

Woolls Ranch Winery

Project Statement

Winey Use Permit

Owner: Woolls Ranch, LLC
1032 Mt. Veeder Road
Napa, CA 94558

Representative: Brian Russell
1213 Coombs Street
Napa, CA 94559

Project Location: Woolls Ranch
1032 Mt. Veeder Road
Napa, CA 94558
APN: 035-010-054

Zoning: Agricultural Watershed (AW)

Request

This is a request to build a winery on a property located at 1032 Mt. Veeder Road, Napa, California 94558 with an Assessor Parcel Number of 035-010-054.

Background

Woolls Ranch is owned by Betty and Paul Woolls who also own the O'Shaughnessy Winery on Howell Mountain. The O' Shaughnessy Winery is a beautiful winery that produces high end Napa Valley wines.

Woolfs Ranch, LLC purchased the 236 acre Mt. Veeder property in 2006 and planted 32 acres of vineyards in 2009.

Currently, there are two existing residences on the property. There is also a one mile access road that leads throughout the property that is both paved and unpaved.

The property is positioned in an area with very few visible neighbors, and is set back from the peak of the mountains making it impossible to see the parcel from the floor of the Napa Valley.

Project Description

Winery: Woolfs Ranch is proposing to build a 13,564 square foot state of the art wine making facility. The winery, which has been designed by the Napa Valley architect Juancarlos Fernandez, will be divided into two buildings with one roof structure connecting the two buildings. The covered crush pad will be located in between the two buildings. This application is asking to produce 50,000 gallons of wine per year. All of the grapes grown on the property will be crushed at the winery.

Hospitality: The Woolfs Ranch guest relations building is a separate building from the winery building. This 2,493 square foot structure will offer guests the opportunity to taste the Woolfs Ranch wines in an elegant and relaxed setting.

In the guest relations building there will be a commercial kitchen where food for events will be prepared for guests.

The Woolfs Ranch winery plans to entertain 60 people per day. In addition, the winery will host four food and wine events per month with a maximum of 30 people, plus two events per month with a maximum of 100 people, and four events per year with a maximum of 200 people.

Administration Building: The administrative offices for the winery will be located adjacent to the guest relations building. This 2,246 square foot building will house the offices for the winery's staff and owners.

There will be a reflecting pool water feature located in the courtyard in front of the hospitality and administrative buildings.

Parking: At the winery there will be ten parking spaces and one ADA parking space. The hospitality building will offer its guests seven parking spaces and one ADA parking space.

Employees: The Woolfs Ranch winery will employ seven full time and five part employees.

Site Improvements: Woolfs Ranch will utilize an existing well for water but they will construct a new waste water system. The entry road for the property will be updated.

Winery Entrance and Signage: The applicant proposes to add a new winery sign and entrance off of Mt. Veeder Road.



A Tradition of Stewardship
A Commitment to Service

file No P13-00187-UP

Napa County
Conservation, Development, and Planning Department
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit - New Winery

Date Submitted: 6/5/13 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ 5,000 Receipt No. 96573 Received by: TA Date: 6/5/13

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

To be completed by applicant...

Project Name: Woolfs Ranch Winery

Assessor's Parcel No: 035-010-054 Existing Parcel Size: 236 ac.

Site Address/Location: 1032 Mt. Veeder Road, Napa, CA 94558
No. Street City State Zip

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

Property Owner: Woolfs Ranch, LLC

Mailing Address: 1032 Mt. Veeder Road, Napa, CA 94558
No. Street City State Zip

Telephone No(____) _____ - _____ E-Mail: _____

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone No(____) _____ - _____ E-Mail: _____

Representative (if applicable): Brian Russell

Mailing Address: 1213 Coombs Street, Napa, CA 94558
No. Street City State Zip

Telephone No(707) 255 - 3232 E-Mail: brian@grassinapa.com

Use Permit Information Sheet

Use

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

Please see attached Project Statement

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

District _____

Regional _____

State ABC

Federal TTB

Improvements

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

Please see attached Project Statement

Improvements, cont.

