



A Tradition of Stewardship
A Commitment to Service

P08-00428
036-160-003-000
UP-APVL

Conservation Development and Planning

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Napa, CA 94559
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Hillary Gitelman
Director

Mr. Christopher G. Zock
Cunat Premium Vineyard/Materra Winery
5400 W. Elm Street
McHenry, IL 60050

Re: **Approval for Use Permit #P08-00428-UP**
APN ~~036-160-003-000~~

Dear Mr. Zock,

Please be advised that Use Permit #P08-00428 UP was **APPROVED** by the Napa County Planning Commission on **January 7, 2009**, based on the attached conditions, the Napa County Department comments, and applicable County regulations.

The use permit will become effective unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code within 10 working days of public hearing. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be noticed.

*Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date, or it shall automatically **expire on January 7, 2011** and become void. This letter serves as the only notice you will receive regarding the expiration date of your permit.*

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Should you have any questions, please contact Mary Doyle at (707) 299-1350 or by e-mail: mdoyle@co.napa.ca.us.

Regards,

Handwritten signature of Mary Doyle in black ink.

Mary Doyle
Project Planner

cc: DPW
EM
FIRE
Assessor
chron, file

Exhibit A

FINDINGS

**Cunat Premier Vineyards/Materra Winery
Use Permit Application № P08-00428-UP
4324 Big Ranch Road, Assessor's Parcel № 036-160-003**

ENVIRONMENTAL DETERMINATION

The Conservation, Development, and Planning Commission (Commission) has received and reviewed the proposed Mitigated Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA and makes the following findings:

1. That, prior to taking action on the proposed Mitigated Negative Declaration and the proposed project, the Commission read and considered said Mitigated Negative Declaration.
2. That the Mitigated Negative Declaration is based on independent judgment exercised by the Commission.
3. That the Mitigated Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act.
4. That considering the record as whole, there is no substantial evidence that the project will have a significant effect on the environment.
5. That the Secretary of the Commission is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Conservation, Development, and Planning Department, 1195 Third Street, Room 210, Napa, California.

WINERY USE PERMIT

The Commission has reviewed the use permit request in accordance with the requirements of the Napa County Code §18.124.070 and makes the following findings:

6. The Commission has the power to issue a use permit under the Zoning Regulations in effect as applied to the Property. The project is consistent with AP (Agricultural Preserve) zoning district regulations. A winery (as defined in Napa County Code §18.08.640) and uses in connection with a winery (see Napa County Code § 18.16.030) are permitted in an AP-zoned district subject to use permit approval. The project complies with the requirements of the Winery Definition

Ordinance (Ord. No. 947, 1990) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code) as applicable.

7. The procedural requirements for a use permit set forth in Chapter 18.124 of the Napa County Code have been met. The use permit application has been filed and noticing and public hearing requirements have been met. The hearing notice was posted on December 17, 2008 and copies were forwarded to property owners within 300 feet of the subject parcel as well as property owners with access on Big Ranch Road and Oak Knoll Avenue. The CEQA public comment period ran from December 17, 2008 through January 7, 2008.
8. The grant of a use permit, as conditioned, will not adversely affect the public health, safety, or welfare of the County of Napa. Various County departments have reviewed the project and commented regarding water, waste water disposal, access, building permits and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the ongoing protection of public health and safety.
9. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

The Winery Definition Ordinance (WDO) was established to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code) as applicable.

General Plan Agricultural Preservation and Land Use Goal AG/LU-1 guides the County to, “preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.” **General Plan Agricultural Preservation and Land Use Goal AG/LU-3** states the County should, “support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.” Approval of this project furthers both of these key goals.

The subject parcel is located on land designated Agricultural Resource on the County's adopted **General Plan Land Use Map**. This project is comprised of an agricultural processing facility (winery), along with wine storage, bottling, and other WDO-compliant accessory uses as outlined in and limited by the approved project scope (see attachment B, Condition of Approval № 1 et seq.) These uses fall within the County's definition of agriculture and thereby preserve the use of agriculturally designated land for current and future agricultural purposes.

As approved here, the use of the property for the "fermenting and processing of grape juice into wine" (NCC §18.08.640) supports the economic viability of agriculture within the county consistent with **General Plan Agricultural Preservation and Land Use Policy AG/LU-4** ("The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space...") and **General Plan Economic Development Policy E-1** (The County's economic development will focus on ensuring the continued viability of agriculture...).

The General Plan includes two complimentary policies requiring that new wineries, "...be designed to convey their permanence and attractiveness." (**General Plan Agricultural Preservation and Land Use Policy AG/LU-10** and **General Plan Community Character Policy CC-2**). The proposed winery, to the limited extent that it will be publicly visible, will convey permanence and attractiveness.

As analyzed at item № 10, below, the proposed winery will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level. The project is consistent with **General Plan Conservation Policies CON-53 and CON-55**, which require that applicants for discretionary land use approvals prove the availability of adequate water supplies which can be appropriated without significant negative impacts on shared groundwater resources.

Napa County's adopted General Plan reinforces the County's long-standing commitment to agricultural preservation, urban centered growth, and resource conservation. On balance, this project is consistent with the General Plan's overall policy framework and with the Plan's specific goals and policies.

10. The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the affected groundwater basin. Minimum thresholds for water use have been

established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is assumed not to have a significant effect on groundwater levels.

Based on the submitted phase one water availability analysis, the 50 acre subject parcel has a water availability calculation of 50 acre feet per year (af/yr). Existing water usage on the parcel is approximately 37.7 af/yr, including 0.9 af/yr for residential uses and 36.80 af/yr for the existing vineyard. This application proposes 1.33 af/yr of winery water use, and 0.65 af/yr for new residential use. As a result, annual water demand for this parcel would increase to 1.33 af/yr. Based on these figures, the project would be below the established threshold for groundwater use on the parcels and is deemed not to result in a substantial depletion of groundwater supplies. Groundwater extraction will also be limited as a result of the use of treated process wastewater as irrigation of existing vineyard. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

Exhibit B

**SCOPE & CONDITIONS OF APPROVAL
Cunat Premier Vineyards/Materra Winery
Use Permit Application № P08-00428-UP
4324 Big Ranch Road, Assessor's Parcel № 036-160-003**

1. SCOPE: This approval shall be limited to allow

- Wine production of no more than 50,000 gallons per year (consistent with the Napa County Winery Production Process);
- Construction of a 15,371 sq. ft. winery building including production, storage, office, and a 5,094 sq. ft. tasting room facilities in two phases;
- Construction of a 1,545 sq. ft. uncovered outdoor crush pad and 3,600 sq. ft. loading area;
- Three full-time, three part-time employees and 2-4 seasonal employees;
- Construction of 24 parking spaces, including one ADA-accessible space;
- Construction of a new winery access road on Big Ranch Road;
- Installation of three 10,000 gallon fire flow and domestic water tanks;
- Treated process wastewater system subject to ongoing permitting and regulation by the Department of Environmental Management; and
- Hours of operation for the winery shall be limited to 7 AM to 5 PM, Monday through Friday. During harvest and crush the days of operation will include Saturday and Sunday.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. MARKETING: This approval shall be limited to:

- 12 marketing events annually with a maximum of 25 persons per event;
- 12 marketing events annually with a maximum of 50 persons per event; and
- Two harvest events annually with a maximum of 100 persons.

Marketing events may include catered food, but may not include outdoor amplified music.

"Marketing of wine" means any activity of a winery identified in this paragraph which is conducted at the winery and is limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis, and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development. (Ord. 1104 § 11, 1996: Ord. 947 § 9 (part), 1990: prior code § 12071).

The start and finish time of all activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM. Parking during marketing events shall be subject to all requirements enumerated elsewhere in these conditions of approval and in those documents incorporated herein by reference.

3. TOURS AND TASTING: This approval shall be limited to:

- Tours and tastings by appointment only with a maximum of 18 visitors per day.

"Tours and tastings" means tours of the winery and/or tastings of wine, where such tours and tastings are limited to members of the wine trade, persons invited by a winery who have pre-established business or personal relationships with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. (Ord. 947 § 9 (part), 1990: prior code § 12070). Start and finish time of tours and tastings shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM, and shall be limited to those wines set forth in Napa County Code Sec. 18.16.030(G)(5)(c).

A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Planning Department upon request.

4. MITIGATION MEASURES: The following environmental mitigation measures are adopted as part of the approved project:

- Prior to the issuance of a building permit, an encroachment permit/grading permit or building permit construction of the first phase of the winery, the permittee shall submit plans for the main winery entrance on Big Ranch Road to be located minimally 200 feet south from the T-intersection of Big Ranch Road and Oak Knoll Avenue (west) or directly across Oak Knoll Avenue (west) at the T-intersection with Big Ranch Road.

5. GRAPE SOURCE:

At least 75% of the grapes used to make all wine shall be grown within the County of Napa. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the Conservation, Development, and Planning Department upon request, but shall be considered proprietary information not available to the public.

6. SIGNS:

No winery signage is approved at this time.

7. GATES/ENTRY STRUCTURES:

No winery gate/entry structure is approved at this time.

8. LIGHTING:

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

Prior to issuance of any building permit pursuant to this approval, two copies of a detailed lighting plan showing the location and specifications for all lighting

fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the California Building Code. No lighting visible from the floor of the Napa Valley is proposed in this application and none is approved hereby.

