccccc} \text{(Peak Winery Process Wastewater)} & + & \text{(Peak Winery Sanitary Wastewater)} & & \\ 2,500 \text{ gpd} & + & 354 \text{ gpd} & & \end{array}$$

$$\text{Total Peak Wastewater Flow} = 2,854 \text{ gpd}$$

If Open House Release Events or Auction Related Events are scheduled in off-peak winery water use months of December through July then the septic system will accommodate all domestic wastewater proposed and portable toilets will not be needed. The off-peak wastewater use is calculated as follows.

$$\begin{array}{rccccccc} \text{(Full Time Employees)} & + & \text{(Part Time Employees)} & + & \text{(Auction Related Events)} \\ 60 \text{ gpd} & + & 30 \text{ gpd} & + & 625 \text{ gpd} \end{array}$$

$$\text{Off-Peak Winery Sanitary Wastewater Flow} = 715 \text{ gpd}$$

The total proposed off-peak wastewater flow is the combination of the proposed expanded winery average process wastewater flow and the off-peak proposed winery sanitary wastewater flow and is shown as follows:

(Average Winery Process Wastewater) + (Off-Peak Winery Sanitary Wastewater)
1,644 gpd + 715 gpd

Total Off-Peak Wastewater Flow = 2,359 gpd

Proposed Wastewater Disposal Methods

Based on the proposed wastewater flows, the site evaluation performed by Bartelt Engineering on May 20, 2010 and available area on the site, Bartelt Engineering proposes to combine and dispose of the process wastewater and the sanitary wastewater via a subsurface drip dispersal system with effluent pretreatment.

Proposed Winery Process Wastewater Disposal System

The proposed winery process wastewater treatment system will consist of several steps. The floor of the existing winery building is sloped so that all process wastewater is collected in trench drains and floor drains. The winery process wastewater collected in the trench drains and floor drains will then gravity flow into a septic tank fitted with a filter to remove finer solids. From the septic tank, the process wastewater will gravity flow or be pumped if necessary to a recirculation/blend tank where it will be combined with winery sanitary wastewater. The combined wastewater in the recirculation/blend tank will be treated by a pretreatment system before being stored in a dosing tank. Treated effluent in the dosing tank will be pumped to the subsurface drip dispersal field by a duplex pumping system.

Proposed Winery Sanitary Wastewater Disposal System

Bartelt Engineering proposes to dispose of the sanitary wastewater from the winery through the same septic system as the winery process wastewater. Winery sanitary wastewater will gravity flow to a septic tank fitted with a filter to remove finer solids. From the septic tank, sanitary wastewater will gravity flow to a recirculation/blend tank where it will be combined with process wastewater. The combined wastewater in the recirculation/blend tank will be treated by a pretreatment system before being stored in a dosing tank. Treated effluent in the dosing tank will be pumped to the subsurface drip dispersal field by a duplex pumping system.

Combined Effluent Subsurface Drip Disposal Field and Reserve Area

Based on the site evaluation performed by Bartelt Engineering on May 20, 2010, Test Pits #1, #2 and #3 showed similar results and are acceptable for a subsurface drip dispersal type septic system. The subsurface drip dispersal field and 200% reserve area will be located near Test Pits #1, #2 and #3 (see Conceptual Site Plan). The site evaluation determined that the soil in the area of these test pits is Sandy Clay Loam. According to Napa County Standards, a hydraulic loading rate of 0.60 gal/sf/day is allowed for this soil type utilizing a subsurface drip disposal system with effluent pretreatment. The minimum acceptable depth found during the site evaluation was approximately 44 inches. Napa County Standards require a minimum of 24 inches of useable soil below the drip lines. The minimum acceptable soil depth found at the site allows for 38 inches of useable soil beneath drip emitters buried 6 inches below ground surface. The required disposal field area can be

calculated as follows:

$$\text{Disposal Field Area} = \frac{2,854 \text{ gal}}{\text{day}} \times \frac{\text{day ft}^2}{0.60 \text{ gal}} = 4,757 \text{ square feet}$$

The disposal field area is based on two (2) foot lateral spacing between drip lines and two (2) foot emitter spacing.

