



A Tradition of Stewardship
A Commitment to Service

file No P13-00387-MOD

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: Major Mod
Date Submitted: 11/4/13 Resubmittal(s): _____ Date Complete: _____
Request: _____

*Application Fee Deposit: \$ 8,000.- Receipt No. 99115 Received by: TA Date: 11/4/13

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

To be completed by applicant...

Project Name: Goosecross Cellars Modification
Assessor's Parcel No: 031-180-035 Existing Parcel Size: 11.31 +/- ac.
Site Address/Location: 1119 State Lane Yountville, California 94599
No Street City State Zip

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

Property Owner: AC Vin Company LLC c/o Christien Coors Ficeli

Mailing Address: 1119 State Lane Yountville, California 94599
No Street City State Zip

Telephone No: (303) 501 - 6521 E-Mail: Christi@goosecross.com

Applicant (if other than property owner): _____

Mailing Address: _____
No Street City State Zip

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

Representative (if applicable): Craig Nordby/Jeffrey Redding

Mailing Address: 1229 North Dutton Avenue, suite C Santa Rosa, California 95401/2423 Renfrew St. Napa 94558
No Street City State Zip

Telephone No: (707) 526 - 4500 E-Mail: craignordby@nordby.com/jreddingaicp@comcast.net

Use Permit Information Sheet

Use

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

Goosecross Cellars on State Lane in Yountville was originally permitted under the former small winery exemption program to produce 20,000 gallons per year in 1986. The permitted gallonage was increased to 30,000 gallons by Permit #02571-UP and was approved by the Planning Commission in April 2003. This same permit authorized additional parking, a marketing plan, and tours and tastings by appointment for 50 visitors per day.

The property was recently acquired by new owners who are now proposing to redevelop the site, removing the existing winery buildings and residence and developing a new state of the art winemaking facility. The new winery would consist of approximately 7200 s.f. and be organized into two standalone buildings. A new tasting room, barrel room and administrative offices would be located in the southern most building in the approximate location of the existing residence that will be demolished. Building A as it is referred to on the accompanying site plan would total approximately 3500 s.f. The building would be two stories in height, and invokes an agricultural vocabulary with painted board and batten siding, metal roof and steeply-pitched roof and stone wainscoting. The winery building (Building B) also is two stories in height, outfitted in a consistent architectural vocabulary and materials as building A and houses the tank room, covered crush pad, lab and winemakers offices. It is approximately 3,500 s.f. New parking areas, and repaving of the existing entry way complete the project. No change to marketing, visitation, number of employees or production is proposed.

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):

No off-site improvements are proposed as part of the new winery. In addition to the two new buildings, the following on-site improvements are proposed:

1. New water tank for fire suppression;
2. Removal of southern-most driveway;
3. Repaving of existing northern most driveway;
4. Repaving and expansion of existing parking facilities
5. New covered crush pad
6. New well and water distribution system
7. Courtyard and walkways

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.

<p>X CHRISTIEN COORS FICELLI</p> <hr/> <p><small>Print Name of Property Owner</small></p> <p><i>Christien Coors Ficelli</i></p> <hr/> <p><small>Signature of Property Owner</small></p>		<p><small>Print Name Signature of Applicant (if different)</small></p> <hr/> <p><small>Signature of Applicant</small></p>
<p>11/1/13</p> <hr/> <p><small>Date</small></p>		<p><small>Date</small></p>

Supplemental Application for Winery Uses

Operations

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

Retail Wine Sales	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...	<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?		
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing production capacity: 30,000 gal/y Per permit No: 02571-UP Permit date: 4/16/2003

Current maximum actual production: 20,000 gal/y For what year? 2012

Proposed production capacity: No change 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>50</u> existing	<u>No change</u> proposed
Average daily tours and tastings visitation ¹ :	<u>16</u> existing	<u>No change</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>Monday-Sunday</u> existing	<u>10:00--6:00</u> proposed
Non-harvest Production hours ² :	<u>8:00 am--6:00 pm</u> existing	<u>No change</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.)