9. LANDSCAPING/PARKING:

Two (2) copies of a detailed final landscaping plan, including parking details, shall be submitted for Planning Division review and approval prior to the issuance of building permits and shall be in substantial conformance with the application submittal. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707.253.4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Before the start of any clearing, excavation, construction, or other work on the site, every tree greater than 6" DBH in the vicinity of the project area which is not marked for removal on the submitted site plan shall be securely fenced-off at the dripline. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the winery development. **In no case shall construction materials or debris be stored within the fenced tree protection area.**

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view such areas.

Parking shall be limited to approved parking spaces only. Parking shall not occur in other locations except during harvest and approved marketing events. In no case shall parking impede emergency vehicle access, public roads, or any private road providing access to other properties.

If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

10. OUTDOOR STORAGE/SCREENING/UTILITIES:

All outdoor storage of winery equipment shall be permanently screened from the view of adjacent properties by a visual barrier consisting of dense landscaping. No item in storage is to exceed the height of the screening.

Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels and are subject to the review and approval of the Planning Department. New utility lines required for this project that are visible from any designated scenic transportation route (see Chapter 7 of the General Plan and Chapter 18.106 of the Napa County Zoning Ordinance for designated roads) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

11. RENTAL/LEASING:

No winery facilities, or portions thereof, including, without limitation, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the on-site winery, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (N.C.C. Chapter 5.36).

12. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

- Department of Environmental Management as stated in their memo of October 1, 2008;
- Department of Public Works as stated in their memo of October 20, 2008;
- County Fire Department as stated in their memos of July 5, 2008 and
- Building Division as stated in their printed comments of December 13, 2008.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be

determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

13. GRADING AND SPOILS:

All grading and spoils generated by construction of the project facilities, including any cave spoils, shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy.

14. WELLS:

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. Data requested could include, but would not necessarily be limited to, water extraction volumes and static well levels. If the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the Director of Environmental Management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the Director has provided notice and the opportunity for hearing in compliance with the County Code §13.15.070 (G-K).

15. NOISE:

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site.

Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code.

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

16. COLORS:

The colors used for the roof, exterior walls and built landscaping features of the winery shall be in substantial compliance with submitted plans and specifications and shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The applicant shall obtain the written approval of the Planning Division prior to painting the building. Highly reflective surfaces are prohibited.

17. DUST CONTROL:

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

18. ARCHEOLOGICAL FINDING:

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Conservation, Development, and Planning Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

19. TRAFFIC:

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will not occur during peak (4 pm to 6 pm) travel times to the maximum extent possible. All road improvements on private property shall be maintained in good working condition subject to the review and approval of the Department of Public Works.

20. ADDRESSING:

All project site addresses shall be determined by the Conservation, Development, and Planning Director, and be reviewed and approved by the United States Post Office, prior to issuance of any building permit. The Conservation, Development, and Planning Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers.

For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

21. TEMPORARY EVENTS:

The permittee shall fully comply with the requirements of the Napa County Temporary Events Ordinance (N.C.C. Chapter 5.36). No charitable or other event which would otherwise be subject to the requirements of the Napa County Temporary Events Ordinance shall be deemed to be a marketing activity simply because attendance at the event is by invitation only.

22. STORM WATER CONTROL:

The permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity and shall submit a Stormwater Pollution Prevention Plan for the review and approval of the Department of Public Works prior to the issuance of a building, grading, or any other development permit.

All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be

promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

23. INDEMNIFICATION:

An indemnification agreement was signed and submitted with initial application materials.

24. AFFORDABLE HOUSING MITIGATION:

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 15.60 or as may be amended by the Board of Supervisors.

25. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

26. TEMPORARY AND FINAL OCCUPANCY:

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. Marketing and/or Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions where extenuating circumstances exist and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Conservation, Development, and Planning. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

INTER-OFFICE MEMO



TO: Conservation, Development, and Planning Department

FROM: Gabrielle Avina, Fire Department

DATE: July 5, 2008

SUBJECT: Materra Winery Use Permit Comments
Apn: 036-160-003 P08-00428

Site Address: 4324 Big Ranch Rd. Napa

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct approximately 20,000 square feet of new winery facilities. We recommend the following items be incorporated as project conditions if the project is approved.

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. The ***minimum*** required fire flow for the protection of the proposed project is 400 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 12,000 gallons. The fire flow has been reduced by 50% because the winery will be protected by an automatic fire sprinkler system. The fire flow and storage volume in a sprinklered building is in ***addition*** to the water demand for the sprinkler system.
3. An approved automatic fire sprinkler system will be required for all proposed structures 3,600 square feet or greater. The fire sprinkler system shall be installed and maintained in accordance with the *National Fire Protection Association Standard (NFPA) #13 (Installation of Sprinkler System, 2002 edition)*. A minimum of 60 minutes of water storage for the sprinkler system will be required.
4. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 2002 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source.
5. The private fire service mains shall be installed and maintained in accordance with

the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.

6. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2007 edition*. A fire hydrant will be required within 250 feet of all exterior portions of the structure.
7. All post indicator valves, control valves, waterflow devices and fire pumps shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition)*.
8. Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of the structures.
9. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
10. Fire apparatus access roads shall be cleared of flammable vegetation on 10 feet of each side of the roadway. Dry grass shall be cut to less than 4" in height, ladder fuel from trees shall be removed up to 8', brush shall be cut or removed and all dead fuel shall be removed.
11. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
12. A defensible space zone shall be created around all structures. This defensible space zone shall be 100' from all portions of a structure. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site.
13. A rapid emergency key entry system shall be installed at an approved location by the Napa County Fire Marshal's Office on any proposed gates accessing the property.
14. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan

plan submittal. The address numbers shall be a minimum of 4" in height, contrasting in color with their background and shall be illuminated.

15. An approved access walkway shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations and allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.
16. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
17. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.
18. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox cabinet will require "tamper monitoring".
19. The Knox cabinet shall have one or all of the following items placed in the Knox cabinet, dependant on requirements of this facility:
 1. A minimum of 2 master keys to the structure(s) for emergency access.
 2. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
 3. 2 scaled floor plans of all structures showing doors, offices, etc.
 4. **A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
 5. Napa County Hazardous Materials Business including all MSDS forms, etc.
20. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements. **The submitted plans show only one exit for the proposed basement of the tasting room. The basement area will require a minimum of two exits.**
21. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.

22. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
23. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at no charge to the County for the independent peer review of alternate methods proposals.
24. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.
25. A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed in the condition describing the contents of the Knox Box.

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



A Tradition of Stewardship
A Commitment to Service

DATE: October 20th, 2008
TO: Conservation Development and Planning Department
FROM: Drew Lander, Assistant Engineer
SUBJECT: Materra Winery, APN 036-160-003, #P08-00428

The applicant proposes to demolish the existing structures located on the property and construct a new 50,000 gal/yr winery processing facility totaling 17,115sq feet including 15,371sq feet of proposed production facility and 5094 sq ft of office and tasting room facilities. Application proposes 3 full time employees and 3 part time employees. The existing driveways will be demolished and new access and parking areas will contain 27 parking stalls and truck loading area. All construction is proposed to be located outside of designated flood hazard areas.

EXISTING CONDITIONS:

1. Napa County Parcel 036-160-003 is located on the East side of Big Ranch Road and South of Oak Knoll Avenue (East) and East of the intersection of Oak Knoll Avenue (West) and Big Ranch.
2. Site contains two residential structures and two existing accessory structures.
3. Driveway currently exists with two existing connections on Big Ranch Road.
4. Project frontage exists along Big Ranch Road and Oak Knoll Avenue (East).
5. Parcel contains FEMA floodway, 100 yr flood hazard area as well as 500 year flood hazard area.
6. Traffic counts are 3818 ADT taken South of Oak Knoll Avenue (West) in 2006.
7. There are two existing wells serving this parcel.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 50.00 acre parcel is located in the "valley floor" area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 50.00 AF/Year. The estimated water demand of 38.78 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

DRIVEWAY

2. All driveway access to the public right of way must conform to the latest edition of the Napa County Road and Street Standards (Page 54, Detail P-4)
3. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.
4. The new proposed driveway connections on Big Ranch Road shall be located either directly across from Oak Knoll Avenue (East) or a minimum of 200ft from the same intersection to the South on Big Ranch Avenue.
5. The proposed average daily traffic of 31 vehicles per day does not require a left hand turn lane as determined by the Napa County left-turn warrant chart (Napa County Road and Street Standards 16-A).

PARKING

6. Any additional parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of asphalt concrete over 5 inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).
7. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS

8. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the building permit documents at the time of building permit application. A plan check fee will apply.
9. All site improvements must conform to the latest addition of the Napa County Road and Street Standards.
10. Proposed drainage for the development shall be shown on the improvement plans and shall avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also include a hydraulic analysis for the drainage improvements indicating the path and changes of runoff.

OTHER RECOMMENDATIONS

11. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

CONSTRUCTION STORMWATER REQUIREMENTS

12. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
13. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

14. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.

15. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.
16. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
17. Prior to final occupancy the property owner must legally record an "implementation and maintenance agreement" approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
18. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.
19. Loading/unloading dock and processing areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
20. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume.
21. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping - Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
22. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander or Erich Kroll at 253-4351. For groundwater questions, please contact Anna Maria Martinez.



COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

STEVEN LEDERER
Director

CHRISTINE M. SECHELI, R.E.H.S.
Assistant Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Assistant Director

SUBJECT: Use Permit Application for Materra Winery
Located at 4324 Big Ranch Road
Assessor Parcel 036-160-003
File # P08-00428

DATE: September 29, 2008

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management
2. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4.5, of the California Code of Regulations.
3. Discharges of wastewater or wash water from activities including (but not limited to) equipment washing, vehicle washing, auto body related activities, parking lot washing and mobile detailing that may contain oil, grease, metals, or other deleterious materials must be properly disposed of. Contact your local sewer agency for discharge requirements. If sanitary sewer is not available and sewage disposal is via an on-site septic system, all such wastewater must be characterized and properly disposed of off site or by an on-site closed loop treatment system. If the waste stream is determined to be a hazardous waste, the waste must be stored and disposed of in accordance with the requirements of Division 20, Chapter 6.5 of the California Health and Safety Code and Title 22, Division 4, Chapter 30 of the California Code of Regulations.

1195 Third Street, Suite 101 • Napa, California 94559
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4. Plans for the proposed private sewage disposal system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be granted until such plans are approved by the Department of Environmental Management.
5. A permit for the installation of the combined sanitary and process wastewater system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area as well as the proposed trench detail. If special design sewage disposal plans are required, such plans shall fulfill this requirement.
6. An annual sewage permit must be obtained for the engineered/private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
7. If any uncovered outdoor processing areas are proposed, prior to the issuance of a sewage permit for the process wastewater system the applicant must submit a proposal from their engineer that addresses the proper diversion and direction of storm water and process wastewater. The proposal must include a detail on the diversion valve and must clearly show that the valve and both the stormwater and the process wastewater lines are clearly labeled.
8. The use of the drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc., over the system.
9. Because the proposed facility will have a kitchen that will be used for food preparation for marketing events, this kitchen must be regulated and permitted by this department. As such, complete plans and specifications containing equipment layout, finish schedule and plumbing plans for the food preparation/food service area and the employee restrooms, must be submitted for review and approval by the County Department of Environmental Management prior to issuance of any building permit for said areas. Additionally, as a condition of approval and permitting of this food facility, the owner will have to comply with water system sampling and reporting as required. Owner shall apply for and obtain an annual food permit prior to issuance of a final on this project.
10. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
11. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the

applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

12. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.

13. All diatomaceous earth and/or bentonite must be dried and disposed of as solid waste or in another appropriate manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address diatomaceous earth/ bentonite disposal.

cc: Doug Calhoun, Environmental Health Supervisor
Mary Doyle, CDPD
Chris Zock, Cunat Premium Vineyards, LLC, Materra Winery, 5400 W. Elm St.,
McHenry, IL 60050
Michael R. Muelrath, Applied Civil Engineering Inc., 2074 West Lincoln Ave., Napa,
CA 94558



Napa County

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Workflow

Application #: P08-00428

Application Type: Planning / PL Permits / Use Permit / Use Permit General

Address: 4324 BIG RANCH ROAD, NAPA, CA

<ul style="list-style-type: none"> ✓ Application Acceptance ● Environmental Review ● Public Works Review ✓ Fire Review ✓ EM Review ● County Council Review ● Planning Review ✓ Building Review <ul style="list-style-type: none"> Planning Approval Closure <p style="text-align: center;"><input type="button" value="Task Activation"/></p>	<p>Task Details - Building Review</p> <p>Assigned Date: 06/23/2008 Due Date:</p> <p>Assigned To: Department: Building Department</p> <p>Current Status: Approved Status Date: 12/13/2008</p> <p>Action By: Eric Banvard Department: Building Department</p> <p>Status Comment:</p> <p>Prior to any construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. (Note: Tasting Room building basement wine cellar would require access by ramp or elevator if this is part of the accomodation sought and used by the public. See 2007 CBC 1103B.1 Exception 2.2, it us unclear if portions of the ground/accessible floor provide the same use as the basement cellar. Issue can be addressed at Building permit submittal - doesn't effect use permit approval by the Building Department.)</p>
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COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD ST., SUITE 210
NAPA, CA 94559
(707) 253-4417

Initial Study Checklist (revised 2008)
(Reference CEQA, Appendix G)

1. **Project Title:** Cunat Premium Vineyards/Materra Winery
2. **Property Owner:** Cunat Premium Vineyards
3. **Contact person and phone number:** Mary Doyle, Principal Planner, 299-1350
4. **Project location and APN:** 4324 Big Ranch Road, Napa, Ca, APN 036-160-003
5. **Project Sponsor's Name and Address:** Chris Zock, 5400 W. Elm Street, McHenry, IL 60050
6. **General Plan description:** Agricultural Resource (AR)
7. **Zoning:** Agricultural Preserve (AP)
8. **Project Description** (include the whole of action including project-level phases, secondary/supporting, on/ off-site features, construction phase, operational phases):

To establish a new 50,000 gallon per year winery to include crushing, fermentation, barrel ageing, bottling, case good storage, underground winery waste disposal system, administration office, laboratories, tours/tasting by appointment and food preparation. Also included will be a new access road, parking and loading areas, and landscaping. The winery structures will be a total of 17,115 sq ft. The winery facilities will be 2 separate structures, one a production facility at 17,115sf and a second the tasting room structure at 5,094sf. The winery construction will occur in two phases with the production facility, driveway, parking, winery wastewater and septic system, some landscaping first. The production facility will include a temporary tasting area of 900sf. The second phase will be the construction of the tasting room facility with administrative office, kitchen, landscaping at 5,094sq ft. The two structures will be parallel to each other with the production building on the northerly side of the driveway and the tasting facility on the southerly side. The temporary tasting area will become bulk & bottle storage. The location of the winery structures in total will require the removal of approximately 3 acres of existing vineyard. There are existing 2 wells on the parcel with sufficient capacity that will provide water for the winery use and for the main residence. For information purposes, the existing vineyard irrigation is from a permitted reservoir on an adjacent parcel.

There is a cluster of existing structures (2 residential units, a barn, and several out buildings) that shall be demolished and this area will be used for construction phases as the staging/laydown area. Post-construction the staging area will become vineyard.

Also to be constructed on the parcel is a new main residence of 7500sf, about 300' northeast of where the existing residences are. Approximately an acre of vineyard will be removed to accommodate this new residential location. The construction of the residence may or may not coincide with the phased winery construction. The septic system associated with the residences that shall remain and will be used for the new main residence. The winery and residence shall share the new access road for approximately 300' in length and then split going northerly to the residence and southerly to the winery.

The existing vineyard access avenue (approximately 8 ft wide) at the southern parcel boundary will become a second access to the winery facilities. Specifically, the portion of the avenue beginning at its entrance on Big Ranch Road to the new winery location a distance of approximately 700 ft shall be paved and widen to accommodate the winery and emergency vehicles. After that point, the vineyard avenue will remain as it is today an unpaved vineyard avenue. (See figure.....)

9. **Environmental setting and surrounding land uses:**

The project site is located just north of the Napa city boundary. The area is wholly developed with vineyards, rural residential, wineries and irrigation reservoirs. The terrain is flat, at less than 5% slope. This area is considered the Napa River valley floor. The natural habitat of the area is the Napa River with associated habitat. The Napa River is the northeasterly boundary of the project 50-acre parcel. The project parcel is located at the corner of Big Ranch Road and Oak Knoll Avenue (west). The residential cluster of structures is located at the west

central portion of the parcel fronting Big Ranch Road. There are mature ornamental trees along the length of the property on Oak Knoll Avenue (east). Both Big Ranch Road and Oak Knoll Avenue are rural county roads with one lane in each direction with no shoulders on either side of the pavement. The existing driveway to the parcel is on Big Ranch Road approximately 300 ft south of its intersection with Oak Knoll Avenue (east). (See Figure

10. Other agencies whose approval is/may be required, including Responsible and Trustee Agencies: (na)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

BASIS OF CONCLUSION and DETERMINATION:

The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. They are based on a review of the Napa County Environmental Resource Maps (BASELINE DATA REPORT, County GIS), the other sources of information listed in the file, and the comments received, conversations with knowledgeable individuals; the preparer's personal knowledge of the area; and, where necessary, a visit to the site. For further information, see the environmental background information contained in the permanent file on this project.

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Napa County Conservation, Development and Planning Department

ENVIRONMENTAL CHECKLIST FORM

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed project includes a detailed landscape plan encompassing the 2 winery facilities and the new main residence. The plan design includes both impervious and pervious surfaces such as asphalt, concrete pavers and gravel roadways, a variety of drought tolerant evergreen and deciduous plants and shade trees. The trees and shrubs are of various heights and will provide strategic screening of the buildings mass from adjacent roadways and neighboring properties. The new winery structures will be setback 600' from Big Ranch Road and 400' from Oak Knoll Avenue (east). The new main residence will be located approximately 600 ft from Big Ranch Road and 200 ft from Oak Knoll Avenue. This new residence is anticipated to be approximately 100' northwesterly of the proposed winery tasting room facility. The new residence is not a part of the winery use permit application project, but is currently in the building permit process. Once built the residence would be an intervening view from the public traveling on Oak Knoll Ave (east). For the traveling public on Big Ranch Road, the existing view of the vineyards and the existing residences will change to new vineyard area, the new winery & residence access, landscaping in the near view with the far view of new landscaping, new residence and the new winery structures. The color palette, structure finishes and materials include earth tones, natural stone façade, clay tile roofs, painted wood louvers and stucco columns.