The required number of emitters is calculated as follows:

$$\text{Required Number of Emitters} = 4,757 \text{ square feet} \times \frac{1 \text{ emitter}}{4 \text{ square feet}} = 1,190 \text{ emitters}$$

To make the best use of the available disposal field area we recommend the system consist of 28 lines that are 85 feet long for a total of 2,380 lineal feet of drip line. This layout provides 1,190 emitters (see the attached Conceptual Site Plan for the system location).

Tank Sizing

The following table summarizes the underground storage tank requirements for the proposed subsurface drip dispersal septic system.

Septic Tank Wastewater Source	Peak Flow (gpd)	Retention Time (days)	Recommended Tank Capacity (gallons)
Sanitary Wastewater	715	2	1,500
Process Wastewater	2,500	2	5,000
Recirculation/Blend	2,854	1.5	5,000
Dosing Tank	2,854	1.5	5,000

All septic tanks should have a Zabel A300 filter or approved equal installed at the outlet to aid in the screening of suspended solids and the reduction of BOD in the wastewater effluent stream. All septic tanks should be sized to provide a minimum of two days retention time during peak wastewater flow.

Both the recirculation/blend tank and the dosing tank should be sized for a minimum of one and a half days of peak flow capacity.

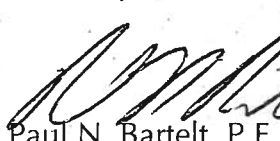
Conclusions

The Phase One Water Analysis shows that there is an adequate water allotment to support the expansion of the existing winery to a 100,000 gallon per year winery.

The parcel will be able to support the wastewater produced by the proposed expansion utilizing a subsurface drip dispersal system.

The above calculations should be adequate for the Use Permit Modification Application to Napa County. Full design calculations and construction plans will be completed after approval of the Use Permit currently under consideration. If you have any questions regarding my recommendations please feel free to call me at (707) 258-1301.