Existing marketing plan as approved in 2003:

Private promotional tastings with meals:

12 annually

30 attendees maximum

Release events

2 annually

100 attendees maximum

Proposed Addition:

Participation in Annual Wine Auction

50 attendees maximum

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

All food service will be catered

Winery Coverage and Accessory/Production Ratio

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

Existing	<u>4,905 +/-</u> sq. ft.	<u>0.11 +/-</u> acres
Proposed	<u>9,556 +/-</u> sq. ft.	<u>0.22 +/-</u> acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>30,793 +/-</u> sq. ft.	<u>0.71 +/-</u> acres	<u>6</u> % of parcel
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Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>4,705</u> sq. ft.	Proposed	<u>4,712</u> sq. ft.
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Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>1,258</u> sq. ft.	<u>26</u> % of production facility
Proposed	<u>1,667</u> sq. ft.	<u>35</u> % of production facility

Caves and Crushpads

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

- None – no visitors/tours/events (Class I)
 Guided Tours Only (Class II)
 Public Access (Class III)

 Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: <u>N/A</u> sq. ft.	Proposed: <u>N/A</u> sq. ft.
Covered crush pad area	Existing: <u>0</u> sq. ft.	Proposed: <u>640</u> sq. ft.
Uncovered crush pad area	Existing: <u>N/A</u> sq. ft.	Proposed: <u>N/A</u> sq. ft.

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>765 (approx)</u> gallons per day (gal/d)	
Current water source:	<u>well</u>	<u>well</u>
Anticipated future water demand:	<u>No change</u> gal/d	<u>N/A</u> gal/d
Water availability (in gallons/minute):	<u>20</u> gal/m	<u>20</u> gal/m
Capacity of water storage system:	<u>5,000</u> gal	<u>10,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>on-site storage tanks</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u></u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u>pressure dist.</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>424(p)/375(d)</u> gal/d	<u>No change</u> gal/d
Anticipated future waste flows (peak flow):	<u>No change</u> gal/d	<u>No change</u> gal/d
Future waste disposal design capacity:	<u>N/A</u> gal/d	<u>N/A</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 or to regional landfill

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

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) GOOSECROSS Cellars			
BUSINESS SITE ADDRESS 1119 State Lane			
BUSINESS SITE CITY Yountville	104	CA	ZIP CODE 94599
CONTACT NAME Christi Coors Ficeli	106	PHONE 303-501-6521	107

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="checkbox"/> YES <input checked="" type="checkbox"/> NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
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="checkbox"/> YES <input checked="" type="checkbox"/> NO 8	NO FORM REQUIRED TO CUPAS
E. HAZARDOUS WASTE Generate hazardous waste?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS (You may also be required to provide additional information by your CUPA or local agency.)	15 UPCF Rev. (12/2007)
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Entry driveway to house and winery



Existing winery to be removed



Existing winery tanks and crush area to be demolished



Existing winery to be demolished



Existing house to be removed



Existing house to be removed



Existing house garage to be demolished



Existing house to be demolished



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JAN 10 2014

Napa County Planning, Building
& Environmental Services

January 10, 2014

Charlene Gallina, Supervising Planner
Department of Planning, Building & Environmental Services
County of Napa
1195 Third Street, room 210
Napa, California 93449

Re: Project Status Report—Goosecross Cellars Winery Use Permit #P13-00387. APN 031-180-035 1119 State Lane Yountville, California

Dear Ms Gallina:

This letter is in response to the December 4, 2014 project status letter advising us of the additional information necessary to complete the processing of our pending use permit application. Each listed point in this letter is addressed in the following paragraphs and in the updated plans and documents that are attached.

Planning Division

1. Please clarify, or provide the following information:

- a. Application—Please correct parking space count to reflect number of parking and loading spaces provided on project plans (22 spaces).

Response. Page 7 of the application has been corrected to reflect the 22 parking spaces shown on the site plan prepared by Chuck Peterson

- b. Application—Maximum number of On-Site Employees. Please revise winery traffic information/trip generation worksheet and other documents when appropriate to reflect a maximum of 10 employees.

Response: Page 15 of the application has been revised to reflect 10 on-site employees as requested. As we discussed with you and Kim Withrow when we met, we are in the process of retaining an engineer to assist us in completing the necessary documents to comply with the California Safe Drinking Water Act. The maximum number of employees will be reflected in these documents.

- c. Project Narrative—please indicate whether or not the winery would like to include the AB 2004 (Evans) Sale of Wine for On-Site Consumption and proposed location for such sale.

