



A Tradition of Stewardship
A Commitment to Service

Napa County

Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

file No P13-00167-UP/va
P13-00185-VAR

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit w/ Variance

Date Submitted: 5/10/13 Resubmittal(s): 8-15-2013 Date Complete: 9-15-2013

Request:

Approval of a use permit application #P13-00167 to establish a new 100,000 gallon/year winery with the construction of a new 11,000 ± sq. ft. wine production facility, 816± sq. ft. storage building; and a 1,360± sq. ft. administrative office building with conference rooms; use an existing, 2,400± sq. ft., open-air pavilion for hospitality/marketing use; relocate existing driveway and construct a new 20' wide driveway; provide 19 on-site parking spaces. A variance request to allow the construction of a new winery building 380± feet from the centerline of State Highway 29; administrative office building 160± feet; and winery equipment storage building 260± feet in lieu of the required minimum 600 ft. winery road setback.

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

To be completed by applicant...

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

Project Name: LMR Rutherford Estate Winery

Assessor's Parcel No: 030-100-016 Existing Parcel Size: 30 ac.

Site Address/Location: 1790 St Helena Highway South, Rutherford, CA 94573
No. Street City State Zip

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

Property Owner: LMR Rutherford Partners, LLC

Mailing Address: PO Box 477, Rutherford, CA 94573
No. Street City State Zip

Telephone No: (707) 963 - 5268 E-Mail: tedhall@longmeadowranch.com

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone No: () - E-Mail: _____

Representative (if applicable): Albion Surveys, Inc - Attn: Jon M Webb

Mailing Address: 1113 Hunt Avenue, St Helena, CA 94574
No. Street City State Zip

Telephone No: (707) 963 - 1217 E-Mail: jwebb@albionsurveys.com

PROJECT NARRATIVE

(LMR Rutherford Estate Winery Use Permit and Variance)

The purpose of this Application is to request a Use Permit to construct a winery with a production capacity of 100,000 gallons. The accompanying Variance application is being filed to obtain approval to construct the Winery and Office within the 600 foot setback of Highway 29. 70,000 gallons of the Winery production will be for white wine utilizing estate fruit from the subject property and adjoining properties also owned by the applicant. The remaining 30,000 gallons of production will be for red wine grapes, 18,000 gallons (100 tons) of which will be estate fruit and the remaining 12,000 gallons (70 tons) of red grapes will be delivered to the property. Public roads WILL NOT be used to transport the white grapes or 100 tons of red grapes from neighboring properties, thus only 70 tons of red grapes will be brought to the winery utilizing Public roads.

There currently exist on the property a developed commercial farming area which includes a farm labor dwelling, 2 wells, a barn which will be removed to accommodate the winery, an open air pavilion, a water tower, a bathroom building, a greenhouse (to be relocated) and a few outbuildings. One existing well will serve the existing dwelling and the second existing well will serve the winery. There is an existing left turn lane in Highway 29 which will serve the Winery. The existing access driveway to the property will be closed and relocated approximately 50 feet to the north. This will allow access to the winery utilizing the existing left turn lane on Highway 29. The proposed relocated driveway will be reconstructed to Napa County Road and Street Standards.

The proposed winery production buildings will have a total indoor floor area of 11,000 square feet and will include crushing, fermenting, aging, bottling, shipping and receiving. The remaining area devoted to production will include 4164 square feet of outside covered fermentation tank area and a 4164 square foot covered crush pad, bringing the total area devoted to production to 20,144 square feet (includes storage barn described below). The indoor building area devoted to administration, marketing and visitation total 164 square feet. 19328

The existing developed commercial farming area on the site, which is approximately 230 feet south of the proposed production building, will remain in commercial gardens and some buildings will be converted to Winery hospitality, marketing, storage and offices. The existing parking area will be for the use of visitors and increased from the current 4 spaces to 12 spaces. The existing 2400 square foot open air pavilion will be utilized as the hospitality area with no changes proposed to the pavilion. The existing bathroom building will be remodeled inside and utilized by visitors and employees. The water tower (garden storage) and farm labor dwelling will remain in their current use. A new 1360 square foot office building will be constructed in this area along with a new 816 square foot winery equipment storage barn. A 20' (18 and 2) foot wide driveway and parking lot (7 parking spaces) will serve the office building and storage barn. Visitors will not drive to the production area from the hospitality area, visitors going to the production area will be pedestrians utilizing existing and proposed pathways.

