

**PROJECT STATEMENT  
USE PERMIT MODIFICATION  
REVERIE ON DIAMOND MOUNTAIN WINERY  
1530 Diamond Mountain Road, Calistoga**

**PROPERTY OWNER/APPLICANT**

Reverie on Diamond Mountain  
1520 Diamond Mountain Rd  
Calistoga, California 94515  
c/o Norman Kiken

**REPRESENTATIVE:**

Dickenson, Peatman & Fogarty  
Attention: Scott Greenwood-Meinert  
1455 First St, Suite 301  
Napa, California 94559  
(707) 252-7122

**APN:** 020-440-005

**GENERAL PLAN & ZONING DESIGNATION:** Agricultural Watershed

**PROJECT DESCRIPTION:**

Reverie on Diamond Mountain winery received County approval in 1995 (File No. 94254-UP) for a 2,237 sq. ft. winery with an annual production capacity of 5,000 gallons per year, tours and tastings by appointment with a maximum of 20 visitors per day and an average of 20 visitors per week, and a marketing plan allowing 10 events per year with up to 10 guests, 4 events per year with up to 18 guests and 2 events per year with up to 25 guests. The approval authorized the conversion of an existing barn for the winery. At the time of approval, the barn contained two guest rooms and a vineyard office on the second floor. Use Permit No. 94254-UP authorized the use of the vineyard office for winery purposes and the conversion of a portion of the remaining second floor area for wine tastings and other accessory uses. Over time, it has become necessary to use the entire second floor for winery purposes and no residential use remains. In 2001, following the conversion of the barn for winery purposes, caves were dug in the hillside immediately adjacent to the winery/barn. This occurred during the period of time that building permits were not required for cave excavation. The cave spoils were kept on the property and used to improve the vineyard roads.

Over the years the amount of production from on-site grapes and visitation has increased as the business has grown. Although there has not been any code compliance action on the part of the County, the owner wishes to voluntarily revise his use permit to reflect current activities. No new construction is proposed with this modification. This Major Use Permit Modification application proposes the following:

1. Recognize and authorize the use of  $\pm$  4,710 sq. ft. of caves for wine production, case storage and wine barrel storage; and once sprinklers are installed to County standards the caves will be available for tours, tastings and some events;

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2. Recognize and authorize the existing winery uses of the winery building as shown on the attached floor plan;
3. Recognize and authorize 40 visitors on the busiest day with a maximum of 200 per week;
4. Recognize and authorize the expansion of the marketing plan to allow 4 events per year with up to 60 guests; 2 events per year with up to 40 guests and 12 events per year with up to 10 guests, and participation in the Wine Auction;
5. Recognize and authorize the winery and outdoor lawn areas to be used for tastings and the retail sale of wine by the glass and bottle under SB 2004;
6. Recognize and authorize up to 5 winery employees;
7. Recognize and authorize an increase production to 9,200 gallons per year.

The proposed Use Permit Modification is consistent with other wineries of similar size and production levels. The proposed visitation and marketing are identical to the Von Strasser winery on the adjoining property. The caves are not improved with sprinklers, and until those are installed, the caves are proposed to be used for winery production only with no tours or events held inside. The conversion of the residential portion of the barn to winery purposes has not changed the overall character of the property, increased traffic and results in less water use and wastewater generation. The proposed visitation levels are consistent with other wineries in the vicinity and to the owner's knowledge have not generated any complaints.

The owner has retained the mature redwood grove on the property and has incorporated it into an attractive feature for visitors to enjoy. Wine tastings, tastings by the glass and marketing events occur in the winery, the redwood grove or on the improved landscaping near the stream. Daily visitation will continue to occur seven days per week between the hours of 8:00 a.m. and 5:00 p.m. Marketing events occurring in the evening will end by 10:00 p.m. Any food pairings will be catered.

The 1,460 sq. ft. first floor of the winery building and the 3,000 sq. ft. outdoor crush pad/work are devoted to production. With the additional 4,710 sq. ft. cave the total production area is 9,170 sq. ft. The 1,460 sq. ft. second floor of the winery is devoted to accessory uses and represents 16% of the production area.

A water supply/wastewater disposal information sheet, Water System Technical, Managerial and Financial Report, as well as a Septic System Feasibility Analysis have all been prepared, included with this application, and demonstrate that water use will remain far below the "fair share" water use threshold on the property.