Total on-site parking spaces: 0 existing 19 proposed
Loading areas: 0 existing 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): 2.37 acres

Employment and Hours of Operation

Days of operation: 0 existing 7 proposed
Hours of operation: existing 8:30-5:30 proposed
Anticipated number of employee shifts: existing 1 proposed
Anticipated shift hours: existing 8 proposed

Maximum Number of on-site employees:

10 or fewer 11-24 25 or greater (specify number)

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

other (specify number)

Certification and Indemnification

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

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

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

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

Woolls Ranch, LLC

Print Name of Property Owner

Print Name Signature of Applicant (if different)

member Woolls Ranch LLC

Signature of Property Owner

Date

Signature of Applicant

Date

6.3.2013

Supplemental Application for Winery Uses

Operations

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

Retail Wine Sales	<input 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 checked="" type="checkbox"/> On-Site?	<input type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input 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: 0 gal/y For what year? _____

Proposed production capacity: 50,000 gal/y

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	<u>0</u> existing	<u>60 per day</u> proposed
Average daily tours and tastings visitation ¹ :	<u>0</u> existing	<u>60 per day</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>0</u> existing	<u>10-5</u> proposed
Non-harvest Production hours ² :	<u>0</u> existing	<u>8-8</u> proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Please see attached Project Statement

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.)

Please see attached Project Statement

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing 0 sq. ft. _____ acres
 Proposed 17820 sq. ft. _____ 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).

180,690 sq. ft. 4.15 acres 1.66 % 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 0 sq. ft. Proposed 13060 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 0 sq. ft. _____ % of production facility
 Proposed 4372 sq. ft. 33 % of production facility

Caves and Crushpads

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

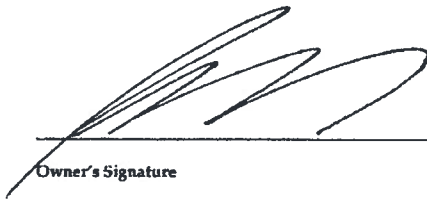
- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
 Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area Existing: 0 sq. ft. Proposed: 0 sq. ft.
 Covered crush pad area Existing: 0 sq. ft. Proposed: 3450 sq. ft.
 Uncovered crush pad area Existing: 0 sq. ft. Proposed: 4004 sq. ft.

Initial Statement of Grape Source

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



Owner's Signature

6.3.2013

Date

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

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>Well</u>	<u>Well</u>
Name of proposed water supplier (if water company, city, district):	<u>N/A</u>	<u>N/A</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>9,500</u> gallons per day (gal/d)	
Current water source:	<u>Well</u>	<u>Well</u>
Anticipated future water demand:	<u>11,100</u> gal/d	<u>N/A</u> gal/d
Water availability (in gallons/minute):	<u> </u> gal/m	<u> </u> gal/m
Capacity of water storage system:	<u>10,000</u> gal	<u>50,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tanks</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>Process WW</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>On Site Septic System</u>	<u>On Site Septic System</u>
Name of disposal agency (if sewage district, city, community system):	<u>N/A</u>	<u>N/A</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	<u>0</u> gal/d	<u>0</u> gal/d
Anticipated future waste flows (peak flow):	<u>810</u> gal/d	<u>2,530</u> gal/d
Future waste disposal design capacity:	<u>4,000</u> gal/d	<u>4,000</u> gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

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): On Site And/Or Approved Permitted Facility

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

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)	1	EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) woolis ranch winery			
BUSINESS SITE ADDRESS 1032 Mount Veeder Road			
BUSINESS SITE CITY Napa County	104	CA	ZIP CODE 94558
CONTACT NAME Paul Woolis			106
			PHONE 213-220-8927

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF....	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="radio"/> YES <input checked="" type="radio"/> NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES <input checked="" type="radio"/> NO 8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	<input type="radio"/> YES <input checked="" type="radio"/> NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="radio"/> YES <input checked="" type="radio"/> NO 14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)