There are currently 4 full time employees operating the garden and orchard, 2 of which live in the farm labor dwelling. The winery will be operated by 9 employees, 6 full time and 3 part time. Daily visitation by appointment only is proposed for up to 50 people per day. A marketing plan is also outlined in the attached Supplemental Application for Winery Uses.

(Rev 4/21/14)

RECEIVED

MAY 08 2014

Napa County Planning, Building
& Environmental Services

Use Permit Information Sheet

Use

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

See attached Narrative sheet

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

District _____

Regional _____

State _____

Federal _____

Improvements

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

All improvements for the project will be on site except for possible widening in the Caltrans right of way for tapering the approach to the existing driveway and the exit from the existing driveway. On-site improvements will include the Production Facility which is comprised of 2 buildings totaling 11,000 square feet, a 4,160 square foot covered crush pad, a 4,160 square foot covered tank pad and an 816 square foot equipment storage barn. The existing road serving the Production Facility will be brought up to current County Road and Street Standards. The buildings will contain tank and barrel storage areas along with a winemaker's office, 2 bathrooms and a lab/breakroom. Water holding tanks will be installed for winery process use and for fire protection. A new septic system will be installed for Winery process waste and Domestic sanitary waste,

The hospitality area, additional offices and equipment barn will be separated from the production area in an area currently developed with buildings and gardens. In the hospitality area there is an existing 2400 square foot open air pavilion which will be utilized for tastings and marketing. Additionally, there is an existing bathroom building adjacent to the pavilion which will be utilized by visitors and employees. A new 1360 square foot office building with a conference room is proposed and will be located near the hospitality area. A new 20 foot wide access road to the office building will be constructed and only used by employees to access the offices.

REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

This property is located on Highway 29 in Rutherford. The proposed location of the winery does not meet the 600 foot setback requirement from Highway 29. Although the property is square in shape, 2/3 of the property is in the AE Flood Zone thus creating a narrow, rectangular development area outside of the flood zone. In order to develop the winery in the flood zone, a tremendous amount of earthwork would be required to construct the facility. The unique shape of the developable area outside of the flood zone create an exceptional and extraordinary hardship that is unique to this property and not common to many properties in Napa Valley. By adhering to the strict application of the Zoning regulations, it would not be possible to build a functional Winery. The strict application of the Zoning regulations would

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights. (continued on attached Page)

The AP Zoning district allows a winery on this property subject to the approval of a Use Permit. The property complies with the development standards for a winery except for the 600 foot setback. All of the findings necessary for the granting of a Use Permit can be made and the project is consistent with the General Plan. The granting of the variance is necessary to allow approval of the Use Permit for the winery, and the preservation and enjoyment of property rights enjoyed by others in the AP zoning. Due to the unique shape of the development area and the environmental characteristics of the property, this variance will not be a grant of special privilege inconsistent with the limitations on other properties.

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

The health and safety of the neighborhood and of the County will not be affected by this project because with the approval of the lesser setbacks, the winery will be built in an area already developed, and the earthwork and grading will be dramatically reduced by not being in the AE Flood Zone. The winery will be screened from the highway and neighbors by vineyards and landscaping. The granting of the Variance will allow the winery to be built on the property in areas which are developed, will minimize earthwork and will benefit the County and the neighborhood because it will be less visible to neighbors and the public and it will reduce traffic on County Roads and Highway 29 during construction and for the transport of grapes once the winery is operating. The Variance will also allow the protection of prime agriculture soils.

Reasons For Granting a Variance

1. Continued.....

The rear property line of the property is Bale Slough and has indications there may be Archeological sensitivities near and around the slough. By granting the variance, the County is protecting a natural resource and environmentally sensitive area because the variance will allow the winery to be built in an area a safe distance from these sensitivities.

