



file No P13-00367

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

A Tradition of Stewardship  
A Commitment to Service

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit  
Date Submitted: 10-21-13 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_  
Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*Application Fee Deposit: \$ 8,000.00 Receipt No. 98862 Received by: [Signature] Date: 10-21-13

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

To be completed by applicant...

Project Name: Titus Vineyards Winery  
Assessor's Parcel No: 021-353-013 Existing Parcel Size: 31.77 +/- ac.  
Site Address/Location: 2971 Silverado Trail Napa, California 94558  
No. Street City State Zip

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

Property Owner: Lee Titus & Sons Ltd.  
Mailing Address: 3264 Ehlers Lane St. Helena, California 94574  
No. Street City State Zip

Telephone No: (707) 963 - 3298 E-Mail: etitus@titusvineyards.com

Applicant (if other than property owner): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone No: ( ) - E-Mail: \_\_\_\_\_

Representative (if applicable): Jeffrey Redding  
Mailing Address: 2423 Renfrew Street Napa, California 94558  
No. Street City State Zip

Telephone No: (707) 255 - 7375 E-Mail: jreddingaicp@comcast.net

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## Certification and Indemnification



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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.

 _____ Print Name of Property Owner	 _____ Print Name Signature of Applicant (if different)
 _____ Signature of Property Owner	 _____ Signature of Applicant
Date	Date

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Initial Statement of Grape Source

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



10-18-13

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Owner's Signature

Date

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

## Winery Traffic Information / Trip Generation Sheet

### Traffic during a Typical Weekday

( Please see attached traffic report )

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

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

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

Gallons of production: \_\_\_\_\_ / 1,000 x .009 truck trips daily<sup>3</sup> x 2 one-way trips = \_\_\_\_\_ daily trips.

**Total** = \_\_\_\_\_ daily trips.

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

### Traffic during a Typical Saturday

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

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

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

**Total** = \_\_\_\_\_ daily trips.

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

### Traffic during a Crush Saturday

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

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

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

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

Avg. annual tons of grape on-haul: \_\_\_\_\_ / 144 truck trips daily<sup>4</sup> x 2 one-way trips = \_\_\_\_\_ daily trips.

**Total** = \_\_\_\_\_ daily trips.

### Largest Marketing Event- Additional Traffic

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

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

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

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

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



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)

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

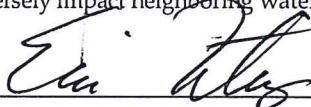
TOTAL:	_____ af/yr	TOTAL:	_____ af/yr	TOTAL:	
	_____ gallons**	TOTAL:	_____ gallons**		

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

**Step #4:**

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

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

Signature:  Date: 10-18-13 Phone: 707-963-3235



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## 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)
021-353-013	31.77 ± ac	1.0 af/yr	31.77 af/yr

**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>0.75</u> af/yr	Residential	<u>0.75</u> af/yr
Farm Labor Dwelling	<u>N/A</u> af/yr	Farm Labor Dwelling	<u>N/A</u> af/yr
Winery	<u>N/A</u> af/yr	Winery	<u>0.64</u> af/yr
Commercial	<u>N/A</u> af/yr	Commercial	<u>N/A</u> f/yr
Vineyard*	<u>13.0</u> af/yr	Vineyard*	<u>11.5</u> af/yr
Other Agriculture	<u>N/A</u> af/yr	Other Agriculture	<u>N/A</u> af/yr
Landscaping	<u>N/A</u> af/yr	Landscaping	<u>N/A</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>13.8</u> af/yr	TOTAL:	<u>12.9</u> af/yr	TOTAL:	
	<u>4.5 M</u> gallons"	TOTAL:	<u>4.2 M</u> gallons"		

Is the proposed use less than the existing usage?  Yes  No  Equal (Due to removal of some vineyard)

**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.

All numbers based on County Estimated Water Use Guidelines:

Residential: 0.75 af/yr

Existing Vineyard: 26 acres x .5 af/yr per acre = 13.0 af/yr

Proposed Vineyard: 23 acres x 0.5 af/ac/yr = 11.5 af/yr

Proposed Winery: 24,000 gpy x 2.65 af/yr per 100,000 gal. of wine = 0.64 af/yr

Note: the actual vineyard water usage will be less than proposed above because winery process wastewater will be used for irrigation in a portion of the vineyard.