Phone: 707.944.1986
Fax: 707.944.9551
800.276.9210 (sales)

Goosecross Cellars
1119 State Lane
Yountville, CA 94599
goosecross.com



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Response: Thank you for advising us of the ability to conduct this on site sales at the winery. We certainly want to take advantage of this opportunity. The winery floor and site plans have been updated by Chuck Peterson Architect (sheet UP4) to show those areas where we propose on-site consumption

- d. Please provide additional background information regarding the existing winery and residence buildings to be demolished. Please submit an historical evaluation of such structure(s).

Response: The residence and garage to be demolished was constructed circa 1977-78. The residence contains three (3) bedrooms and measures 2346 s.f, including the partial 2nd floor. The garage to be demolished measures approximately 571 s.f. The winery building to be demolished was constructed in 1987-88 and measures approximately 1250 s.f. exclusive of the tank pad. You indicated when we met in December that no historical evaluation would be required for the proposed demolition, as neither building would be considered historic under CEQA. Details of both structures to be demolished are shown on sheet UP1 of the attached plans updated by Chuck Peterson Architect.

- e. Please provide additional information regarding the number of existing trees to be removed and/or replaced.

Response: Updated plans prepared by Chuck Peterson (sheet UP-1) show those trees to be removed as part of the project. With the exception of one redwood tree, all trees to be removed are ornamentals and planted when the residence was constructed in the 1970s. Chuck Peterson Architect shows tree replacements for all trees to be removed on sheet UP-3 of plans prepared.

- f. Provide a digital copy (Adobe PDF) of all submittal materials (reports, plans, elevations, and/or photos)

Response: We will provide copies of all plans and documents in digital format as requested.

2. The vineyard road to the north serves [as primary access] to APN 031-170-010 & 031-150-006. Therefore the 300' setback is applicable. Please revise plan to adhere to required setback or submit a variance request for the proposed new winery building location.

Response: The new production building replaces an existing building of a similar use and size. Like the existing building the new production buildings is approximately 210 feet from the primary access driveway to 1133 State Lane (APN 18-170-010). The new tasting room is located approximately 45' south of the production building or 265' from the northern driveway in question. Both are outside the setback of the second northerly driveway. We are



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requesting a variance to the required 300 foot winery setback applicable to private driveways so that the winery can remain in the location shown on the revised site plan prepared by Chuck Peterson Architect.

Constructing a new winery in compliance with the 300' setback would result in removal of mature, producing vines, a hardship for the applicant. The new winery will be located on already disturbed land currently occupied by the residence and the existing 1980s vintage winery. Complying with the required setback is an inefficient use of the landscape, as additional existing vines would be taken out of agricultural production, an additional hardship for the applicant. Reusing the already disturbed areas for the new winery preserves that land for its highest and best use, a long-standing general plan policy. Replacing existing buildings within the already disturbed areas of the site makes common sense, will not result in adverse visual or land use impacts. In fact, with the additional landscape planting proposed the new production building will be less visible from both the existing residence and driveway than the existing building to be replaced. We met with family who occupies the 1133 State Lane residence, the residence closest to the new production building. We showed them the plans and walked the site where the new buildings would be located. No major concerns were raised.

A more detailed discussion of the facts that support our request for a variance is presented in the attached variance application

3. Please note that the incorrect form was filled out regarding Greenhouse Gas Emissions. Please fill out the enclosed form as approved by the Planning Commission on July 3, 2013

Response: A completed Commission-approved GHG form is attached.

- 4 Water Availability Analysis—Revise Phase 1 study to identify the proposed water use for landscaping as noted on Sheet UP-3 (Partial Landscape Plan). Account for water use of the proposed employees

Response: Please see the revised Phase 1 study enclosed with this letter.

Engineering Services Division:

5. Incomplete Comments dated December 3, 2013

Response: Please see the attached Storm Water Master Plan prepared by Summit Engineering dated January 8, 2014.

Public Works Department-Traffic:

Phone: 707.944.1986
Fax: 707.944.9551
800.276.9210 (sales)

Goosecross Cellars
1119 State Lane
Yountville, CA 94599
goosecross.com



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6. Comments from the Public Works Department dated November 15, 2013

Response: None necessary. Paul Wilkinson requested no additional information.

Public Works Department-Water

7. Comments from the Public Works Department dated November 20, 2013.

Response: No response necessary. Projected groundwater use with county adopted thresholds for Phase 1 study.