A cultural resource reconnaissance report was prepared (Cultural Resources Reconnaissance of 24± Acres near Napa, Napa County California, dated October 26, 2008) with the conclusion of no cultural resources of note were found. The structures (2 residence and barn) appear to have been built in the 1940's and show the ordinary building style for the agricultural community of that time period. There are 3 storage sheds and a shop built during 1970-80's.

a-d) The proposed project will not have a substantial adverse effect on a scenic vista nor substantially damage a scenic resource. The proposed project is located at Big Ranch Road and Oak Knoll Avenue. The existing view of vineyard, residential/out building structures and landscaping would minimally change to existing vineyard and new vineyard, new residences, new winery buildings, associated facilities and landscaping. The proposed winery facilities location will require the removal of approximately 3-4 acres of vineyard. The proposed winery project will be setback approximately 600 feet from the centerline of Big Ranch Road, and 600 feet from the centerline of Oak Knoll Avenue (east) with existing vineyards and existing trees lining Oak Knoll Avenue (east) as intervening views. The public view from both Big Ranch Road and Oak Knoll Avenue (east) will minimally change with the construction of a main residence in the foreseeable future and associated landscaping. The primary view from Oak Knoll Avenue (east) would be the existing trees, existing vineyard and the new 2-story residence anticipated to be located approximately 300 feet from Oak Knoll Avenue east. The proposed project would be in keeping with the visual character of the existing surrounding area of rural residential, winery structures, vineyards and Napa River with associated habitat. For the viewing public using Big Ranch Road or Oak Knoll Avenue there would not be a noticeable change from the existing views of structures, wineries, vineyards and landscaping. Oak Knoll Avenue (east & west) is considered a Napa County local scenic road, however this project is not on slopes greater than 5% slope, nor located on a ridgeline and therefore this project is not subject to the Viewshed Protection Program. The proposed project lighting would be limited to the minimum necessary for the safety and security needs, light fixtures will be low and downward facing, and no new substantial sources of light or glare would be created. (References: General Plan, BDR, GIS-Viewshed roads/Historic sites, Cultural Resources Reconnaissance of 24± acres near Napa (dated October 26, 2008), California Building Code Chapter 24 (California Energy Code)) Therefore, less than significant effects would be anticipated with respect to (a-d).

Mitigation Measures:

NA

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES. In determining impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Important (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with 46-acre vineyard and approximately 4 acres of residences/outbuildings cluster. Williamson Act contract Curtis Ranches A/P#109/75 is associated and current with the parcel. The contract allows for residence, vineyard and a winery is an allowed with a use permit.

a-c) The proposed project will not convert any Farmland to a non-agriculture use (references: General Plan, BDR/GIS layer Dept of Conservation Farmlands). The proposed project would continue with agricultural uses, complimenting the existing vineyard and will not conflict with any agriculture use. The proposed winery will use the grapes from the vineyard for approximately 32K gallons of the 50K annual production request. While the winery facilities will require the removal of approximately 3 acres of vineyard, there will be a replacement of vineyard where the existing residences and outbuildings will be removed. There is the potential loss of approximately 1 acre of vineyard once the new main residence is built. The project site is zoned as agriculture, specifically Agriculture Preserve (AP) (reference: Zoning Code Chapter 18.16, BDR/GIS layer: Viticultural areas, agriculture layer, potential productive soils). Williamson Act contract Curtis Ranches A/P#109/75 is associated with the parcel (reference: BDR/GIS layer Agriculture Contracts). The contract allows for winery with a use permit. The proposed winery project would be in keeping with the terms of the contract and continue the agriculture use of the parcel. Therefore, no effects are anticipated with respect to (a-c).

Mitigation Measures:

NA

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with approximately 4 acres of residences with outbuildings and 46-acre vineyard. The project site is located in the northwesterly portion of Napa County within the San Francisco Bay Area Air Basin as designated by and in the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The San Francisco Bay Area Air Basin is currently classified as nonattainment for both state and federal ozone precursors and for state PM₁₀ standards.

a-e) The proposed project would not conflict with or obstruct any applicable air quality plans. Temporary, short-term construction equipment emissions are included in the emission inventory basis for the regional air quality plans. The construction activities of the proposed project would create short-term temporary air emissions. The BAAQMD CEQA Guidelines (1999) recommends that determination of significance with respect to "construction" impacts be based on inclusion of feasible control measures for PM-10. The proposed project requires as a condition of approval to the follow BAAQMD feasible control measures: water all active construction areas at least twice daily; cover all trucks hauling loose material or maintain at least 2 feet of freeboard; pave, apply water three times daily or apply non toxic soil stabilizers on all unpaved access roads, parking and staging areas at the construction sites; sweep daily with water sweepers all paved access roads, parking and staging areas at the construction sites; and sweep streets daily with water sweepers if visible soil material is carried onto adjacent public streets. Post construction, air emissions would result from vehicles associated with routine winery operations and maintenance as well as the new residence. Vineyard operations and maintenance activities would remain as they currently exist. The proposed project would not result in a considerable net long-term increase of any criteria pollutants. It is anticipated this proposed project in its entirety would not contribute substantially to any air quality violation nor would it result in a cumulatively considerable net increase of any criteria pollutant. There are no sensitive receptors located in the vicinity (1 mile) of the proposed project and the proposed project will not create objectionable odors affecting a substantial number of people. (Reference: ARB/BAAQMD, General Plan, BDR & GIS, project file) Therefore, less than significant effects are anticipated with respect to (a-e).

Mitigation Measures:
(NA)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, Coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The existing parcel is entirely developed with vineyard and 2 residences and a few outbuildings. The north & west parcel boundaries are Big Ranch Road and Oak Knoll Ave (East). South boundary is an adjacent vineyard and residence. East boundary is the Napa River & associated habitat. There is some mature ornamental landscaping with the existing residences and the parcel boundary along Oak Knoll Avenue is lined with ornament trees. Approximately 4 acres of existing vineyard will be removed to accommodate the winery facilities. (See Figure)

a-d) The Napa River and associated habitat is the northeasterly boundary of the parcel. No project facilities or activities shall occur in the area of Napa River or its habitat. The proposed project activities and construction would be approximately 2000 ft of vineyard east of the Napa River. There are no other critical habitat areas or sensitive natural communities located on the parcel or surrounding vicinity. There are no species (plants or animals) of concern to USFWS, migratory corridors nor are any Conservation Plans associated with this parcel or project or in the vicinity. The proposed project will not interfere any movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Wildlife access to the Napa River would not change. The proposed project would not conflict with any local policies or ordinances protecting biological resources. The proposed project includes a landscape plan of native and ornamental trees and shrubs, drought tolerant varieties as well as providing shade trees. The proposed initial planting shall be substantial sized. (References: General Plan, BDR/GIS layers: sensitive biotic groups, vegetation, streams/fish presence, plant surveys, NDDB & vernal pools) Therefore, less than significant effects are anticipated with respect to (a-e).

e-f) There are no local ordinances or state conservation plans currently associated with the project or in the vicinity that the project as proposed will conflict with. (References: General Plan, BDR/GIS layers: sensitive biotic groups, vegetation, streams/fish presence, plant surveys, NDDB & vernal pools) Therefore, no effects are anticipated with respect to (e-f).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

A cultural resource reconnaissance report was prepared (Cultural Resources Reconnaissance of 24± Acres near Napa, Napa County California, dated October 26, 2008) with the conclusion of no cultural resources of note were found. The structures (2 residence and barn) appear to have been built in the 1940's and show the ordinary building style for the agricultural community of that time period. There are 3 storage sheds and a shop built during 1970-80's.

a-d) There are no known historically sensitive sites or structures located within the proposed project site. There are no known archaeological resources, sensitive areas or sites, no known paleontological resources or unique geologic features on or associated with the project site, though there are known sensitive areas in the vicinity. (Reference: General Plan, BDR/GIS layer: historic sties) While not anticipated, should a discovery of unknown cultural resources occur, the proposed project will include the following as a condition of approval: In the event that cultural resources or prehistoric artifacts are discovered, uncovered, or otherwise detected during soil-disturbing activities, work on the immediately affected portion of the site shall cease immediately and Napa County be notified, and a qualified archaeologist shall be brought to the site to assess whether the resources at issue are either "historical resources" or "unique archaeological resources." The archaeologist shall recommend appropriate mitigation to Napa County, which shall determine what measures are appropriate and feasible. Such measures may include avoidance, removal and preservation, and/or recordation in accordance with accepted professional archaeological practice. California law recognizes the need to protect Native American human burials, skeletal remains, and items associated with Native American burials from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code §7050.5 and §7052 and California Public Resources Code §5097. The California Health and Safety Code requires that if human remains are found in any location other than a dedicated cemetery, work is to be halted in the immediate area, and the county coroner is to be notified to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code §7050.5[b]). If the coroner determines that the remains are those of a Native American interment, then the Native American Heritage Commission shall be consulted to identify the most likely descendants and the appropriate disposition of the remains. Therefore, no effects are anticipated with respect to (a-d).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in the current California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with approximately 4 acres of residences with outbuildings and 46-acre vineyard. The existing residences have associated septic system and the system remains in use. The proposed project includes a winery waste water system. The system has been reviewed and approved with conditions by EM (dated 9/29/08)

a-e) The parcel is located in the seismically active San Francisco Bay Area. The terrain is relatively flat (less than 5% slope). There are no known faults that traverse the project site. There are no known fault that traverse the property. No substantial loss of top soil is anticipated, a pre/post construction SWPPP/NOI shall be prepared. The proposed project not located in an area of susceptible to ground failure, liquefaction, or land slides. The soil types are considered Yolo Loam and Pleasanton Loam, that do support the existing septic system and will support the future winery waste water system. (Reference: General Plan, County Code Chapters 8, 13, 16 & 18, BDR/ GIS layers: geology, soils, landslides, dam levee inundation, liquefaction, flood zones, Floodplain Management, streams, water bodies, slope & Alquist-Priolo, California Building Code 2007 (Chapter 18, Section 1802.3.2)) Therefore, less than significant effects are anticipated with respect to (a-e).