**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: *Mark R. Muntz*  Date: 10/2/2013 Phone: (707) 320-4968



## WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

### Attachment A: Estimated Water Use Guidelines

#### Typical Water Use Guidelines:

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

#### Non-Residential Guidelines:

##### Agricultural:

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

##### Winery:

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

##### Industrial:

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

##### Commercial:

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

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

**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) <b>I Titus vineyard winery</b>			
BUSINESS SITE ADDRESS <b>3264 Ehlers Lane</b>			
BUSINESS SITE CITY <b>St. Helena</b>	104	CA	ZIP CODE <b>94574</b>
CONTACT NAME <b>Eric Titus</b>	106	PHONE <b>707 963-3298</b>	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....		
<b>A. HAZARDOUS MATERIALS</b> Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
<b>B. REGULATED SUBSTANCES</b> Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	4a	Coordinate with your local agency responsible for CalARP.
<b>C. UNDERGROUND STORAGE TANKS (USTs)</b> Own or operate underground storage tanks?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
<b>D. ABOVE GROUND PETROLEUM STORAGE</b> Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	8	NO FORM REQUIRED TO CUPAs
<b>E. HAZARDOUS WASTE</b> Generate hazardous waste?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	14b	See CUPA for required forms.

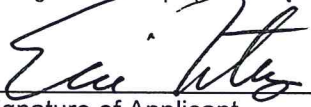
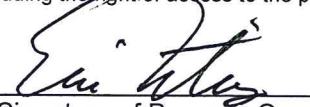
**F. LOCAL REQUIREMENTS**

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

**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: <u>P13-00366</u>
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>Eric Titus</u>	Telephone #: <u>707-963-3298</u>
Address: <u>3264 Ehlers Lane</u> <u>St. Helena</u> <u>California</u> <u>94574</u>	
number                  street                  city                  state                  zip	
Status of Applicant's Interest in Property: <u>Owner</u>	
Property Owner's Name: <u>Lee Titus &amp; Sons Ltd.</u>	Assessor's # <u>021-353-013</u>
Address: <u>3264 Ehlers Lane St. Helena California 94574</u>	Telephone #: <u>707-963-3298</u>
REQUEST: <u>Variance to section 18.104.230 (winery setback from Silvreado Trail)</u>	
<b>PLEASE EXPLAIN ON THE REVERSE SIDE OF THIS FORM THE REASONS THAT THE VARIANCE REQUEST SHOULD BE APPROVED</b>	
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></u> <u>10-18-13</u>	<u></u> <u>10-18-13</u>
Signature of Applicant                  Date	Signature of Property Owner                  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 SETBACKS  
Titus Vineyard Winery  
2971 SILVERADO TRAIL

The applicants, Lee Titus & Sons represented by Eric and Phillip Titus are proposing to construct a new winery on their estate on Silverado Trail north of Deer Park Road in the AP (Agricultural Preserve) zone. Currently fruit from their existing 26-acre on-site vineyard is processed off-site. Developing a winery on the site where the majority of fruit is grown would provide the applicants with greater quality control over all aspects of winery production. The project is described in more detail in the accompanying use permit application and on plans prepared by Matt Hollis Associates. In order to accomplish this objective, a variance to Chapter 18.104.230 (A) (1) of the zoning ordinance relating to winery setbacks is required. This Chapter requires a 600-foot setback from the centerline of Silverado Trail. The proposed winery would be located 178' at its closest point to Silverado Trail, increasing to 223'.

The project site abuts the Napa River on the west, Silverado Trail on the east. Existing vineyards border the property on the south and north with an existing residence also located to north of the subject parcel. Existing vegetation is located along the north property line acting as a natural screen. Agricultural buildings and an existing residence are located between the proposed winery and Silverado Trail. The remainder of the property is planted to vineyard.

The existing 33 acre parcel is located almost entirely within the Napa River flood way and flood plain. Only a small strip of land along Silverado Trail is located outside of both the flood way and flood plan. Locating the proposed winery and required infrastructure outside of the required 600 foot setback would place the building partially within the flood way or in a location that would require extensive fill to ensure that the finished floor elevation of the winery is at least one foot above the base flood elevation required by the County flood plain management ordinance. Rather than grouping the winery complex in an area proximate to existing buildings, locating the proposed winery in the middle of the vineyard, raised as it would be to elevate it above the base flood elevation would result in the winery building being visually prominent instead of a low profile that the present project represents. In addition locating the winery and required infrastructure outside of the required Silverado Trail setback would necessitate removal of considerable more vineyard than the 3 acres that to be removed under the current project.