The property is currently utilized as a commercial working farm and orchard. The best and the worst soils on the property have been identified. A Variance is being requested for the Highway 29 setback location of the proposed office building and equipment barn to keep intact the best farming principles in an Agricultural Preserve area. These are the only new, proposed buildings within the existing farming compound area. All other proposed winery buildings within the farming compound area are existing structures. The two proposed buildings are being placed in; a) an area with soils not suitable for farming, b) an area outside of the AE floodzone and c) an area within the farming compound which is already disturbed thus eliminating unnecessary grading of quality soils and keeping the sensitive farming nature of the property intact.

Improvements, cont.

Total on-site parking spaces: 4 existing 15 proposed
Loading areas: 0 existing 1 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): 0.9 acres

Employment and Hours of Operation

Days of operation: _____ existing 7 proposed
Hours of operation: _____ existing 7-6 proposed
Anticipated number of employee shifts: _____ existing 1 proposed
Anticipated shift hours: _____ existing 7-6 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) 9winery4gard

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.*

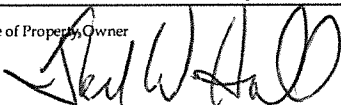
Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and 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.

LMR Rutherford Partners, LLC-Ted Hall

Print Name of Property Owner



Signature of Property Owner

Date

5-15-13

Print Name Signature of Applicant (if different)

Signature of Applicant

Date

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 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: N/A gal/y Per permit No: _____ Permit date: _____

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

Proposed production capacity: 100,000 gal/y

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

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	_____ existing	<u>50</u> _____ proposed
Average daily tours and tastings visitation ¹ :	_____ existing	<u>30</u> _____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	_____ existing	<u>Daily, 10-4</u> _____ proposed
Non-harvest Production hours ² :	_____ existing	<u>8-6</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.)

All marketing events are proposed.

Hosted tours and tasting for wine trade personnel and consumers by appointment will occur daily with a maximum of 50 people per day between the hours of 10am and 4pm. Wine purchased at the Winery may be consumed on-premises consistent with Assembly Bill 2004.

Private promotional tasting and meals 24 times per year up to 35 people per event between the hours of 10am and 11pm.

Marketing events such as barrel tasting, auctions and other social events, including meals and music 6 times per year up to 60 people per event between the hours of 10am and 11pm.

Two harvest party events for up to 100 people per event between the hours of 10 am and 8 pm.

Parking for events will be on site in the vineyards and off site utilizing shuttle service.

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 is proposed, catered and prepared off-site.

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>0</u> sq. ft.	<u> </u> acres
Proposed	<u>22,400</u> sq. ft.	<u>0.5</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>40,000</u> sq. ft.	<u>.9</u> acres	<u>3.1</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>0</u> sq. ft.	Proposed	<u>20,144</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>0</u> sq. ft.	<u>0</u> % of production facility
Proposed	<u>4164</u> sq. ft.	<u>21</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:

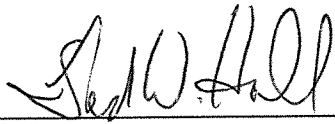
- ☐ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)
- ☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: <u>0</u> sq. ft.	Proposed: <u>0</u> sq. ft.
Covered crush pad area	Existing: <u>0</u> sq. ft.	Proposed: <u>4164</u> sq. ft.
Uncovered crush pad area	Existing: <u>0</u> sq. ft.	Proposed: <u>0</u> sq. ft.

Initial Statement of Grape Source

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



5-15-13

Owner's Signature

Date

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

Water Supply/ 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>Tanks</u>
Name of proposed water supplier (if water company, city, district):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	_____ gallons per day (gal/d)	
Current water source:	<u>Well</u>	<u>Wells/Tanks</u>
Anticipated future water demand:	<u>669</u> gal/d	_____ gal/d
Water availability (in gallons/minute):	<u>50&15</u> gal/m	_____ gal/m
Capacity of water storage system:	<u>1000</u> gal	_____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tanks(proposed)</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	_____
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>Septic</u>	_____
Name of disposal agency (if sewage district, city, community system):	_____	_____
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>400</u> gal/d	_____ gal/d
Anticipated future waste flows (peak flow):	<u>see phase 1</u> gal/d	_____ gal/d
Future waste disposal design capacity:	<u>see phase 1</u> gal/d	_____ 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): Portion on-site, excess at approved off-site location

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: 6 x 3.05 one-way trips per employee = 18 daily trips.