Sincerely,

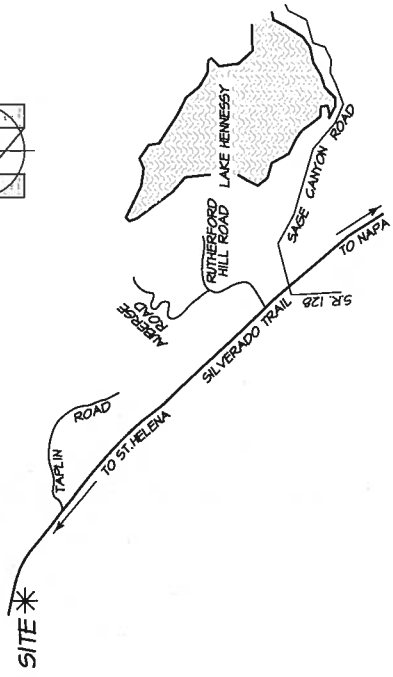
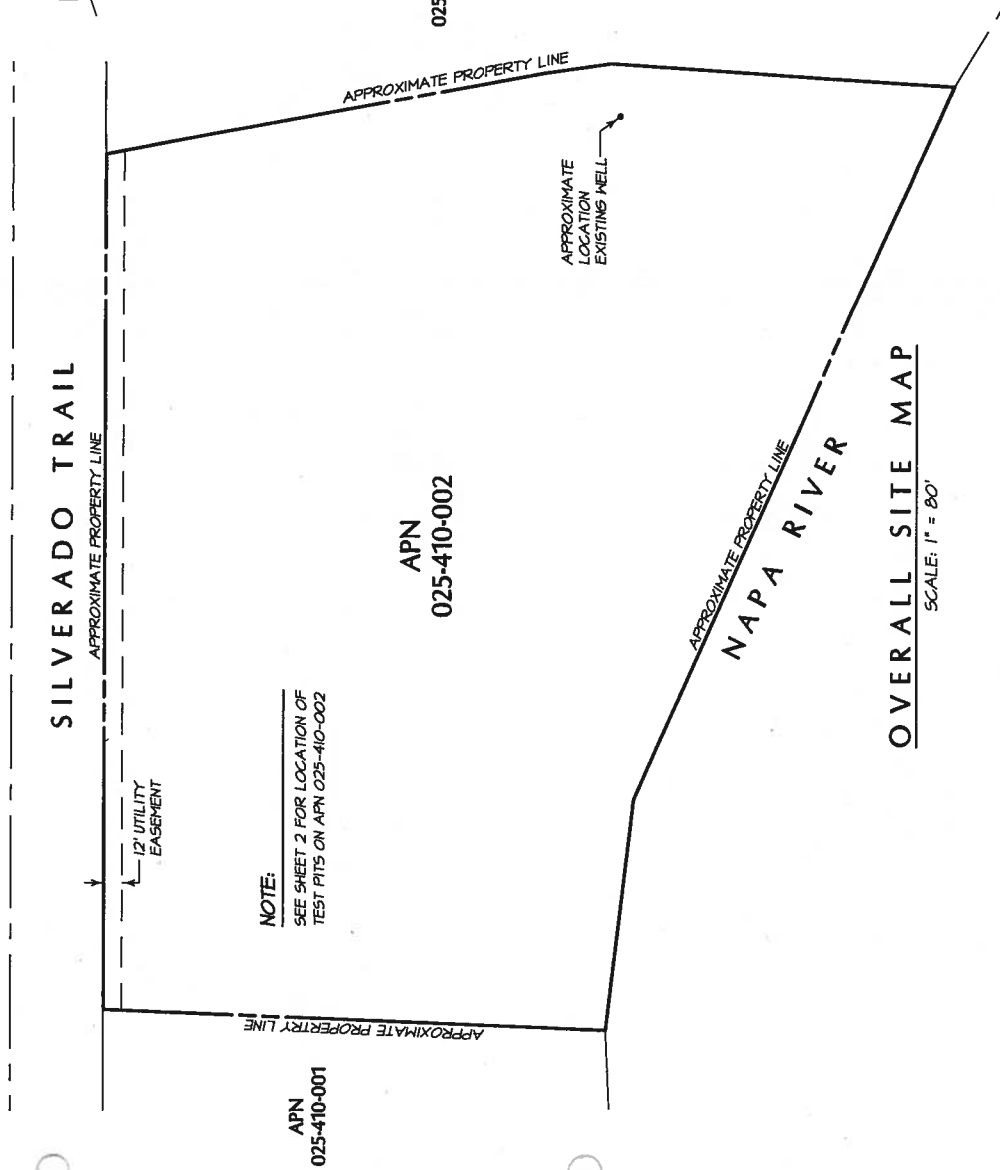
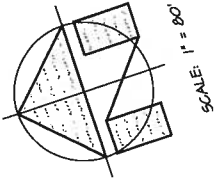