The location of the proposed winery in relationship to the required setbacks, flood plain and floodway is shown on the attached plans prepared by Applied Civil Engineering.

In summary, the existing site has a number of constraints that severely limit where the new winery could be located and meet the 600' setback from Silverado Trail. Except for the strip of land parallel to the east property line, the entire property is located within either the 100 year flood plain or the floodway of the Napa River. Conforming to the required setback would place the new winery in the middle of the existing vineyard and

necessitate extensive fill and/or require the applicant to seek regulatory relief from the FEMA to locate the winery in the floodway. With other more practical design solutions available that meet the intent of the Winery Definition Ordinance, pursuing either permits from FEMA or engaging in extensive fill represent a hardship to the applicant and result in substantial cost and time delays. Locating the winery and necessary infrastructure in conformance with the required setback would also necessitate extensive vine removal, again resulting in substantial economic impacts to the applicant. The proposed location is proximate to the existing buildings and is well screened from the Silverado Trail by these existing buildings and mature vegetation along the northern property line. In addition to the issues raised by development within the flood way, the conforming portions of the site are devoid of screening vegetation and improvements, and would be much more visible to the traveling public. Thus the intent of the winery setback ordinance, to reduce visual impacts to the traveling public, is met by the proposed location.

Locating the winery in proximity to existing improvements, retaining the maximum number of vineyard acres and minimizing the quantity of cut and fill necessary to locate the winery in conformance with the required winery setback represents a practical solution to both meet the intent of the winery setback ordinance and minimizing impacts to the site and to surrounding properties.

We think that after reviewing the response of the proposed project to the numerous site constraints, the location of thee existing improvements and the remote location of the area of the site that conforms to the setbacks, we believe that the required findings to grant a variance to required road setbacks could be made. We would appreciate your support of our application and project.

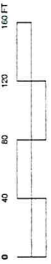
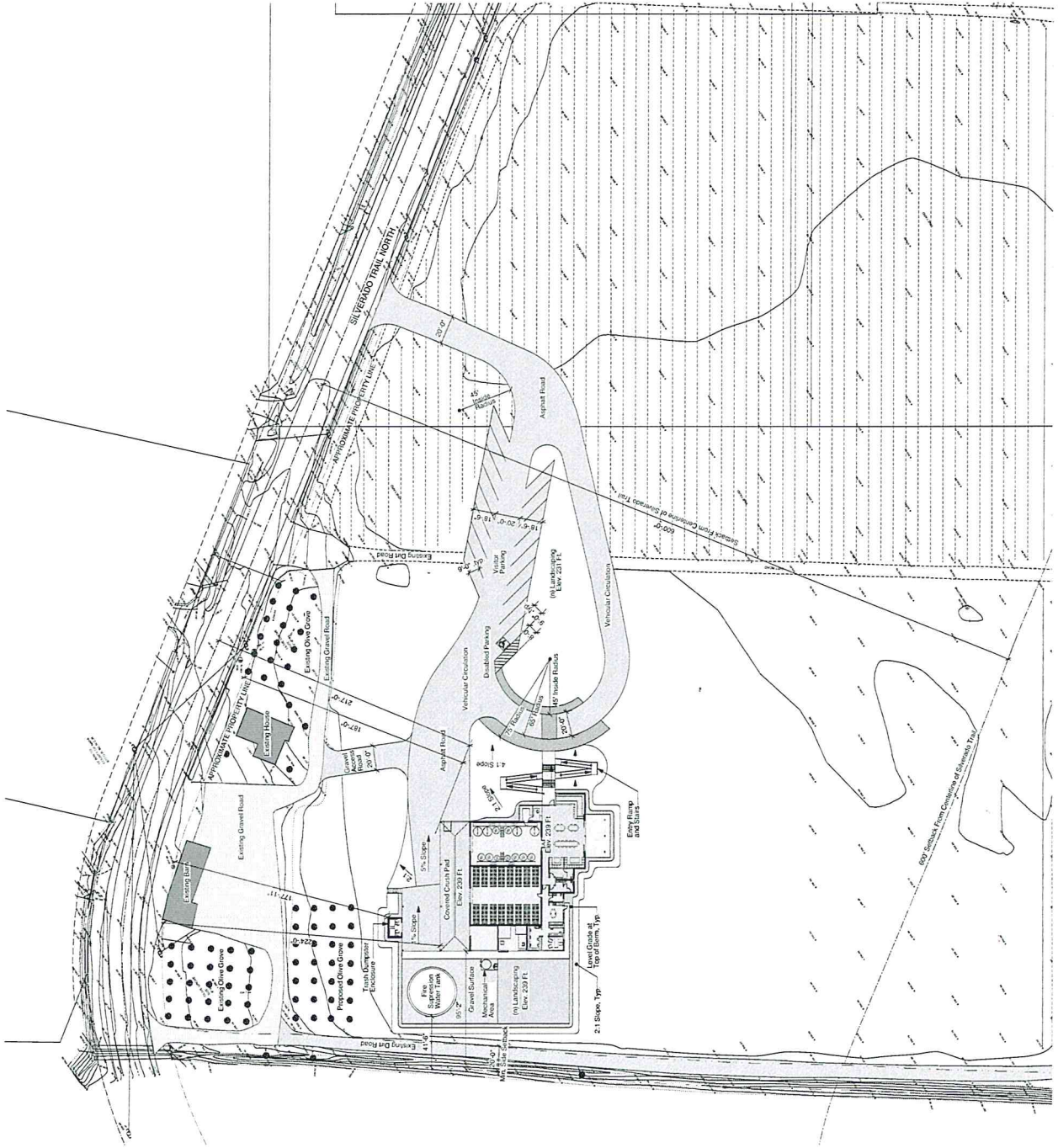
**Legend:**