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

Average number of weekday visitors: 30 / 2.6 visitors per vehicle x 2 one-way trips = 23 daily trips.

Gallons of production: 100,000 / 1,000 x .009 truck trips daily³ x 2 one-way trips = 2 daily trips.

Total = 49 daily trips.

(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38) = 17 PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): 1 x 3.05 one-way trips per employee = 3 daily trips.

Number of PT employees (on Saturdays): 1 x 1.90 one-way trips per employee = 2 daily trips.

Average number of Saturday visitors: 30 / 2.8 visitors per vehicle x 2 one-way trips = 21 daily trips.

Total = 26 daily trips.

(No of FT employees) + (No of PT employees/2) + (visitor trips x .57) = 18 PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): 6 x 3.05 one-way trips per employee = 18 daily trips.

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

Average number of Saturday visitors: 25 / 2.8 visitors per vehicle x 2 one-way trips = 18 daily trips.

Gallons of production: 100,000 / 1,000 x .009 truck trips daily x 2 one-way trips = 2 daily trips.

Avg. annual tons of grape on-haul: 70 / 144 truck trips daily⁴ x 2 one-way trips = 1 daily trips.

Total = 45 daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 8 x 2 one-way trips per staff person = 16 trips.

Number of visitors (largest event): 100 / 2.8 visitors per vehicle x 2 one-way trips = 43 trips.

Number of special event truck trips (largest event): 2 x 2 one-way trips = 4 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).



A Tradition of Stewardship
A Commitment to Service

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

Project name & APN: LMR Rutherford Estate Winery, 030-100-016

Project number if known:

Contact person: Jon Webb

Contact email & phone number: jwebb@albionsurveys.com, 963-1217

Today's date: 8-2-13

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.

UP to a 100kw Photo-voltaic Array will be installed

☐☒

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.

Two Conservation Easements are in place on two adjoining 11 acre parcel owned by Applicant

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.

Not Applicable

☐
☒

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

1

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Electric

Potential annual fuel or VMT savings

Not Sure

☐
☒

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).

Not Proposed at this time

☐
☒

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:

Employee/Owner housing on site, bike parking space on site, infrastructure for vehicle charging station will be installed

Estimated annual VMT

Potential annual VMT saved

% Change

Already Plan
Doing To Do

☐☒

BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

☐☐

BMP-8 Solar hot water heating

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

Not Proposed at this time

☐☒

BMP-9 Energy conserving lighting

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

☐☒

BMP-10 Energy Star Roof/Living Roof/Cool Roof

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

Cool Roof, anticipate SRI of 36 to 59 depending on the final roofing selection

☐☒

BMP-11 Bicycle Incentives

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

☐☒

BMP-12 Bicycle route improvements

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

Provide Access to Vine Trail Bike Path if Needed

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%.

Water efficient products will be installed, unsure at this time if they meet WaterSense guidelines

☐ ☒ **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.

Roof rain water may be diverted to tanks for landscape irrigation and proposed fire suppression tanks.

☐ ☒ **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.

Well established programs in place

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.

Composting systems are already in place and will be enhanced

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☒

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.

Well established programs in place

☐
☒

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 are employing green walls covered with grape vines to achieve this effect

☐
☒

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.

Unsure where station will be placed in parking lot at this time

☐
☒

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.

Wine Train stops immediately across the highway

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 winery is designed with vines on the outside walls with landscape and trellis shading devices to minimize summer cooling loads and with a southern orientation to maximize winter heat gain. The barrel cellar is designed to allow for passive night air 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)	<input checked="" 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 Plan
Doing To Do

☐☒

BMP-28 Use of recycled materials

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

☐☒

BMP-29 Local food production

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.
The site is a commercial producer of fruits and vegetables for farmers markets

☐☒

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?