May 24, 2013

Nate Galambos
Napa County Public Works
1195 Third Street, Suite 201
Napa, California 94559

Subject: Woolfs Ranch Winery, 1032 Mount Veeder Road, Napa. APN: 035-010-054
Road Exception Request for Driveway Entrance to Proposed Winery

Nate,

This letter is to request a specific road exception for an improved access drive from Mount Veeder Road to a proposed winery. The owner of APN 035-010-054 is proposing to construct new production and hospitality buildings in the southeast section of the parcel. The site currently consists of approximately 29.35 acres of vineyards on a 249.81 acre parcel, accessed by existing asphalt and gravel roads. The proposed hospitality site is approximately 5,900 feet from the driveway entrance at 1032 Mount Veeder Road. The proposed production building is approximately 800 feet beyond the hospitality site.

Included with this letter are a set of use permit plans which detail the driveway to the proposed construction site. The plans are titled, *Use Permit Plans For: Woolfs Ranch Winery*, and are dated 5-23-13. Within the proposed access road, there is an approximate 400 foot section which does not meet the Napa County Road and Street Standards. This section is detailed below. All station locations reference the centerline alignment shown in the Use Permit Plans.

Road Exception Request Description

Station 0+18 to 4+00: Road Exception Request for Travel Way Less Than 20'

The path of travel between these stations does not meet the commercial driveway standards for width. The proposed driveway matches the footprint of an existing paved driveway. The total width of the proposed driveway, is 14 feet wide, with asphalt paving 10 foot wide.

From station 0+18 to station 2+50, the existing road is bounded by steep cross slopes on both sides. The slope on the right side increases in elevation, with grades ranging from 80% to 105%. The slope on the left side decreases in elevation, with grades ranging from 65% to 75%.

From station 2+50 to 3+50, the existing driveway crosses a large culvert that drains to the confluence of Redwood Creek and Pickle Creek. The pavement surface is approximately 30 feet above the inverts of the culvert, with grades ranging from 60% to 70% on each side of the driveway.

From station 3+50 to 4+00, the proposed driveway transitions from a 14 foot travel way to a 20 foot travel way, where the road will meet Napa County Road and Street Standards the remainder of the distance.

Project: M-104
Woolls Ranch Winery

←—————→
DELTA CONSULTING & ENGINEERING
OF ST. HELENA



To mitigate for the reduction in width from 20 feet to 14 feet in these stations, a Napa County Standard turnout is proposed at station 2+00.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Bryan Jackson".

Bryan Jackson, P.E.
Engineering Supervisor



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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

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

Donald G. Ridenhour, P.E.
Director

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

Introduction: As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessor's parcel numbers for these parcels. Identify all existing or proposed wells

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas.

Please underline your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor	1.0 acre feet per acre per year
Mountain Areas	0.5 acre feet per acre per year
MST Groundwater Deficient Area	0.3 acre feet per acre per year

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
035-010-054	236.66	.5	118.33

Step #3:

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

EXISTING USE:

PROPOSED USE:

Residential 0 af/yr
 Farm Labor Dwelling 0 af/yr
 Winery 0 af/yr
 Commercial 0 af/yr
 Vineyard* 10.41 af/yr
 Other Agriculture 0 af/yr
 Landscaping 0 af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

Residential 0 af/yr
 Farm Labor Dwelling 0 af/yr
 Winery 1.33 af/yr
 Commercial .4 f/yr
 Vineyard* 10.41 af/yr
 Other Agriculture 0 af/yr
 Landscaping 0 af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

TOTAL: 10.41 af/yr
3,392,114 gallons**

TOTAL: 12.14 af/yr **TOTAL:**
TOTAL: 3,955,837 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.

The estimated water use for the proposed development is 12.14 af/yr and is much less than the allowable water allotment 118.33 af/yr.

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: _____ Phone: _____

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

Attachment A: Estimated Water Use Guidelines

Typical Water Use Guidelines:

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

Non-Residential Guidelines:

Agricultural:

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

Winery:

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

Industrial:

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

Commercial:

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