- Top of Berm, Level Grade
- 2:1 Sloped Grade
- Production Use
- Accessory Use

**Allowed Use Calculations**

Use/Function	Area (sq. ft.)	Percentage
Production (Residential)	10062.2	0.82%
Total Accessory Use, Allowed	4334.9	4.0%
<b>Total Accessory Use, Proposed</b>	<b>2375.9</b>	<b>21.7%</b>

Per Napa Co. Code Section 1427



1 Proposed Variance Plan  
 Scale: 1" = 40 ft

Titus Vineyards  
3264 Ehlers Lane  
St. Helena, California 94574

RECEIVED

DEC 19 2013

Napa County Planning, Building  
& Environmental Services

December 19, 2013

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—Titus Winery Use Permit #P13-00367. APN 021-353-013 2971 Silverado Trail, St. Helena, California

Dear Ms Gallina:

This letter is in response to the November 22, 2013 project status letter. It responds to your request for additional information and formally transmits updated plans and documents for your information and use.

**Planning Division**

1. Please clarify, or provide the following information:
  - a. Application—project narrative and winery coverage and accessory/production ratio square footage/acreages should reflect information provided on all project plans.

*Response. The application packet, and narrative and plans have all been reviewed for internal consistency. Project data relating to site conditions (e.g. coverage and land area disturbed) are based upon the engineering plans prepared by ACE (sheet C4). The winery square footage, accessory and production areas and accessory to production area ratio included in the application is taken from shown on sheet A1.00 of the enclosed architectural drawings prepared by MHA.*

- b. Application—Total on-site parking spaces: Please correct parking space count to reflect number of parking and loading spaces provided on all project plans.

*Response: The number of proposed parking and loading spaces (21/3) are shown on updated page 7 of the application packet. The architectural plans have been updated for consistency with the engineering drawings.*

- c. Application—Maximum number of on-site employees: Please correct employee count to “10 or fewer.” It should be further noted that water and traffic study numbers should correlate as well.

*Response: The employee figures in the wastewater feasibility study (10FT/2 PT) are now reflected on page 7 of the application packet. The Titus Winery Traffic Generation Worksheet bases its analysis 9FT (non-harvest) employees but this discrepancy does not affect the outcome of their conclusion that a left turn lane is needed even with fewer employees than currently contemplated. We want the application to reflect the maximum number of employees that may be on site any one time.*

- d. Application indicates only that hours of operation will occur Monday through Sunday, 8:00 am-5:30 pm (Employment/Hours of Operation—Page 7 of 29). Yet, Visitation and Hours of Operation noted on page 9 of 29 specify different hours. Please correct.