Mitigation Measure:

(NA)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The existing residential structures to be demolished may contain asbestos siding or shingles. Prior to demolition these structures are required to have a building permit and a hazardous material survey (Permit J from the BAAQMD). Should the hazardous survey indicate hazardous material such as asbestos, the material must be disposed at an approved disposal site.

a-h) The proposed project will use some hazardous materials in course of routine winery operational activities. The project as proposed, reviewed and conditioned by Dept of EM (memo dated 9/29/08) must submit a Business Activities Form, and/or a Hazardous material Business Plan should the material reach reportable levels. The proposed project is not anticipated to create significant hazard from releases of hazardous materials. (Reference: California Health and Safety Code Chapters 6.5 & 6.95) The proposed project includes fire suppression systems with water tanks, sprinklers system, multiple entrance/exit points, the construction material is fire resistance and emergency vehicles would have access to the entire perimeter of all structures.

There are no schools located within one-quarter mile from the proposed project site. The proposed site is not a known hazardous materials site. The project site is not located within the vicinity of any public or private airports. The proposed project would not interfere with emergency response or evacuation plans. (References: General Plan, County Code Chapters 8, 13, 16 & 18, BDR/GIS layers: hazardous facilities, Napa Airport, roads, Fire & fire hazard zones-CDF, California Building Standards Code 2007) Therefore, no effects are anticipated with respect to (a-h).

Mitigation Measures:

(NA)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The existing vineyard is irrigated from a permitted reservoir on the adjacent parcel and supplemented with well water.

(a-f) The 50-acre parcel is entirely developed with approximately 2-3 acres of residences with outbuildings, septic system, driveways, 2 existing wells and a 46-acre vineyard. The applicant is required to submit a Notice of Intent (NOI) for a Storm Water Pollution Prevention Plan permit (SWPPP) from the Regional Water Quality Control Board for pre & post construction activities as well as a Napa County Public Works grading permit. The source of water will be the 2 existing wells. A Phase 1 Water Availability Analysis was prepared (reviewed by Napa County Public Works), the proposed project would use approximately 38.78 acre feet per year (af/yr). The threshold for this parcel is 50 af/yr. The current use is 37.7af/yr. The total projected use including the proposed project is 11.22 af/yr below at the established threshold of 50 af/yr. The total projected use includes the future main residence usage. The proposed project is not anticipated to substantially alter the drainage pattern to cause on or off site flooding. Therefore, less than significant effects would be anticipated with respect to (a-f).

g-j) The proposed project is located approximately 600' east of the 100-year flood hazard area and 150' from the 500-year hazard area. It is not anticipated to impede or redirect flood flows. Though not a part of proposed winery project, there will be a replacement of the main residence. No other housing is proposed as part of the project. Employees, staff, visitors would be on-site throughout business/work hours. The proposed site is not anticipated to be subject to significant risk from flooding due to dam or levee failure. The project site is not area known to be inundated by seiche, tsunami or mudflow. (References: General Plan, BDR/GIS layers: flood zones, water bodies, dam levee inundation, groundwater deficient areas, streams, geology, domestic water supply drainages, contours & slope, County Code Chapters 13, 16 & 18) Therefore, no effects are anticipated with respect to (g-j).

Mitigation Measures: (NA)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with 46-acre vineyard and approximately 4 acres of residential with outbuildings cluster.

a-c) The proposed project would not physically divide an established community. The parcel has a zoning designation of Agricultural Preserve, has General Plan designation of Agricultural Reserve and the proposed winery project would be in keeping with both designations. The proposed project will not conflict with any other applicable regulations, nor will the proposed project conflict with any applicable habitat conservation plans or natural community conservation plans. (Reference: General Plan, County Code, BDR/GIS layers: Dept of Conservation Farmlands 2006, NDDB F&G, & biological critical habitat areas, project associated plan) Therefore, no effects are anticipated with respect to (a-c).

Mitigation Measures:

NA

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with 46-acre vineyard and approximately 4 acres of residential with outbuildings cluster.

a-b) The proposed project site is not in an area of a known valuable mineral of state, regionally or locally important resource or mineral resource recovery site nor would the project result in a loss of a known valuable mineral resource or loss of availability of any locally important mineral resource recovery plan. (Reference: General Plan, BDR/GIS) Therefore, no effects are anticipated with respect to (a-b).

Mitigation Measures:

NA

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with approximately 4 acres of residences with outbuildings and 46-acre vineyard.

a-f) The proposed project would result in a short-term temporary increase in noise levels during the construction activities. Construction activities would occur during daylight hours. The project would not result in the exposure of persons to or generate noise level in excess of Napa County standards (reference: General Plan, County Code Chapter 8.16). During the construction there would be noise louder than the existing ambient however this would be localized and of a short-term temporary duration only. The proposed project would not result in the generation of excessive groundborne vibrations or groundborne noise levels. No substantial permanent increase in the ambient noise level would occur. Upon completion of construction, the anticipated level of noise associated with the operation of the facility would be similar to the surrounding vicinity, typical of a rural residence, winery and vineyard activities. No substantial temporary or periodic increase in ambient noise levels are anticipated with the day-to-day operations of the proposed project. Construction activities would generally occur from 7 a.m. to 7 p.m. on weekdays. Routine winery

operation will also occur between 7 a.m. and 7 p.m. No outdoor amplified sounds or music would be allowed. Mechanical equipment would be required to be kept indoors or inside acoustical enclosures. (Reference: General Plan, County Code Chapters 8 & 18) The proposed project site is not located within an airport land use plan or in the vicinity of a private airstrip. (Reference: General Plan, BDR/GIS layers: Napa Airport compatibility zones, city boundaries) Therefore, no effects are anticipated with respect to (a-f).

Mitigation Measures:
NA

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with approximately 4 acres of residences with outbuildings and 46-acre vineyard. The 2 residences shall be demolished and a new main residence will be constructed. The main residence is currently in the building permit process, though the construction may or may not coincide with the winery project.

a-c) The proposed project would not result in a substantial increase in population growth, either directly or indirectly. There is an existing residential septic system for the new main residence. The proposed winery project includes installation of a new private combined sanitary and process winery waste water system. No new homes or roads are associated with the proposed project. There is a replacement main residence not subject to this winery use permit. The proposed use would have winery employees, however, this would not necessarily translate into new people to the area, but could include those individuals already living or working in the area. The proposed project would not displace substantial numbers of housing or people. (Reference: General Plan, BDR/GIS layer: roads, County Code Chapters 8 & 16) Therefore, no effects are anticipated with respect to (a-c).

Mitigation Measures:
(NA)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with approximately 4 acres of residences with outbuildings, septic system and 46-acre vineyard.

a) The proposed project is not expected to change any existing level of public services or require any new facilities. The capacities of Fire and Police services are adequate to service the proposed project. Water is available from 2 existing wells on the property. The proposed project includes an underground new winery wastewater treatment system using the existing vineyard as part of that system. The proposed project includes fire suppression systems and emergency access to the entire perimeter of all proposed structures. School impact mitigation fees levied will be collected with the building permit application. Those fees assist schools with capacity building measures. The project will have little impact on public parks. County revenue resulting from building permit fee, property tax revenue and taxes from the sale of wine will help meet the cost of providing public services to the property. (Reference: General Plan, County Code Chapters 8, 13 & 18) Therefore, no effects are anticipated with respect to (a).

Mitigation Measures:

(NA)

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV.	RECREATION. Would the project:				
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with approximately 4 acres of residences with outbuildings and 46-acre vineyard.

a-b) The proposed project is not anticipated to substantially increase the use of existing recreational facilities nor necessitate any new construction or expansion of any recreational facilities. (Reference: General Plan, BDR/GIS) Therefore, no effects are anticipated with respect to (a-b).

Mitigation Measures:

(NA)

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV.	TRANSPORTATION/TRAFFIC. Would the project:				
a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature, (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The parcel is developed with a 46-acre vineyard, and a residential cluster of buildings. Currently, during harvest the existing grapes are all hauled off site to various wineries for processing. With the proposed winery, it is anticipated the harvested grapes could be processed on site. Should it be necessary to import grapes from off site, it is anticipated that one grape delivery per day for a maximum of 36 days per harvest season could occur. There is no anticipated change to the existing vineyard operation and maintenance activities.