The property has been farmed organically since 2004. All of our practices are California Certified Organic Farmers
Site is holistically planned, using a combination of new and existing buildings and infrastructure. Systems designed to achieve multiple benefits such as solar panels which shade the roof, exterior work space which reduce cooling loads

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/globalwarming/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.
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentscontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES

Page 1 of 15

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) LMK Rutherford Estate Winery				
BUSINESS SITE ADDRESS 1790 St Helena Hwy South				
BUSINESS SITE CITY Rutherford			CA	ZIP CODE 94573
CONTACT NAME Ted Hall			PHONE 963-5268	

II. ACTIVITIES DECLARATION

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

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


F. LOCAL REQUIREMENTS

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

UPCF Rev. (12/2007)

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

APPENDIX A – APPLICABILITY CHECKLIST

Post-Construction Runoff Management Applicability Checklist	County of Napa Department of Public Works 1195 Third Street Napa, CA 94559 (707) 253-4351 for information																								
																									
Project Address:	Assessor Parcel Number(s):																								
1790 St. Helena Hwy.	030-100-016																								
Project Number: (for County use Only)																									
P13-167																									
Instructions: Structural projects requiring a use permit, building permit, and/or grading permit must complete the following checklist to determine if the project is subject to the Post-Construction Runoff Management Requirements. In addition, the impervious surface worksheet on the reverse page must also be completed to calculate the amount of new and reconstructed impervious surfaces proposed by your project. This form must be completed, signed, and submitted with your permit application(s). Definitions are provided in the Post-Construction Runoff Management Requirements policy. Note: If multiple building or grading permits are required for a common plan of development, the total project shall be considered for the purpose of filling out this checklist.																									
POST-CONSTRUCTION STORMWATER BMP REQUIREMENTS (Parts A and B) <input checked="" type="checkbox"/> If any answer to Part A are answered "yes" your project is a "Priority Project" and is subject to the Site Design, Source Control, and Treatment Control design standards described in the Napa County Post-Construction Runoff Management Requirements. <input checked="" type="checkbox"/> If all answers to Part A are "No" and any answers to Part B are "Yes" your project is a "Standard Project" and is subject to the Site Design and Source Control design standards described in the Napa County Post-Construction Runoff Management Requirements. <input checked="" type="checkbox"/> If every question to Part A and B are answered "No", your project is exempt from post-construction runoff management requirements.																									
Part A: Priority Project Categories Does the project meet the definition of one or more of the priority project categories?																									
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">1. Residential with 10 or more units</td> <td style="width: 10%; text-align: center;">..</td> <td style="width: 10%; text-align: center;">..</td> <td style="width: 10%; text-align: center;">Yes <input checked="" type="radio"/> No</td> </tr> <tr> <td>2. Commercial development greater than 100,000 square feet</td> <td style="text-align: center;">. .</td> <td style="text-align: center;">..</td> <td style="text-align: center;">Yes <input checked="" type="radio"/> No</td> </tr> <tr> <td>3. Automotive repair shop</td> <td style="text-align: center;">. . .</td> <td style="text-align: center;">.</td> <td style="text-align: center;">Yes <input checked="" type="radio"/> No</td> </tr> <tr> <td>4. Retail Gasoline Outlet</td> <td style="text-align: center;">.</td> <td style="text-align: center;">.</td> <td style="text-align: center;">Yes <input checked="" type="radio"/> No</td> </tr> <tr> <td>5. Restaurant</td> <td style="text-align: center;">...</td> <td style="text-align: center;">.</td> <td style="text-align: center;">Yes <input checked="" type="radio"/> No</td> </tr> <tr> <td>6. Parking lots with greater than 25 spaces or greater than 5,000 square feet</td> <td style="text-align: center;">..</td> <td style="text-align: center;">..</td> <td style="text-align: center;">Yes <input checked="" type="radio"/> No</td> </tr> </table>		1. Residential with 10 or more units	Yes <input checked="" type="radio"/> No	2. Commercial development greater than 100,000 square feet	Yes <input checked="" type="radio"/> No	3. Automotive repair shop	Yes <input checked="" type="radio"/> No	4. Retail Gasoline Outlet	.	.	Yes <input checked="" type="radio"/> No	5. Restaurant	Yes <input checked="" type="radio"/> No	6. Parking lots with greater than 25 spaces or greater than 5,000 square feet	Yes <input checked="" type="radio"/> No
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Part B: Standard Project Categories Does the project propose:																									
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Note: To find out if your project is required to obtain an individual General NPDES Permit for Stormwater discharges Associated with Industrial Activities, visit the State Water Resources Control Board website at, www.swrcb.ca.gov/stormwtr/industrial.html																									