As noted above a Septic System Feasibility Analysis, and a Water System Technical, Managerial and Financial Report have been prepared and are included with this application. During the preparation of the Septic System Feasibility Analysis it was discovered that a portion of the caves are within the current leach field setback requirement for caves related to the current leach field for the winery. The property has been inspected by the Environmental Management Division as to the existing leach field and the proposed new leach field and the Analysis thoroughly addresses the setback issue by providing, in part, for the discontinuation of the existing leach field and the installation of a new one in a better location.

It has also been determined that a portion of the cave partially encroaches onto an adjoining property. A recorded easement has been granted by the adjoining property owner to allow this encroachment. As caves are not required to meet setbacks from property lines the project remains consistent with the zoning ordinance. There are several examples of similar cave encroachments approved by the county.

Along with the Application the Applicant, at the request of the County, is submitting a Use Permit Exception to Conservation Regulations Application regarding (i) the portal for the wine cave as it encroaches into the setback for the small tributary creek on the property, and (ii) the minor landscaping improvements along a portion of Teal Creek that are within the setback of that creek. An area adjacent to Teal Creek was landscaped about 15 years ago to improve the aesthetics on the property and prevent flooding on the property and on the neighbor's property. A Biological Resources Baseline Conditions Report has been prepared by FirstCarbon Solutions and is included with this application. That Report indicates that no present condition on the property negatively implicates sensitive species or related habitat.

As to the portal for the wine cave, at the time of the original winery permit and also the construction of the cave itself no stormwater runoff management planning was required. However, as a component of this application a comprehensive Stormwater Runoff Management Plan (SRMP) that complies with federal and state law has been prepared and submitted. The cave portal wall and area in front of it play a key role in the new SRMP.

It is noted that Teal Creek itself has been channelized with the installation of old rock walls along the bank. This installation of the old rock walls, occurred before the current owner obtained the property, and it is possible that the walls may be considered historic based on previous county analyses of the walls downstream from this location. Letters to this effect from prior owners and neighbors with knowledge of the walls are submitted with the Application. The walls substantially prevented development of a natural riparian corridor.

During review of the property it was also discovered that two buildings were located within the stream setback of a small tributary flowing into Teale Creek. Although the buildings existed before the adoption of the Conservation Regulations and

establishment of the stream setbacks, the applicant expanded and partially enclosed one of the buildings that spanned the stream and constructed another. With demolition permits issued by the County, these buildings have voluntarily been properly removed from the property.

REVERIE on Diamond Mountain, LLC  
1520 Diamond Mountain Road  
Calistoga, CA 94515

February 2, 2015

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Napa County Planning, Building  
& Environmental Services

Napa County Planning Department  
Napa County Planning Commission  
1195 Third Street, Room 210  
Napa, CA 94559

Ladies and Gentlemen,

My late wife and I purchased the property now known as Reverie on Diamond Mountain, LLC in 1993. The property was already developed with a new vineyard and we constructed our house near the top of the hill. In 1995 we became a licensed winegrower and winery at this facility. I have been the principal owner and operator during the entire period. If I am ever called to testify about the contents of this letter, I would do so under penalty of perjury and I provide this to you in that spirit.

As the yields increased from the vineyard, our onsite production of our estate wines slowly increased solely from grapes grown on the property. Starting about 10 years ago, as industry trends changed, and we honed our marketing expertise, we have emphasized direct to consumer sales, including increased customer visitation. Our wine production and visitation over that period has grown and currently is not substantially less than the increases we are seeking.

During the entire 21 year period our groundwater well has consistently provided adequate water for all of our needs, without any signs of problems, including during the ongoing drought. Although we have not been required to measure our actual water use, we do not think we use an inordinate amount of water on the property. Our vineyard only requires about three acre feet per year, the wine processing and water for employees and visitors only uses about one-third of an acre foot per year, and although we have included in our application the standard of three-quarters of an acre feet for our house I am certain that we use substantially less than that amount. Throughout our operation and use of the well we have never even had a discussion of groundwater issues with our neighbors, which include two other small wineries – Von Strasser Winery and Diamond Creek Winery.

I hope this information is helpful and thank you for your efforts with our application.

Sincerely,



Norman Kiken  
Manager and President



A Tradition of Stewardship  
A Commitment to Service

file No \_\_\_\_\_

# Napa County Conservation, Development, and Planning Department

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

web [www.countyofnapa.org/cdp/](http://www.countyofnapa.org/cdp/) email [cdp@countyofnapa.org](mailto:cdp@countyofnapa.org)

This is an application for a development permit

## Use Permit Application

*To be completed by Planning staff...*

Application Type: \_\_\_\_\_

Date Submitted: \_\_\_\_\_ Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

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

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

*To be completed by applicant...*

Project Name: Reverie on Diamond Mountain Modification

Assessor's Parcel No: 020-440-005 Existing Parcel Size: 39.83 ac.