*Response: The information shown on the two pages you reference are correct as written. We understood page 7 to indicate the hours of operation (production, non-harvest hours, administration, visitation) while page 9 asks for hours of visitation only.*

- e. Site fill-Please specify anticipated location of imported fill and anticipated duration of conducting this transport including estimated number of truck per day needed.

*Response: It is anticipated that fill will be placed directly into the building development area. The estimated time for completing the importing operations is 4 to 6 weeks with an average of 30 trucks per day. We have indicated the estimated cut and fill volumes on sheet C1 of plans prepared by ACE.*

- f. Indicate in the project narrative whether or not the winery operator would like to include the AB 2004 (Evans) Sale of Wine for On-Site Consumption and proposed location for such sale under this application.

*Response: The project narrative has been updated to reflect our interest to include the AB 2004 on-site sale and consumption of wine. The updated plans (sheet A1.01) prepared by MHA show the location of the areas proposed for on-site wine consumption.*

- g. Please provide additional background information regarding the existing residence and barn. Include in the project narrative that such housing will be limited to occupancy by the property owner, and not utilized by the proposed winery.



*Response: The existing residence will remain on site following completion of the winery. It contains three (3) bedrooms; it will not be used as part of the proposed winery. The existing barn will also remain on site, and will continue to be used for farm equipment storage.*

- h. 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. 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. We would call the Commissions attention to the significant energy conserving features proposed to be included in the winery project, including a cool roof, roof-mounted solar panels and electric vehicle charging station. Particular attention has been paid to those measures that address emissions from transportation sources. The draft Climate Action Plan notes that transportation related emissions are a significant source of CO2 in Napa County and targets them for reduction.*

3. Past studies for projects across Silverado Trail have noted that the northeastern portion of the subject site has the potential for archeological resources [to be present].

*Response: As we discussed during your recent site visit, you agreed to waive the requirement to prepare a formal assessment due to the following mitigating factors:*

- *The area where the winery and improvements is planned has been actively cultivated and maintained in vineyard for over 40 years;*
- *No change in use is proposed in the northeast quadrant of the site near the Silverado Trail. The existing olive orchard and gravel driveway will remain with additional agricultural uses (a new olive orchard) proposed; and*
- *A pad to support the winery and associated improvements will be created by importing fill to elevate the area proposed for improvement above existing grade. This pad will protect any potential resource from being impacted by the project.*

4. Please submit a visual analysis showing the proposed winery view from the intersection of Silverado Trail and Deer Park [Road], as well as traveling east along Deer Park from State Highway 29.

*Response: A visual analysis prepared by MHA is included in the attached revised plans. Please see sheet L-2.*

**Public Works Department—Traffic:**

5. Please submit preliminary plans for left turn pocket.

*Response: Please see sheet C2 on previous plans prepared by Applied Civil Engineering.*

**Public Works Department-Water:**

No response necessary. Project is within the established groundwater use thresholds.

**Engineering Services Division:**

Please respond to comments dated November 14, 2013.

*Response: Please see the attached letter dated November 22, 2013. One of the issues raised in the letter from Peter Corelis is the need for the requested variance to the winery setback from Silverado Trail. While not strictly an engineering issue we wanted to provide additional rationale for our decisions to locate the winery where is shown on the attached plans. In addition to the presence of compressible soil outside the setback and the comments made in the letter from ACE, locating the winery and improvements outside of the setback would pose the following additional hardships and support the requested variance:*

1. *Locating the winery, driveway and associated improvements in compliance with the setback required would render it more visible from county viewshed roads;*
2. *Locating the winery, driveway and associated improvements in compliance with the setback required would result in the removal of more vines than where the improvements are proposed, a severe hardship due to loss of income;*
3. *More fill would be required to locate the improvements outside the required setback due to the length of the driveway. The costs of importing additional fill would pose additional hardships to me and my family;*
4. *Locating the winery and driveway outside of the 600' setback line would adversely affect the cultivation of remaining vineyard by creating smaller vineyard blocks that would make farming operations less efficient.*