RECEIVED

AUG 19 2013

Date: June 3, 2008

Page 1 of 2

Napa County Planning, Building
& Environmental Services

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

APPENDIX A – APPLICABILITY CHECKLIST


Impervious Surface Worksheet

Project phasing to decrease impervious surface area shall not exempt the project from Post-Construction Runoff Management requirements. A new development or redevelopment project must comply with the requirements if it is part of a larger common plan of development that would result in the creation, addition and/or reconstruction of one acre or more of impervious surface. (For example, if 50% of a subdivision is constructed and results in 0.9 acre of impervious surface, and the remaining 50% of the subdivision is to be developed at a future date, the property owner must comply with the Post-Construction Runoff Management requirements.)

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	New (Does not replace any existing impervious area)	Reconstructed (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs	5545	12,130	820	18,495
Patio, Impervious Decking, Pavers and Impervious Liners		9,125		9,125
Sidewalks and paths		510		510
Parking Lots		530		530
Roadways and Driveways,				
Off-site Impervious Improvements				
Total Area of Impervious Surface (Excluding Roadways and Driveways)	5545	22,295	820	28,660

Incorrect information on proposed activities or uses of a project may delay your project application(s) or permit(s).

I declare under penalty of perjury, that to the best of my knowledge, the information presented herein is accurate and complete.

Name of Owner or Agent (Please Print): <i>Tamara Martin, REHS</i>	Title: <i>Owner's Representative</i>
Signature of Owner or Agent: 	Date: <i>7-30-13</i>

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as summer 2014.
onal project informa-
osted on the Caltrans'
12-Jameson Canyon
3e at dot.ca.gov/dist4/
ncanyon.

County offers online age applications

ages wishing to obtain a
ge license from the Napa
y clerk can now complete
plication for the license on
County's website, County-
pa.org.
apa County has become a
nation marriage site for
les from across the nation
around the world.
ained Napa County Clerk
Tuteur. "Our online appli-
on process will make it easi-
nd more efficient for couples
our staff to issue marriage

Register staff

Flu activity continues to
increase in the Bay Area, includ-
ing the Napa Valley, where four
people were admitted to Queen
of the Valley Medical Center's
Intensive Care Unit over the
weekend with flu symptoms,
county officials reported.

All four patients were over the
age of 64, according to county
officials.

The strain of flu that's been
causing the most severe illness
this season is H1N1, known as
"swine flu" when it emerged in
2009. This strain typically caus-
es more illness in children and
young adults. People of any age
with other medical conditions
are also at higher risk.

This year's flu vaccine, which
is still widely available, includes

protection from H1N1 and
H3N2, as well as an influenza B
virus.

Since Jan. 6, eight hospitaliza-
tions have been reported in Napa
County. Seven of those patients
were admitted to the ICU.

No flu-related deaths have
been reported in the county, but
more than a dozen fatalities have
occurred in the Bay Area,
according to news accounts.

The flu is spread through
"droplets," most often produced
by coughing; which is why doc-
tors recommend always covering
coughs and washing hands fre-
quently. Experts say the best
way to cover a cough is with the
inside of one's elbow. People
with flu symptoms should stay
home and not return to work or
school until they are healthy,
according to officials.