Site Address/Location: 1530 Diamond Mountain Road, Calistoga CA 94515  
No. Street City State Zip

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

Property Owner: Norman Kiken

Mailing Address: 1520 Diamond Mountain Road Calistoga CA 94515  
No. Street City State Zip

Telephone No ( 707 ) 942 6800 E-Mail: \_\_\_\_\_

Applicant (if other than property owner): \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

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

Representative (if applicable): Scott Greenwood-Meinert

Mailing Address: 1455 First St, Suite 301 Napa CA 94559  
No. Street City State Zip

Telephone No ( 707 ) 252 - 7122 E-Mail: ScottGM@dpf-law.com



## Improvements, cont.

Total on-site parking spaces: 5 existing 5 proposed

Loading areas: 1 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 acres

## Employment and Hours of Operation

Days of operation: 7 existing same proposed

Hours of operation: 8 am-5 pm existing same proposed

Anticipated number of employee shifts: 1 existing same proposed

Anticipated shift hours: 8 existing same 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) \_\_\_\_\_



## Operations

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

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

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

## Production Capacity \*

Please identify the winery's...

Existing production capacity: 5,000 gal/y Per permit №: 94254-UP Permit date: 6/21/95  
 Current maximum actual production: 8,400 gal/y For what year? \_\_\_\_\_  
 Proposed production capacity: 9,200 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: 20 existing 40 proposed  
 Average daily tours and tastings visitation<sup>1</sup>: 20/week existing 180/week proposed  
 Visitation hours (e.g. M-Sa, 10am-4pm): 8-5 daily existing same proposed  
 Non-harvest Production hours<sup>2</sup>: 8-5 existing same proposed

## Grape Origin

<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.

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.)

- Four events per year with 60 guests
  - Two events per year with 40 guests
  - Twelve events per year with 10 guests
  - Participation in Auction Napa Valley
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## 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.)

- Catered for food pairings and marketing events
- 
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**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 30,000 sq. ft. 0.69 acres  
Proposed no change sq. ft. \_\_\_\_\_ acres

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

7.650 sq. ft. \_\_\_\_\_ acres 0.002 % 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 7,300 sq. ft. Proposed \_\_\_\_\_ sq. ft.

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

Existing \_\_\_\_\_ sq. ft. \_\_\_\_\_ % of production facility  
Proposed \_\_\_\_\_ sq. ft. \_\_\_\_\_ % 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: ± 4,710 sq. ft. Proposed: same sq. ft.  
Covered crush pad area Existing: \_\_\_\_\_ sq. ft. Proposed: \_\_\_\_\_ sq. ft.  
Uncovered crush pad area Existing: ± 3,000 sq. ft. Proposed: same sq. ft.

# Water Supply/ Waste Disposal Information Sheet

## Water Supply

Please attach completed Phase I Analysis sheet.

Proposed source of water  
(e.g., spring, well, mutual water company, city, district, etc.):

Domestic

well

Emergency

pool

Name of proposed water supplier  
(if water company, city, district):

n/a

Is annexation needed?

Yes  No

Yes  No

Current water use:

225 gpd gallons per day (gal/d)

Current water source:

well

Anticipated future water demand:

same gal/d

Water availability (in gallons/minute):

60 gal/m

Capacity of water storage system:

         gal

Type of emergency water storage facility if applicable  
(e.g., tank, reservoir, swimming pool, etc.):

## Liquid Waste

Please attach Septic Feasibility Report

Type of waste:

Domestic

sewage

Other

winery process

Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):

on-site septic

on-site septic

Name of disposal agency  
(if sewage district, city, community system):

Is annexation needed?

Yes  No

Yes  No

Current waste flows (peak flow):

100 gal/d

125 gal/d

Anticipated future waste flows (peak flow):

same gal/d

same gal/d

Future waste disposal design capacity:

         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](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):

## Winery Traffic Information / Trip Generation Sheet

### Traffic during a Typical Weekday

Number of FT employees: <u>5</u> x 3.05 one-way trips per employee	=	<u>14</u> daily trips.
Number of PT employees: _____ x 1.90 one-way trips per employee	=	_____ daily trips.
Average number of weekday visitors: <u>20</u> / 2.6 visitors per vehicle x 2 one-way trips =		<u>52</u> daily trips.
Gallons of production: <u>9,200</u> / 1,000 x .009 truck trips daily <sup>3</sup> x 2 one-way trips	=	<u>1</u> daily trips.
<b>Total</b>	<b>=</b>	<b><u>67</u> daily trips.</b>
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck <u>trips</u> x .38)	=	<u>28</u> <b>PM peak trips.</b>

### Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>3</u> x 3.05 one-way trips per employee	=	<u>10</u> daily trips.
Number of PT employees (on Saturdays): _____ x 1.90 one-way trips per employee =	=	_____ daily trips.
Average number of Saturday visitors: <u>30</u> / 2.8 visitors per vehicle x 2 one-way trips =		<u>22</u> daily trips.
<b>Total</b>	<b>=</b>	<b><u>32</u> daily trips.</b>
(No of FT employees) + (No of PT employees/2) + (visitor <u>trips</u> x .57)	=	<u>16</u> <b>PM peak trips.</b>

### Traffic during a Crush Saturday

Number of FT employees (during crush): <u>5</u> x 3.05 one-way trips per employee	=	<u>14</u> daily trips.
Number of PT employees (during crush): _____ x 1.90 one-way trips per employee =	=	_____ daily trips.
Average number of Saturday visitors: <u>30</u> / 2.8 visitors per vehicle x 2 one-way trips =		<u>22</u> daily trips.
Gallons of production: <u>9,200</u> / 1,000 x .009 truck trips daily x 2 one-way trips =	=	<u>0</u> daily trips.
Avg. annual tons of grape on-haul: <u>all</u> / 144 truck trips daily <sup>4</sup> x 2 one-way trips =	=	<u>0</u> daily trips.
<b>Total</b>	<b>=</b>	<b><u>36</u> daily trips.</b>

### Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>5</u> x 2 one-way trips per staff person	=	<u>10</u> trips.
Number of visitors (largest event): <u>60</u> / 2.8 visitors per vehicle x 2 one-way trips =	=	<u>42</u> trips.
Number of special event truck trips (largest event): <u>1</u> x 2 one-way trips =	=	<u>2</u> trips.

### Traffic Information Sheet Addendum

<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).

# Checklist of Voluntary Greenhouse Gas Emission Reduction Measures

An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA



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PROJECT NAME	_____	
PROJECT ADDRESS	_____	
APPLICANT	_____	
CONTACT INFO	email _____	phone _____

	yes	no	I don't know
1 Have you designed to U.S.G.B.C. <sup>TM</sup> LEED <sup>TM</sup> or Build It Green <sup>TM</sup> standards? If yes, please include a copy of their required spreadsheets.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Do you have an integrated design team? If yes, please list: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>3 SITE DESIGN</b>			
3.1 Does your design encourage community gathering and is it pedestrian friendly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2 Are you building on existing disturbed areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3 Landscape Design			
3.31 native plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.32 drought tolerant plants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.33 Pierce Disease resistant planting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.34 Fire resistant planting?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.35 Are you restoring open space and/or habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.36 Are you harvesting rain water on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.37 planting large trees to act as carbon sinks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.38 using permeable paving materials for drive access and walking surfaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4 Does your parking lot include bicycle parking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5 Do you have on-site waste water disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.6 Do you have post-construction stormwater on site detention/filtration methods designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>4 ENERGY PRODUCTION &amp; EFFICIENCY</b>			
4.1 Does your facility use energy produced on site? If yes, please explain the size, location, and percentage of off-set: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.2 Does the design include thermal mass within the walls and/or floors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4 Will your plans for construction include:			
4.41 High density insulation above Title 24 standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.42 Zones for heating and cooling to provide for maximum efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.43 Energy Star <sup>TM</sup> or ultra energy efficient appliances?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.44 A "cool" (lightly colored or reflective) or a permeable/living roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.45 Timers/dimmers installed on lights (such as the bathrooms)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please explain: _____			
<b>5 WATER CONSERVATION</b>			
5.1 Does your landscape include high-efficiency irrigation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2 Does your landscape use zero potable water irrigation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.4 Will your facility use recycled water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.5 Will your plans for construction include:			
5.51 a meter to track your water usage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.52 ultra water efficient fixtures and appliances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.53 a continuous hot water distribution method, such as an on-demand pump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.54 a timer to insure that the systems are run only at night/early morning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