**Fire Department:**

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

**Environmental Health:**

*We were advised by an email from Kim Withrow dated November 26, 2013 that her office needed no additional information. We have however, revised the attached floor plans to include a commercial kitchen as part of our request. An analysis of the kitchen had already been included in the wastewater feasibility analysis prepared by ACE.*

We believe that with this letter and the accompany 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,



Eric Titus

CC: Matt Hollis, MHA  
Mike Muelrath, ACE  
Jeffrey Redding AICP

Enclosures

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## Use Permit Information Sheet

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### Use

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

The applicant is proposing to construct a new 14,469 +/- sq. ft., 24,000 gallon per year winery on a 32 acre parcel located at the northeast corner of Silverado Trail and Deer Park Road. The site currently contains vineyard, a single family residence and barn. The existing improvements are located along the Silverado Trail. The proposed winery would be located east of the existing improvements. The location of the winery was selected to minimize vineyard removal and is located far enough from the existing compound so as not to compete with it visually that will remain in the landscape. The winery would be low profile, two stories (21') in height. It is oriented to take advantage of views of the existing vineyard and the western hills beyond. Production area is located on the east side of the building, oriented toward the existing farm buildings to minimize impacts of production. The production area is visually screened by both a elevated berm and landscaping. The proposed winery is located to minimize vineyard removal fill required to construct the winery, the driveway and related improvements. The finished floor elevation (FFE) is designed to be a minimum of 1' above the base flood elevation (BFE) to conform to the county's flood plain management program. In addition to the proposed building, the proposed project includes the retention of 23 acres of vineyard, parking for employees and visitors, a circular access driveway and extensive landscaping. A proposed north bound left turn lane on Silverado Trail was shown on page C2 of drawings prepared by Applied Civil Engineering dated September 2013. The proposed project is also described on drawings prepared by MHA.

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):

In addition to the proposed winery and associated on-site improvements described in the accompanying plans and documents, the following on- and off-site improvements are proposed:

1. Earthmoving and grading to create pad for new winery, driveway and related facilities
2. Covered crush pad and work area
3. New access driveway, parking, loading and staging areas
4. Water and wastewater storage, treatment and disposal facilities
5. On-site drainage systems
6. Fire suppression systems
7. On-site sale and consumption of wine
8. On-site landscaping

**Improvements, cont.**

Total on-site parking spaces:       N/A       existing       21       proposed  
Loading areas:       N/A       existing       3       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):       3.2 +/-       acres

**Employment and Hours of Operation**

Days of operation:       N/A       existing       Monday-Sunday       proposed  
Hours of operation:       N/A       existing       8:00a.m.-5:30p.m.       proposed  
Anticipated number of employee shifts:       N/A       existing       1       proposed  
Anticipated shift hours:       N/A       existing       8:00a.m.-5:30p.m.       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)       10 FT/2 PT

## 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: \_\_\_\_\_ N/A gal/y Per permit No: \_\_\_\_\_ Permit date: \_\_\_\_\_

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

Proposed production capacity: \_\_\_\_\_ 24,000 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:	_____ N/A _____ existing	_____ 60/day _____ proposed
Average daily tours and tastings visitation <sup>1</sup> :	_____ N/A _____ existing	_____ 40/day _____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	_____ N/A _____ existing	_____ 10:00 am-6:30pm _____ proposed
Non-harvest Production hours <sup>2</sup> :	_____ N/A _____ existing	_____ 7:00 am-10:00 pm _____ proposed

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

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

## Grape Origin

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

## Marketing Program

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

Promotional Tastings w/Meals: 8/year; 25 guests (maximum)

Wine Club Marketing Events: 4/year; 125 guests (maximum)

Wine Releases Events: 6/year; 125 guests (maximum)

Wine Auction Events: 2/year; 125 guests (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.)