Currently in the area of Big Ranch Road and Oak Knoll Ave, there are approximately 3800 average daily vehicles (2006). Both Big Ranch Road and Oak Knoll Ave have stop sign traffic controls. Oak Knoll Avenue has two sections east and west, bisected by Big Ranch Road. Oak Knoll Avenue west comes to a T-intersection at Big Ranch Road, one would turn left (north) on to Big Ranch Road for approximately 300' and then turn right on to Oak Knoll Avenue (east). The major intersections that provide access to the project site are Oak Knoll Ave at Silverado Trail (from the east) and Oak Knoll at SR 29 (from the west). Oak Knoll Ave at Silverado Trail is a T-intersection with a stop sign on Oak Knoll Avenue with dedicated left turns lanes and acceleration and deceleration lanes on Silverado Trail. The intersection of Oak Knoll and SR 29 is a signalized intersection with left turn lanes, acceleration and deceleration lanes on SR 29. The existing conditions for the vehicles coming to the parcel are: 1) for those traveling north on Big Ranch Road is to turn right at the existing driveway, 2) for those going east on Oak Knoll Avenue is to turn right at the T-intersection with Big Ranch Road and then proceed approximately 200' south turn left at the existing driveway, and 3) for those traveling west on Oak Knoll Avenue is to turn left on to Big Ranch Road and then left at the existing driveway. The existing driveway location provides for safe left turn movements and sufficient stacking and line of sight on Big Ranch Road from both Oak Knoll Avenue (east and west).

The project traffic post construction for the operating winery will include traffic trips from 3 full time and 3 part time employees, 2-5 seasonal employees marketing event dependent; 2 daily deliveries vehicles and up to 4-8 deliveries marketing event dependent; 18 daily winery visitors and between 25-50 visitors per marketing events. The winery daily operations are anticipated to between 7 a.m.-7 p.m., between 7 a.m.-11:30 p.m. during selected marketing events and seasonally during crush/harvest. Deliveries would be during non-peak hours. The project includes 24 parking spaces, and loading area. There are existing driveways on Big Ranch Road though none will be used as the winery project proposes to have a new entrance. The new entrance is proposed to remain on Big Ranch Road though located approximately 90 feet south of its intersection with Oak Knoll Avenue (west). There will also be a secondary and/or emergency access using a portion of the existing vineyard avenue on Big Ranch Road at the southwesterly parcel boundary. In essence, the entrance and the secondary access will form a loop driveway. (See Figure)

a-b) The proposed project traffic will increase by between 24-59 employees/visitors or 31-62 vehicles trips maximally during day-week. The potential peak period trips would be 14. The deliveries are anticipated to be off-peak period. There are 24 parking spaces and parking for events may occur in the vineyard avenues or may be off-site and shuttled to the site. During harvest, there would be a decrease in the number grape truck deliveries at the property because the grapes harvested on site could remain at the on site winery as opposed to being trucked off site for processing. Therefore, with the limited number of vehicle trips anticipated to be generated by this project, less than significant effects are anticipated with respect to (a-b).

c) The proposed project is not located in an area that would result in substantial safety risk due to air traffic. Therefore no affects are anticipated with respect to (c).

d) The proposed new winery main entrance as designed creates a significant, though mitigable traffic hazard situation. The hazard is insufficient distance between the proposed winery entrance on Big Ranch Road with the T-intersection of Oak Knoll Avenue (west) and Big Ranch Road. 90 feet is not a sufficient safe distance for making multiple left turn movements safely, a minimum safe distance is 200 feet. There are several options that would mitigate this hazard. One is to move the proposed entrance a minimum 200' south of the T-intersection of Oak Knoll Avenue (west) and Big Ranch Road, or have the proposed entrance directly across from Oak Knoll Avenue (west) which would eliminate the necessity of multiple left hand turns. (References: General Plan: Conservation Element Goal CON-16 & Policy Con-65(e), BDR/GIS layers: roads, County Road & Streets Standard) Therefore, less than significant effect with mitigation would be anticipated.

e-f) The proposed project includes fire suppression systems for all structures. Emergency vehicles will have access to the entire perimeter of the proposed structures project. The proposed project has 24 parking spaces. The vineyard avenues would be available for excess parking for the marketing events proposed. The proposed project does include the option to have parking off-site and have guests bused to the winery. Therefore, less than significant effects are anticipated with respect to (f).

g) There no adopted policies, plans or programs supporting alternative transportation that the proposed project would be in conflict with. Therefore, no effects are anticipated with respect to (g).

Mitigation Measures:

d) The winery entrance off of Big Ranch Road must be minimally 200' south of the T-intersection fo Big Ranch Road and Oak Knoll Avenue (west) or at the T-intersection of Oak Knoll Ave (west and Big Ranch Road directly across from Oak Knoll Ave (west)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of a new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The 50-acre parcel is entirely developed with approximately 4 acres of residences with outbuildings and 46-acre vineyard. The vineyard is irrigated from an existing reservoir with the water right permit # WR There is an existing septic system associated with the 2 residences. A new winery wastewater system has been review and approved with conditions by EM (dated 9/29/08). The existing residences will be demolished, a new main residence shall be constructed and use the existing sanitary waste system. The water availability analysis was prepared and reviewed and approved by PW (dated 10/20/08) as adequate to service the proposed winery.

a-g) The proposed project includes winery wastewater system (and has been reviewed by Napa County Environmental Management department with the recommendation of approval with conditions) and would not exceed any wastewater treatment requirement. Water is available from the existing 2 wells on site with sufficient capacity for the winery operations (as reviewed by Napa County Public Works department). No expansion of any other service facilities is necessary to provide such service. The proposed project site drainage system will change, however the proposed project will prepare a NOI/SWPPP with the grading permit. The proposed project will be served by a landfill with sufficient capacity and will comply with all regulations concerning solid waste. (Reference: General Plan, County Code Chapters 8 & 13) Therefore, less than significant effects are anticipated with respect to (a-g).

Mitigation Measures:

(NA)

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a-b) See the above discussion (I-XIV, XVI) less than significant effects are anticipated to occur with the proposed project.

c) See the above discussion (XV) a significant adverse effect would occur if the new winery entrance remains in its proposed location. The location as proposed would cause unsafe left turns for vehicles using the winery entrance, Oak Knoll Avenue (west) and Big Ranch Road. This significant adverse effect can be mitigated by the following measures:

Mitigation measure 1: Winery entrance shall be minimally 200' south the T-intersection of Oak Knoll Avenue (west) and Big Ranch Road,
or

Mitigation measure 2: Winery entrance may be directly across from Oak Knoll Avenue (west) at the T-intersection of Oak Knoll Avenue (west) and Big Ranch Road.

Implementation of either one of above mitigation measures would result in a less than significant effect.

Cunat Premium Vineyards/ Materra Winery

File #P08-00428-UP

APN: 036-160-036

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Complete (Name / Date)
Transportation/Traffic (Section XV)			
The main winery entrance shall be located on Big Ranch Road 200 feet south of the T-intersection of Oak Knoll Avenue (west) and Big Ranch Road, or shall be located directly across from Oak Knoll Avenue (west at the T-intersection of Oak knoll Avenue(west) and Big Ranch Road.	Napa County Department of Public Works, and Planning Department	The project sponsor shall submit the revised entrance location plan to the County prior to the issuance of a building permit, an encroachment permit/grading permit or building permit for construction of the first phase of the winery. The entrance will be constructed per approved plans prior to occupancy of the winery.	

Environmental Review

I hereby revise my request to include the measures specified above.

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

Signature of Owner(s)