		yes	no	I don't know
6	<b>MATERIAL RECYCLING</b>			
6.1	Are you using reclaimed materials? If yes, what and where:		✓	
6.2	Are you using recycled construction materials-			
6.21	Finish materials?		✓	
6.22	aggregate/concrete road surfaces?		✓	
6.23	fly ash/slag in foundation?			
6.3	Will your contractor be required to recycle and reuse construction materials as part of your contract?			
6.4	Does your facility provide access to recycle-			
6.41	Kitchen recycling center?			
6.42	Recycling options at all trash cans?			
6.43	Do you compost green waste?			
6.44	Provide recycling options at special events?			
7	<b>NATURAL RESOURCES</b>			
7.1	Will you be using certified wood that is sustainably harvested in construction?			
7.2	Will you be using regional (within 500 miles) building materials?			
7.3	Will you be using rapidly renewable materials, such as bamboo?			
7.4	Will you apply optimal value engineering (studs & rafters at 24" on center framing)?			
7.5	Have you considered the life-cycle of the materials you chose?			
8	<b>INDOOR AIR QUALITY</b>			
8.1	Will you be using low or no emitting finish and construction materials indoors-			
8.11	Paint?			
8.12	Adhesives and Sealants?			
8.13	Flooring?			
8.14	Framing systems?			
8.15	Insulation?			
8.2	Does the design allow for maximum ventilation?			
8.3	Do you plan for a wood burning fireplace (US EPA Phase II certified)?			
8.4	Does your design include dayliting, such as skylights?			
9	<b>TRANSPORTATION DEMAND MANAGEMENT</b>			
9.1	After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?			
9.2	After your project is complete, will you allow your employees to telecommute or have alternative work schedules?			
9.3	Does your project include design features that encourage alternatives modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles? secured bicycle parking, safe bicycle access? loading zones for buses/large taxi services?			
9.4	How close is your facility to public transportation? <i>Not near</i>			
10	Are there any superior environmental/sustainable features of your project that should be noted?			
11	What other studies or reports have you done as part of preparing this application? 1 _____ 2 _____ 3 _____ 4 _____			
12	If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)? If yes, please describe: _____		✓	
13	Once your facility is in operation, will you: 13.1 calculate your greenhouse gas emissions? 13.2 implement a GHG reduction plan? 13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?			
14	Does your project provide for education of green/sustainable practices? If yes, please describe: _____		✓	
15	Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?			

Form filled out by: \_\_\_\_\_

Please feel free to include additional sheets of paper as necessary.

RECEIVED

MAR 23 2015

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



A Tradition of Stewardship  
A Commitment to Service

Project name & APN: Reverie on Diamond Mountain, 020-440-005

Project number if known: \_\_\_\_\_

Contact person: Scott Greenwood-Meinert

Contact email & phone number: sgm@dpf-law.com

Today's date: \_\_\_\_\_

## 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.*

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**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.*

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Already Doing    Plan 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.*

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**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**

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**Typical annual fuel consumption or VMT**

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**Number of alternative fuel vehicles**

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**Type of fuel/vehicle(s)**

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**Potential annual fuel or VMT savings**

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**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).*

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**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:

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Estimated annual VMT

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Potential annual VMT saved

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% Change

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Already Doing    Plan 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.*

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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.*

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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!*

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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%.*

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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.*

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**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.*

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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.*

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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.*

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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.*

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**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.*

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**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.*

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**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.*

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Already Doing    Plan 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.*

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**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.*

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

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

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## Practices with Un-Measured GHG Reduction Potential

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**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 Doing    Plan To Do

**BMP-28 Use of recycled materials**

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

---

**BMP-29 Local food production**

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

---

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

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

---

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

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

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

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

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

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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:**

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at the Project Level available at [http://ag.ca.gov/global\\_warming/pdf/GW\\_mitigation\\_measures.pdf](http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf)*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
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](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/departmentcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

## INDEMNIFICATION AGREEMENT

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

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

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

*Scott Greenwood-McIntyre*  
Applicant

*Reverie on Diamond Mountain*  
Property Owner (if other than Applicant)

*11/24/14*  
Date

*Reverie on Diamond Mountain*  
Project Identification



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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.

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Print Name of Property Owner

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Print Name Signature of Applicant (if different)

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Signature of Property Owner

Date

Signature of Applicant

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.



---

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.*

# W I N E C A V E S

September 5, 2012

Reverie Vineyard & Winery  
1520 Diamond Mountain Road  
Calistoga, CA

Attention: Mr. Norman Kiken, Winemaker/Owner

Re: Wine Cave Construction

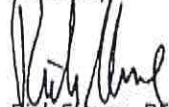
Dear Norm,

This is to state that Nordby Wine Caves, a contractor licensed in the State of California, constructed your wine cave in accordance with accepted industry standards. Additionally, California licensed and cave experienced subcontractors installed the electrical, plumbing and mechanical systems.

Cave spoils were disposed on site, stabilizing existing roadways.

Please contact me with any other questions about the construction of your wine cave.

Sincerely,



Rick Shone, PE  
President  
Nordby Wine Caves