Food will either be catered or prepared within on-site commercial kitchen

## 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>          N/A          </u> sq. ft.	<u>          N/A          </u> acres
Proposed	<u>          16,300 +/-          </u> sq. ft.	<u>          0.4 +/-          </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>          52,900 +/-          </u> sq. ft.	<u>          1.2          </u> acres	<u>          3.8          </u> % of parcel
---	--------------------------------------	--

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

Existing	<u>          N/A          </u> sq. ft.	Proposed	<u>          11,319          </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>          N/A          </u> sq. ft.	<u>          N/A          </u> % of production facility
Proposed	<u>          3,461          </u> sq. ft.	<u>          31%          </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>          none          </u> sq. ft.
Covered crush pad area	Existing: <u>          N/A          </u> sq. ft.	Proposed: <u>          3,983          </u> sq. ft.
Uncovered crush pad area	Existing: <u>          N/A          </u> sq. ft.	Proposed: <u>          none          </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/tank</u>
Name of proposed water supplier (if water company, city, district):	<u>N/A</u>	<u>N/A</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>450 (est.)</u> gallons per day (gal/d)	
Current water source:	<u>well</u>	<u></u>
Anticipated future water demand:	<u>2,800</u> gal/d	<u>N/A</u> gal/d
Water availability (in gallons/minute):	<u>40</u> gal/m	<u>200+</u> gal/m
Capacity of water storage system:	<u>2,800 (min.)</u> gal	<u>40--60,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>tank</u>	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>process waste</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u>onsite/holdhaul</u>
Name of disposal agency (if sewage district, city, community system):	<u></u>	<u></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>N/A</u> gal/d	<u>N/A</u> gal/d
Anticipated future waste flows (peak flow):	<u>450 (ex) + 735</u> gal/d	<u>800</u> gal/d
Future waste disposal design capacity:	<u>same as above</u> gal/d	<u>same as above</u> gal/d

### Solid Waste and Recycling Storage and Disposal

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

### Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

### Grading Spoils Disposal

Where will grading spoils be disposed of?  
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): soil will be imported to elevate d/w and pad above BFE



Project name & APN: TITUS WINERY #021-353-013  
Project number if known: P13-00367  
Contact person: JEFF REDDING, AICP  
Contact email & phone number: jreddingaicp@comcast.net  
Today's date: 12/ /13 707-815-0723

A Tradition of Stewardship  
A Commitment to Service

### Voluntary Best Management Practices Checklist for Development Projects

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

### Practices with Measurable GHG Reduction Potential

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

Already Plan  
Doing To Do

ID # BMP Name

**BMP-1 Generation of on-site renewable energy**

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

We plan to integrate PV panels or solar panels to the project. They will be concealed by the parapet roof. The estimate total annual energy produced will be 18,432.5 KWH in a year & will produce 10.1 Kw of electric power.

**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.*

We plan to add new vegetation: Coniferous trees over .087 acres, Deciduous trees over .02 acres, shrubs over .3 acres, & olive grove over .2 acres.

**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 Plan  
Doing To Do

- BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**  
*See description below under BMP-5.*
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- 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.*
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- 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.*  
We plan to install only CFL and LED lights for the building.
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- 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 use a type of "Cool Roof" roofing system
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- 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 plan to include a short-term bicycle parking and add directional signs and give information on biking in Napa.
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- 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.*
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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.*
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- 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%.*  
We plan to install water efficient fixtures.
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- 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.*

We plan to implement LID practices and include bioretention or rain garden area, and permeable pavements. See site & civil plan for locations.

- 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.*

We plan to comply with the Water Efficient Landscape Ordinance.

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- 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 plan to recycle 75% of all waste.

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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.*

We plan to compost 75% food & Garden material.

**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.*

We plan to implement a sustainable purchasing and shipping programs.

**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 plan to add Deciduous trees on the south side of the building elevation. See the landscape plan for location.

**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.*

We plan to include an electrical vehicle charging station to the project. see site plan for location.

**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.*

We plan to orient the building to have southern exposure for winter warmth, and east-west cross breeze and 4ft. overhangs for shade and summer cooling.

**BMP-24 Limit the amount of grading and tree removal**

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

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

**BMP-25 (a)**

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

**BMP-25 (b)**

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

**BMP-25 (c)**

**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](http://www.countyofnapa.org).*

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

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

Already Plan  
Doing To Do

- BMP-28 Use of recycled materials**

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

We plan to use recycled material in construction & 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.*

We plan to grow grapes, olives, & fruits on site to reduce transportation and increase local food production.

- 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.*

We plan to use alternative energy and will explain & put up signs to educate the staff & visitors of those business practices.

- 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?**

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

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**Comments and Suggestions on this form?**

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**Sources:**

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