Interest

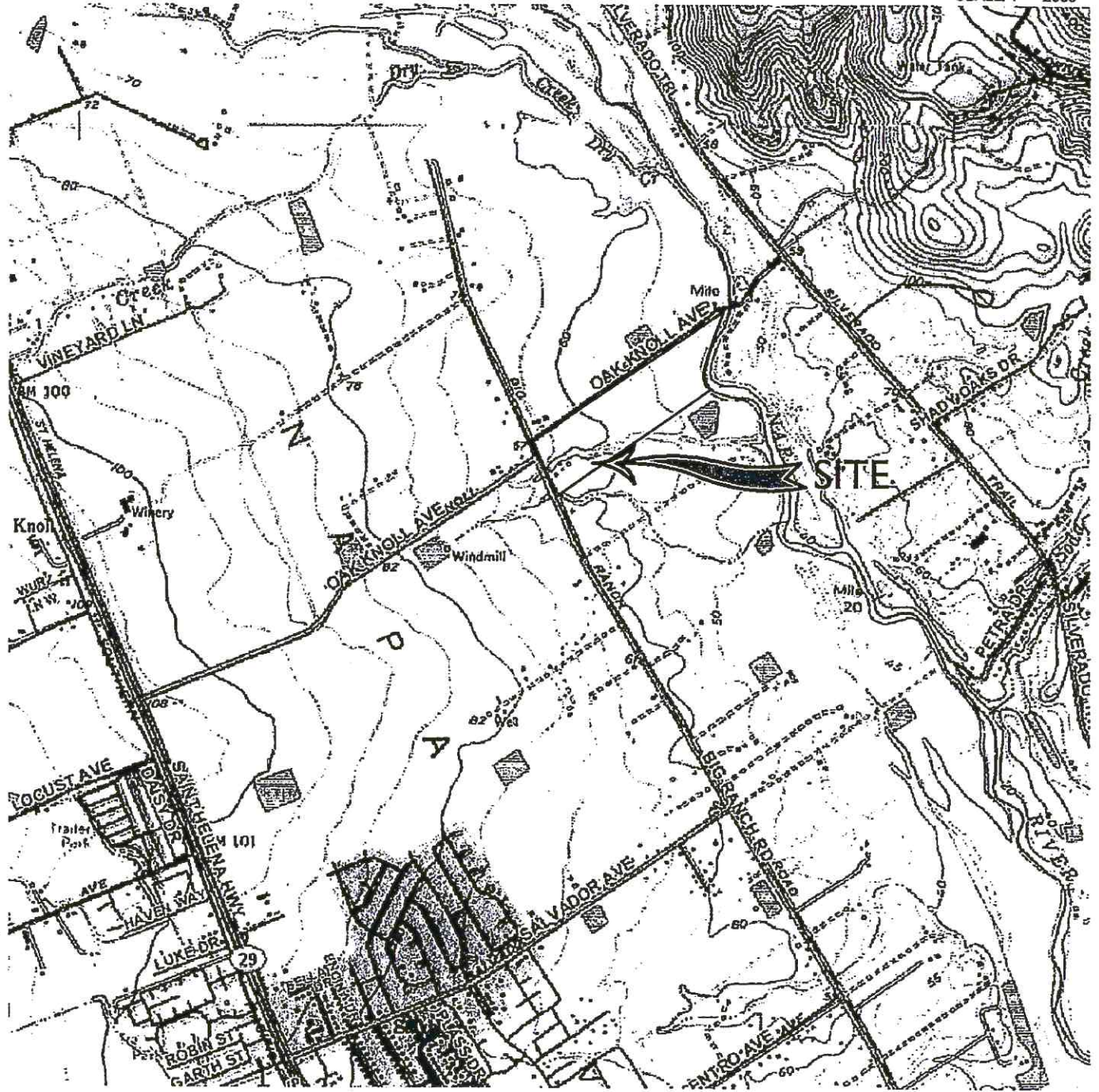
Print Name

SITE TOPOGRAPHY MAP

REPRESENTS A PORTION OF THE USGS 7.5 MINUTE QUADRANGLE "NAPA"
REPRODUCED FROM NATIONAL GEOGRAPHIC TOPO
OUTDOOR RECREATION MAPPING SOFTWARE



SCALE: 1" = 2000'



APPLIED
CIVIL ENGINEERING

INCORPORATED

2071 West Lincoln Avenue
Napa, CA 94558
(707) 320-4968 (707) 320-3395 Fax
www.appliedcivil.com

MATERRA
4324 BIG RANCH ROAD
NAPA, CA 94558
APN 036-160-003

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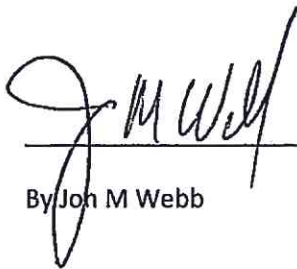
PROJECT STATEMENT
CUNAT PREMIUM VINEYARDS/MATERRA WINERY
4324 Big Ranch Road
036-160-003

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Cunat Premium Vineyards is applying for a Use Permit for a 50,000 gallon per year winery upon their 50 acre vineyard parcel at the corner of Oak Knoll Avenue and Big Ranch Road. The 36 acres of vineyard are currently being replanted. The property currently contains 2 wells, a residence and several outbuildings. These buildings will be removed in the near future and a new residence will be constructed as shown on the enclosed plans. The new residence **IS NOT** being proposed as part of this application. The new residence building permit application will be filed separately from this application at a later date. The property has the use of 9.1 acre feet of water from a neighboring property reservoir for agricultural purposes.

The proposed winery project will consist of 2 new buildings which will be constructed in phases. The main winery production building to the South will be built immediately and will contain a temporary 1000 square foot tasting room. Within three to five years after the production building is completed, the hospitality/tasting building will be constructed. Once the hospitality/tasting building is completed, the temporary tasting room in the production building will revert to shipping, receiving and case good storage. There are two proposed access roads to the winery. The winery septic system will be an on-site standard gravity distribution system.

Prepared for Cunat Premium Vineyards ,



By Jon M Webb

**USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES**

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, an "X" for Expanding, or an "N" for None.)

- a. P crushing
- b. P fermentation
- c. P barrel ageing
- d. P bottling
- e. P case goods storage
- f. N caves:
 - use:
 - barrel storage
 - case goods storage
 - other _____
 - accessibility to public:
 - none – no visitors/tours/events
 - guided tours only
 - public access – no guides/unescorted
 - marketing events and/or temporary events
- g. P underground waste disposal
- h. N above-ground waste disposal
- i. P administration office
- j. P laboratories
- k. N daycare
- l. P tours/tastings:
 - N public drop-in
 - P public by appointment
 - P wine trade
- m. P retail wine sales
 - P public drop-in
 - P public by appointment
- n. N public display of art or wine-related items
- o. P food preparation

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary): All events are proposed:

- A. Private Food & Wine tasting for trade 12 per year, 25 people max
- B. Private Food & Wine Events 12 per year, 50 people max
- C. Private Harvest Event 2 per year, 50 people max
- D. Public Tours & Tastings by appointment only

Parking for all marketing events will be on-site and upon nearby property, if necessary, utilizing shuttle vans.

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): Food service will be catered & brought to the site. No Public food will be available. No additional food events will occur. Food is an adjunct to winery and not a stand alone, for profit service. Winery Employees may prepare and eats meals at the site. Food will be prepared on-site for smaller, private winery marketing events.

4. **Production Capacity.**

- a. existing capacity: N/A date authorized: N/A
- b. current maximum actual production (year): N/A (_____)
- c. proposed capacity: 50,000 GALLONS

5. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area and include with application form.)

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	17,115
Outside work areas	2,650
Tank areas	2,650
Storage areas (excluding caves)	
All paved areas:	
Parking areas	9,800
Loading areas	3,600
Walkways	850
Access driveways to the public or private rd	36,000
Above-ground wastewater and run-off treatment systems:	
Wastewater pond or SDSL	
Spray disposal field	
Parcel size: <u>50.0</u> acres	Percent of winery coverage of parcel size:
Total winery coverage: <u>1.67</u> acres	<u>3.3</u> %

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	1545
Fermenting	3845
Bottling	
Bulk & bottle storage	7250
Shipping	500
Receiving	500
Laboratory	110
Equipment storage & maintenance facilities (excludes fire protection facilities)	1418
Employee-designated restrooms	203
Total square footage of production facility: <u>15,371</u>	

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	1176
Lobbies/waiting rooms	913
Conference/meeting rooms	191
Non-production access hallways	456
Kitchens	350
Tasting rooms (private & public areas)	1031
Retail space areas	
Libraries	
Visitor restrooms	576
Art display areas	401
Any other areas within the winery structure not directly related to production	
Total square footage of accessory use space:	5094
Percent of accessory use to production use:	33 %

6. **Winery Development Area.** (see a below - for existing winery facilities)
Will the project involve construction of additional facilities beyond the winery development area? No
7. **Total Winery Coverage.** (see b below – maximum 25% of parcel or 15 acres, whichever is less)
 - a. square feet/acres: 72,665/1.67
 - b. percent of total parcel: 3.3%
8. **Production Facility.** (see c below – include the square footage of all floors for each structure)
 - a. square feet: 15,371
9. **Accessory Use.** (see d below – maximum permitted 40% of the production facility)
 - a. square feet: 5094
 - b. percent of production facility: 33%

Marketing Definition: (paraphrased from County Code)

Marketing of Wine – Any activity conducted at the winery shall be limited to members of the wine trade, persons, who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development but shall not include cultural and social events unrelated to such education and development.

Coverage and Use Definitions: (paraphrased from County Code)

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.
- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.
- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.
- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>Well</u>	<u>Well, Reservoir</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>N/A</u> Yes ___ No ___	<u>N/A</u> Yes ___ No ___
C. Current Water Use (in gallons/day): Current water source:	<u>0</u> <u>Wells</u>	<u> </u> <u>Wells</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>715</u>	<u> </u>
E. Water Availability (in gallons/minute):	<u>220</u>	<u> </u>
F. Capacity of Water Storage System (gallons):	<u>2500</u>	<u>3 million</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>Tank</u>	<u>Reservoir</u>
F. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>Septic</u>	<u>Septic</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N/A</u> Yes ___ No ___	<u>N/A</u> Yes ___ No ___
C. Current Waste Flows (peak flow in gallons/day):	<u>0</u>	<u>0</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>2911</u>	<u>1667Process Waste</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>2911</u>	<u>1667Process Waste</u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>Landfill/On-Site</u>	<u> </u>
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>On-Site/Construction</u>	<u> </u>
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>Waste Hauler</u>	<u> </u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>Upper Valley</u>	<u> </u>

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INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): Cunat Premium Vineyards and Materra Winery are seeking approval of a 50,000 gallon Winery Use Permit on their 50.0 acre vineyard parcel.
- B. Project Phases: one two more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: August 2010 Phase 2: October 2014
- D. Actual Construction Time Required for Each Phase: less than 3 months
 More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: None
- F. Additional Licenses/Approval Required:
District: _____ Regional: _____
State: _____ Federal: _____