Fire Department:

Response: No response necessary as the letter of November 16, 2013 outlining likely conditions of approval.

Environmental Health Division:

Response: Ms. Withrow had not completed her written comments when we met on December 10, 2013. She provided them verbally at that meeting to include:

- *Complete the septic system to accommodate the approved 30,000 gallons approved in 2003 required the submission of plans to meet county standards. Since no production increase was being requested in the current permit modification, permits could be issued for the upgrade upon approval of submitted plans. We have retained a civil engineer to assist us with the submittal process. We expect to begin this project in Spring 2014.*
- *Comply with previous conditions of the 2003 use permit that required compliance with the California Safe Drinking Water Act and related law we have retained a civil engineer to assist us with the compliance process.*
- *Initiate the abandonment of wells that will not be used by the winery. We have obtained documents from the environmental health department that detail the status of existing on-site wells. We will contact a well driller to obtain the necessary permits to abandon those wells that we do not intend to use. The location of the well to be used by the winery is shown on plans prepared by Chuck Peterson Architect.*

Miscellaneous Items

10. Event Parking. You requested that we identify areas for parking during our larger approved marketing events to ensure that State Lane is not intended for event parking.



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Response: Our current use permit authorizes two (2) release events per year for 100 persons. The proposed number of improved parking spaces for the winery is 22. Sheet UP-2 shows 17 'Event-Only' parking spaces (E1, E2 etc.) in a tandem configuration. The larger events will utilize a valet to facilitate tandem parking. Utilizing the county occupancy standard (2.8 visitors/vehicle) a maximum of 36 cars might be expected to attend the release events at maximum permitted attendance. UP-2 demonstrates that adequate space is available for up to 39 vehicles on an all-weather surface. State Lane would not be used for event parking. We will also close the tasting room to appointments during these events.

We believe that with this letter and the accompanying plans our application now addresses all comments and concerns raised by county agencies. We would appreciate confirmation that our application is complete for further processing at your earliest convenience.

We thank you very much for all your assistance and look forward to working with you throughout the remainder of the review process.

Sincerely,

Christi Coors-Ficeli

CC: Ashley Coors
Chuck Peterson Architect
Craig Nordby, Nordby Construction
Jeffrey Redding AICP

Enclosures

Improvements, cont.

Total on-site parking spaces: 16 existing 22 proposed
Loading areas: 1 existing No change 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): 0.79 +/- (34,277 +/- s.f.) acres

Employment and Hours of Operation

Days of operation: Sunday-Saturday existing No change proposed
Hours of operation: 8:00 am-6:00 pm existing No change proposed
Anticipated number of employee shifts: 1 existing No change proposed
Anticipated shift hours: 8:00 am-6:00 pm existing No change 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) _____

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: <u>10</u> x 3.05 one-way trips per employee	=	<u>31</u> daily trips.
Number of PT employees: <u>0</u> x 1.90 one-way trips per employee	=	<u>0</u> daily trips.
Average number of weekday visitors: <u>16</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>12</u> daily trips.
Gallons of production: <u>20,000</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>0.3</u> daily trips.
Total	=	<u>44</u> daily trips.
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck <u>trips</u> x .38)	=	<u>15</u> PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>3</u> x 3.05 one-way trips per employee	=	<u>9</u> daily trips.
Number of PT employees (on Saturdays): <u>0</u> x 1.90 one-way trips per employee	=	<u>0</u> daily trips.
Average number of Saturday visitors: <u>50</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>36</u> daily trips.
Total	=	<u>45</u> daily trips.
(No of FT employees) + (No of PT employees/2) + (visitor <u>trips</u> x .57)	=	<u>30</u> PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): <u>10</u> x 3.05 one-way trips per employee	=	<u>31</u> daily trips.
Number of PT employees (during crush): <u>0</u> x 1.90 one-way trips per employee	=	<u>0</u> daily trips.
Average number of Saturday visitors: <u>50</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>36</u> daily trips.
Gallons of production: <u>20,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>0.3</u> daily trips.
Avg. annual tons of grape on-haul: <u>130</u> / 144 truck trips daily ⁴ x 2 one-way trips	=	<u>2</u> daily trips.
Total	=	<u>69</u> daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>2</u> x 2 one-way trips per staff person	=	<u>2</u> trips.
Number of visitors (largest event): <u>100</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>36</u> trips.
Number of special event truck trips (largest event): <u>1</u> x 2 one-way trips	=	<u>2</u> trips.