Paul N. Bartelt, P.E.
Principal Engineer



PNB:sd

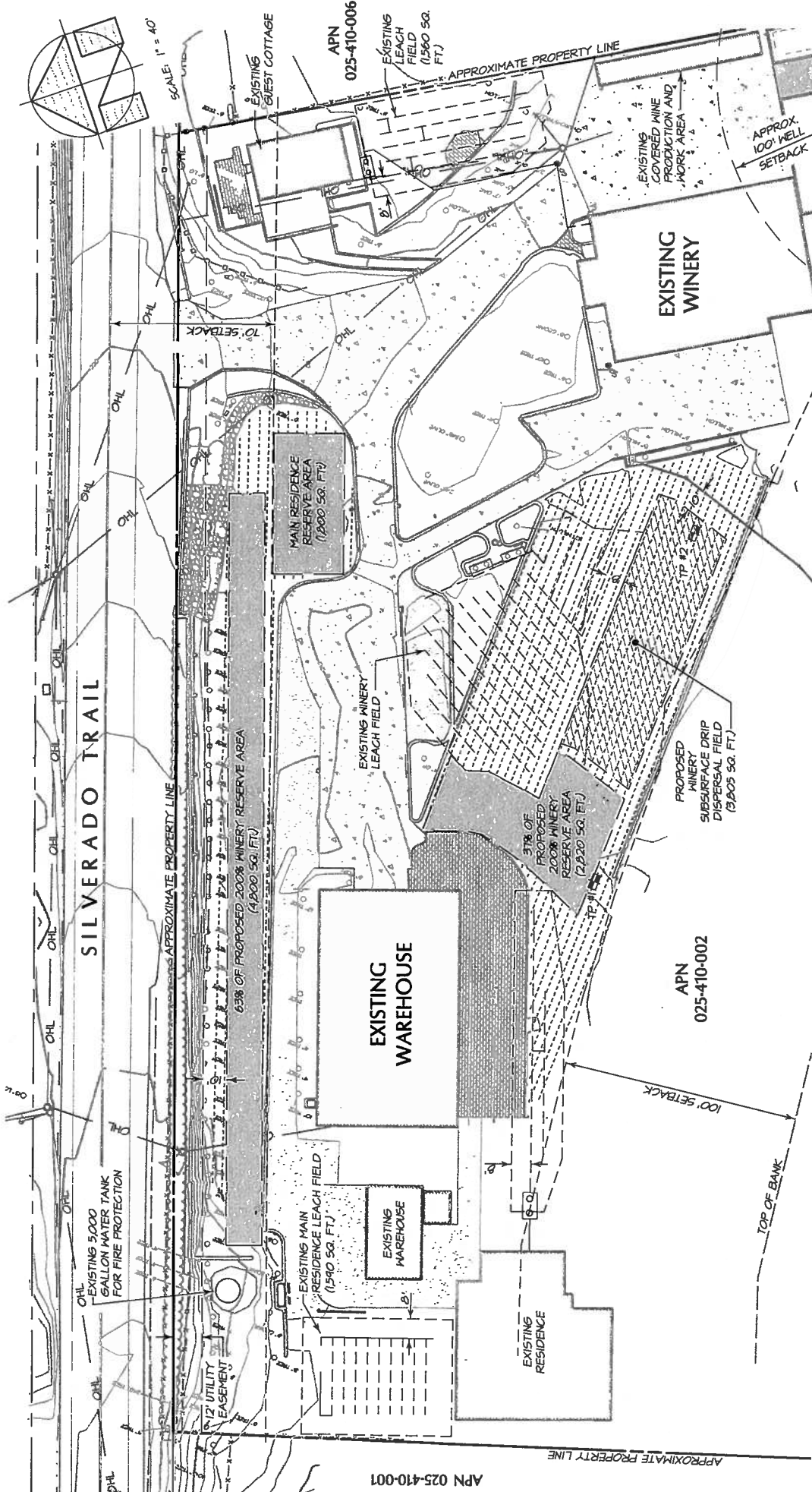
Enclosures

cc: Kent Rasmussen, Ramsay Winery
Donna Oldford, Plans4Wine
Sean Trippi, Napa County Conservation, Development & Planning Department



Ramsay Winery
1001 Silverado Trail
St. Helena, CA
APN 025-410-002
August 2010
Sheet 1 of 2

BARTELT
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Ramsay Winery
 1001 Silverado Trail
 St. Helena, CA
 APN 025-410-002
 Job no. 09-28
 August 2010
 Sheet 2 of 2

TEST PIT LOCATION MAP

SCALE: 1" = 40'

TEST PIT EXPLORATION NOTES:

TEST PITS WERE EXCAVATED BY GENTRY GENERAL ENGINEERING ON MAY 20, 2010 AND MITIGATED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

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