To get vaccinated, call your
doctor or health care provider to
make an appointment for a flu
vaccine or visit pharmacies and
ask for a flu vaccine.

If you have no other access to
the flu vaccine, call Napa Coun-
ty Public Health at 707-253-
4270 for a free flu vaccine at the
Napa County Health and Human
Services Agency, Public Health
Division, in Building G, 2344 Old
Sonoma Road, Napa.

Appointments are available
Mondays and Wednesdays.
Drop-ins are served on Tues-
days, 1-5 p.m., and Thursdays, 1-
4 p.m.

Influenza symptoms typically
include a fever, usually 100
degrees and higher, that lasts
three to four days; sudden onset
headaches that can be severe;
body aches, often severe; as well

A dry, unproductive
cough. Sneezing can occur.
Sore throats are common. Tired-
ness can be moderate to severe.
Some people, especially chil-
dren, may have vomiting and
diarrhea.

If you become ill with flu-like
symptoms — fever over 100
degrees with cough and/or sore
throat — you should stay home
until you have been free of a
fever for at least 24 hours with-
out the use of fever-reducing
medications such as Tylenol.

Anti-viral medication may
help to reduce the severity and
length of illness if taken soon
after symptoms start.

Talk to a doctor or health care
provider if you or someone you
care for develops flu symptoms.

Hall family puts conservation easement on Rutherford vineyard

Register Staff

Long Meadow Ranch and the
Land Trust of Napa County
announced Monday the dona-
tion of a conservation easement
over an 11-acre prime vineyard
parcel in Rutherford.

Long Meadow Ranch propri-
etors Ted Laddie and Chris Hall

have relinquished entitlements
to build a winery and a residence
on the parcel. The Halls also
extinguished rights for any com-
mercial purpose unrelated to
agriculture.

The new easement, to be
known as Long Meadow Ranch

v, is the fifth major conservation
easement created by Long
Meadow Ranch and its affiliates.
The Halls said in a release. This
new gift brings the total land
under conservation easements
created by the Halls to 395 acres.

Jim Verhey, a founder of Pre-

miere Viticultural Services and a
trustee of the Land Trust of
Napa County, said, "This is the
kind of project that the Land
Trust should be noted for. We at
the Land Trust are committed to
sustaining economically viable
agriculture in the Napa Valley.
Only with a viable agricultural
economy can we preserve the

open space we treasure."
The new easement, located at
1790 St. Helena Highway South,
will be part of Long Meadow
Ranch's 90-acre Rutherford
Estate. The estate has gained
international recognition as a
"grand cru" quality vineyard,
which produces extraordinary
sauvignon blanc wines as well as
cabinet sauvignon wine, the

Halls said.
Today the grapes are used to
produce Long Meadow Ranch's
estate wines and are sold to
ultra-premium wine producers.

The property, which was
acquired by Long Meadow
Ranch and one of its affiliates in
the fall of 2012, is located along
Bale Slough in the center of the
Rutherford appellation.

"We are deeply committed to
the preservation of agriculture
in Napa County and this ease-
ment will restrict future devel-
opment of this property to pur-
ely agricultural uses, which will
also ensure that this portion of
the valley floor in Rutherford
will remain uncluttered by new
residential and small winery
development," said Ted Hall.

"We are also pleased to help
protect an additional section of
Bale Slough, which is a major
tributary to the Napa River," said
Laddie Hall.

The language of the easement
provides for continued agricul-
tural use for crops and livestock
and includes provisions for soil

and water conservation projects
as well as for composting, solar
and wind energy, and alternative
fuel production.

Conservation easements cre-
ated under this program are
made with the Land Trust of
Napa County as the grantee and
are held in perpetuity. The Land
Trust monitors compliance with
the terms of the easement while
landowners continue to own and
to be stewards of their land.

Substantial tax advantages
can accrue to donors of conser-
vation easements, as the differ-
ence in market value between
the pre-easement and post-
easement property values can be
deductible as a charitable con-
tribution under the federal and
California tax codes. In addition,
conservation easements can be a
useful component of estate tax
planning.