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

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



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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)
031-180-035	11.31	1.0	11.31

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	<u>0.50</u> af/yr	Residential	<u>0</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr	Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0.86</u> af/yr	Winery	<u>0.86</u> af/yr
Commercial	<u>0</u> af/yr	Commercial	<u>0</u> f/yr
Vineyard*	<u>1.99</u> af/yr	Vineyard*	<u>1.99</u> af/yr
Other Agriculture	<u>0</u> af/yr	Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0.10</u> af/yr	Landscaping	<u>0.30</u> af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr

TOTAL:	<u>3.45</u> af/yr	TOTAL:	<u>3.15</u> af/yr	TOTAL:
	<u>1,124,082</u> gallons"	TOTAL:	<u>1,023,750</u> gallons"	

Is the proposed use less than the existing usage? Yes No Equal

Step #4:

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

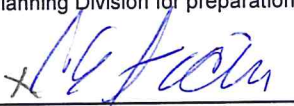
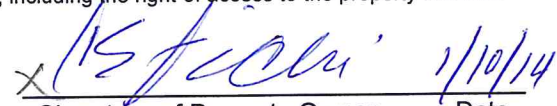
Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: *[Handwritten Signature]* Date: 11/10/14 Phone: 707-944-1986

**NAPA COUNTY
 CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
 1195 Third Street, Rm 210 Napa, California 94559 (707) 253-4416**

APPLICATION FOR A VARIANCE

FOR OFFICE USE ONLY	
ZONING DISTRICT: _____	File No: _____
REQUEST: _____	Date Filed: _____
_____	Date Published: _____
_____	Date Posted: _____
_____	<u>ZA</u> <u>CDPC</u> <u>BS</u>
_____	Hearing: _____ _____ _____
_____	Action: _____ _____ _____

TO BE COMPLETED BY APPLICANT	
Applicant's Name: <u>Goosecross Cellars/Christien Coors Ficeli</u>	Telephone #: <u>303-501-6521</u>
Address: <u>1119 State Lane Yountville California 94599</u>	
number street city state zip	
Status of Applicant's Interest in Property: <u>Owner</u>	
Property Owner's Name: <u>AC Vin Company LLC</u>	Assessor's # <u>031-180-035</u>
Address: <u>1119 State Lane Yountville, California 94599</u>	Telephone #: <u>303-501-6521</u>
REQUEST: <u>Variance to section 18.104.230(A)(2) (winery setback from private driveway)</u>	
PLEASE EXPLAIN ON THE REVERSE SIDE OF THIS FORM THE REASONS THAT THE VARIANCE REQUEST SHOULD BE APPROVED	
I certify that all the information contained in this application 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.	
<u>X</u> 	<u>X</u> 
Signature of Applicant	Signature of Property Owner
<u>1/10/14</u>	<u>1/10/14</u>
Date	Date
Submit with a check or money order payable to the County of Napa. The full application fee for a variance is \$1120.00	

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\$1010.00 _____ Received By _____
 Receipt Number Conservation Development & Planning Department Date

Pre-application Receipt No. _____ Date: _____

Statement in Support of Variance
to
Winery Setback from Private Driveway
Goosecross Cellars
1119 State Lane Yountville, California

Goosecross Cellars is proposing to replace two existing buildings with two new winery buildings: a new tasting room and administration building (Building A) and a state of the art production building (Building B). Building A, the tasting room and administration building will replace the existing 70s era residence. Building B will replace the 1980s vintage winery and tank pad and be used as the new production building. Both buildings will be located within the existing disturbed areas of the site. And both buildings lie within the required 300 feet setback from the private driveway that provides access to the residence at 1133 State Lane, north of the subject property. Like the existing building the new production buildings is approximately 210 feet from the primary access driveway to 1133 State Lane. The new tasting room is located approximately 45' south of the production building or 265' from the northern driveway in question. Both are outside the setback of the second northerly driveway. A variance to the required 300 foot winery setback applicable to private driveways is requested so that the winery can remain in the location shown on the revised site plan prepared by Chuck Peterson Architect.

The location where the new winery buildings are proposed is within the area already occupied by existing structures. Compliance with the required 300-foot setback would necessitate the removal of existing mature vines, a severe hardship to the owner. The land on which the existing structures are now located have less value for agricultural uses due to sustained compaction of the soil from the existing buildings and pavement. Requiring the applicant to convert existing productive agricultural land to non-productive buildings and paving instead of allowing the construction of new buildings on the already disturbed areas of the site would pose a severe hardship to the applicant without concomitant public benefit.. The 300 foot setback would result in incrementally more agricultural land being removed from production than if the buildings remain where currently proposed. Constructing new buildings in the proposed location will not result in adverse visual or land use impacts. In fact, with the additional landscape planting proposed the new buildings will be less visible from both the existing residence and subject driveway than the existing production building to be replaced.

Two goals of the Winery Definition Ordinance were to reduce impacts of new wineries on the agricultural lands and to reduce visual impacts for the traveling public. In this case, the new winery is located well outside of the required 300-foot setback from State Lane, the nearest public road and within the footprint of the existing buildings that it will replace. The northern driveway provides access to one seasonal residence. The owner has contacted the adjacent property owner who has no objection to the proposed location, as it will replace an older, deteriorating

structure. As such, the new buildings represent a substantial visual upgrade to the existing built environment. Together with the addition of the landscaping proposed as part of the project, the new winery production building will be less visible from both the existing residence and subject driveway than the existing production building to be replaced. The project as proposed is consistent with long standing goals of the winery definition ordinance and the county general plan. The project as proposed will protect and enhance the visual environment for the resident of the adjacent property as well as reducing impacts on agricultural land by locating the new winery buildings in the footprint of the exiting buildings that are being replaced. Locating the new winery in full compliance with the required setback would pose a severe hardship on the owner requiring removal of mature, producing vines without a corresponding public benefit.

We would appreciate your support of our request



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Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Goosecross Cellars
Project number if known: P13-00387 MOD
Contact person: Jeffrey Redding
Contact email & phone number: jredding@icp@comcast.net
Today's date: 1.9.14

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing Plan To Do

ID # BMP Name

BMP-1 Generation of on-site renewable energy

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

Piping chases will be installed from the electrical room to the roof for future installation of 188 2x4 photovoltaic solar panels

BMP-2 Preservation of developable open space in a conservation easement

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Plan
Doing To Do

BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.

BMP-4 Alternative fuel and electrical vehicles in fleet

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____

BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

BMP-6 Vehicle Miles Traveled (VMT) reduction plan

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
 - employee carpool or vanpool
 - priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
 - bike riding incentives
 - bus transportation for large marketing events
 - Other: _____
-
-

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Doing Plan To Do

- BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**
See description below under BMP-5.
-
-

- BMP-8 Solar hot water heating**
Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.
-
-

- BMP-9 Energy conserving lighting**
Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

All exterior lights will have CFL bulbs. Interior lights shall exceed T-24 CalGreen requirements

- BMP-10 Energy Star Roof/Living Roof/Cool Roof**
Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

We plan to install light colored metal roof on all buildings

- BMP-11 Bicycle Incentives**
Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

We currently have racks to accommodate 5-6 bicycles

- BMP-12 Bicycle route improvements**
Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.
-
-

Already Plan
Doing To Do

BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

BMP-15 Low-impact development (LID)

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

*We will provide greened trash enclosure to hold
containers*

Already Plan
Doing To Do

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

We will retain the four (4) mature deciduous trees on the south side of the proposed tasting building; we will also retain the large deciduous tree on the west side of the tasting room.

BMP-21 Electrical Vehicle Charging Station(s)

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

BMP-22 Public Transit Accessibility

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Plan
Doing To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

The proposed factory room is laid out in an east-west orientation. Windows are provided for natural light & ventilation and to exhaust heat in the summer.

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

Proposed construction will occur only in previously disturbed soil.

BMP-25 Will this project be designed and built so that it could qualify for LEED?

BMP-25 (a)	<input type="checkbox"/>	LEED™ Silver (check box BMP-25 and this one)
BMP-25 (b)	<input type="checkbox"/>	LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	<input type="checkbox"/>	LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Doing Plan To Do

- BMP-28 Use of recycled materials**

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

- BMP-29 Local food production**

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

- BMP-30 Education to staff and visitors on sustainable practices**

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

- BMP-31 Use 70-80% cover crop**

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

- BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

By selecting this BMP, you agree not to burn the material pruned on site.

- BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**

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

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at the Project Level available at http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
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