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 73,616
Proposed total floor area on site: 19,965 sq ft
Total development area (building, impervious, leach field, driveway, etc.): 105,000 sq ft
New construction: 17,115
existing structures or portions thereof to be utilized: 0
existing structures or portions thereof to be moved: 0
- B. Floor Area devoted to each separate use (in square ft):
living: 0 storage/warehouse: 11,500 offices: 1176
sales: 0 caves: 0 other: _____
septic/leach field: 32,300 roads/driveways: 36,000
- C. Maximum Building Height: existing structures: 0 new construction: 24'-6"
- D. Type of New Construction (e.g., wood-frame): Wood Frame and Steel
- E. Height of Crane necessary for construction of new buildings (airport environs): n/a
- F. Type of Exterior Night Lighting Proposed: Low Level, Shielded & Directed Down
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes _____ No X
- H. Fire Resistivity (check one; If not checked, Fire Department 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)
(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	<u>Existing</u>	<u>Proposed</u>
A. Total On-Site Parking Spaces:	<u>0</u>	<u>24</u>
B. Customer Parking Spaces:	<u>0</u>	<u>12</u>
C. Employee Parking Spaces:	<u>0</u>	<u>12</u>
D. Loading Areas:	<u>0</u>	<u>1</u>

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	<u>0</u>	M-F (Sat & Sun Harvest)
B. Expected Hours of Operation:	<u>0</u>	<u>7am-5pm</u>
C. Anticipated Number of Shifts:	<u>0</u>	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	<u>0</u>	<u>3</u>
E. Expected Number of Part-Time Employees/Shift:	<u>0</u>	<u>3</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>0</u>	<u>18</u>
• average/week:	<u>0</u>	<u>40</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>0</u>	<u>8</u>
• average/week:	<u>0</u>	<u>20</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities	NONE REQUESTED	
Food Serving Facilities		
• restaurant/deli seating capacity:	_____	
• bar seating capacity:	_____	
• public meeting room seating capacity:	_____	
• assembly capacity:	_____	
B. Residential Care Facilities (6 or more residents)	NONE REQUESTED	
Day Care Centers	<u>Existing</u>	<u>Proposed</u>
• type of care:	_____	_____
• total number of guests/children:	_____	_____
• total number of bedrooms:	_____	_____
• distance to nearest existing/approved facility/center:	_____	_____

TRAFFIC INFORMATION

Project Trip Generation							
	Personnel / Visitors			Vehicle Trips			
	Operations Daily M-F	Marketing Events		Operations Daily M-F	Marketing Events		
		Minimum Weekends	Maximum		Minimum Weekends	Maximum	
Operating Hours		12-4	6-11:30				
Employees				Employee Trips			
Full-Time	3	2	3	Full-Time	6.3	4	6
Seasonal Peak	3	1	2	Seasonal Peak	2.9	2	4
Peak Hours	*	*	*	Peak Hours	5.7	N/A	N/A
Total Employees	6	3	5	Total Employee Trips	15	6	10
Event Support Staff				Event Support Staff			
Full-Time	N/A	N/A	N/A	Full-Time	N/A	N/A	N/A
Seasonal Peak	N/A	2	4	Seasonal Peak	N/A	4	8
Total Support Staff	N/A	2	4	Total Support Staff Trips	N/A	4	8
Visitors	18	25	50	Visitor Trips	6	17.9	35.7
Peak Hours	*	N/A	N/A	Peak Hours	7.9	N/A	N/A
Total Visitors	18	25	50	Total Visitor Trips	14	18	36
				Total Trucks - Deliveries, Shipping, etc. Trips	2	4	8
Grand Total	24	30	59		31	32	62
Provide supporting documentation for trip generation rates				*See supporting			
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.				Calculations			

	Number of People Onsite				
	Full-Time	Peak	Marketing Events	Marketing Events	Marketing Events
		Seasonal			
No. Employees	3	3	3 Min.	3 Ave.	5 Max.
Support Staff, caterers, clean-up, etc.	N/A	N/A	2 Min.	2 Ave.	4 Max.
Visitors	18		25 Min.	35 Ave.	50 Max.
Residents		N/A	N/A	N/A	N/A
Grand Total	24	3	30	40	59

APPS-Traffic Information

TRAFFIC INFORMATION FOR CALTRANS REVIEW

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Spreadsheet for winery applications
 - Provide separate spreadsheets for existing and proposed operations

Caltrans Information Sources

- Traffic Impact Study Guide
- 2001 Traffic Volumes on California State Highways
- Highway Design Manual
- Traffic manual

NAPA COUNTY WINERY TRAFFIC GENERATION CHARACTERISTICS

EMPLOYEES:

Half-hour lunch: All - 2 trips/day (1 during weekday PM peak)
Hour lunch: Permanent Full-Time - 3.2 trips/day (1 during weekday PM peak)
Permanent Part-Time - 2 trips/day (1 during weekday PM peak)
Seasonal: 2 trips/day (0 during weekday PM peak)—crush
see full time above—bottling
Auto Occupancy: 1.05 employees/auto

VISITORS:

Auto occupancy: Weekday - 2.6 visitors/auto Weekend - 2.8 visitors/auto
Peaking Factors:
Peak Month: 1.65 x average month
Average Weekend: 0.22 x average month
Average Saturday: 0.53 x average weekend
Peak Saturday: 1.65 x average Saturday
Average Sunday: 0.8 x average Saturday
Peak Sunday: 2.0 x average Sunday
Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved
Average 5-Day Week (Monday-Friday) - 1.3 x average weekend
Average Weekday: 0.2 x average 5-day week
Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved
Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

SERVICE VEHICLES:

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)
Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr
Case Goods (250 days/yr): 0.8 trips/1000 gal/yr

APPS-Traffic info/char

TRAFFIC INFORMATION SUPPORTING CALCULATIONS
FOR
MATERRA

LOCATED AT:
4324 Big Ranch Road
Napa, CA 94558
NAPA COUNTY APN 036-160-003

PREPARED BY:
Applied Civil Engineering Incorporated
2074 West Lincoln Avenue
Napa, California 94558
Telephone: (707) 320-4968
www.appliedcivil.com

WEEKDAY AND AVERAGE WEEKEND TRAFFIC CHARACTERISTICS

Assumptions:

1. Per Napa County Winery Traffic Generation Characteristics, use 2.2 trips/day non-peak and 1.0 trip/day peak for full-time employees with an hour lunch (total 3.2 trips/day).
2. Per Napa County Winery Traffic Generation Characteristics, use 1.0 trips/day non-peak and 1.0 trip/day peak for part-time employees with a half hour lunch (total 2 trips/day).
3. Per Napa County Winery Traffic Generation Characteristics, use 1.05 employees per automobile.
4. Per Napa County Winery Traffic Generation Characteristics, use 2.6 visitors per automobile (for a purpose of this analysis, the use of 2.8 visitors per automobile on weekends was negligible and thus the more conservative number was used).
5. Per Napa County Winery Traffic Generation Characteristics, 57% of visitor traffic occurs during peak hours.
6. For trips/day totals including a fraction of a trip, round up to the next whole number of trips/day.
7. For purposes of this analysis, "seasonal staff" row on the Napa County Traffic Information Form is used for part-time employee information.
8. Per Napa County Winery Traffic Generation Characteristics for service vehicles, assume 1.52 trips/1000 gallons/season for grape deliveries; 1.47 trips/1000 gallons/year for material supplies and 0.8 trips/1000 gallons/year for case goods. Assume 2 trips/day for non agricultural deliveries such as FedEx.

Grape Deliveries

Total gallons produced from onsite grapes:

$$(46 \text{ Acres of Vineyard}) * \frac{4 \text{ tons of grapes}}{\text{Acre of Vineyard}} * \frac{176 \text{ gallons of wine}}{\text{ton of grapes}} = 32,384 \text{ gallons}$$

Trips generated from offsite grapes:

$$(50,000 \text{ gallons} - 32,384 \text{ gallons}) * \frac{1.52 \text{ trips/1,000 gallons}}{\text{season}} * \frac{\text{season}}{36 \text{ days}} = 0.74 \text{ trips/day}$$

Materials/Supplies Deliveries

Trips generated:

$$\frac{1.47 \text{ trips/1,000 gallons}}{\text{year}} * (50,000 \text{ gallons}) * \frac{\text{year}}{365 \text{ days}} = 0.20 \text{ trips/day}$$

Case Goods Deliveries

Trips generated:

$$\frac{0.8 \text{ trips/1,000 gallons}}{\text{year}} * (50,000 \text{ gallons}) * \frac{\text{year}}{250 \text{ days}} = 0.16 \text{ trips/day}$$

Non Agricultural Related Deliveries

Assume 1 delivery per day totaling 2 trips/day

TOTAL DELIVERIES =

$$0.74 \text{ trips/day} + 0.20 \text{ trips/day} + 0.16 \text{ trips/day} + 2 \text{ trips/day} = 4 \text{ trips/day}$$

SUMMARY TABLE:

	Number	No. People/ automobile	Non-peak Trip Generation (trips/day/ automobile)	Peak Trip Generation (trips/day/ automobile)	Non-Peak Trips/day	Peak Trips/day
Full-Time Employees	3	1.05	2.2	1	6.3	2.9
Part-Time Employees	3	1.05	1	1	2.9	2.9
Total Employees					9.1	5.7
Visitors	18	2.6	See Note 5	See Note 5	6.0	7.9
Deliveries	N/A	N/A	SEE ABOVE	SEE ABOVE	4	N/A
TOTAL					19	14

MARKETING EVENT TRAFFIC CHARACTERISTICS

Assumptions:

1. Per Napa County Winery Traffic Generation Characteristics, use 2.0 trips/day non-peak for "seasonal" or event staff.
2. Per the proposed marketing plan, all events will occur during non-peak hours.
3. Per Napa County Winery Traffic Generation Characteristics, assume that visitors per automobile are similar to a weekend rate and use 2.8 visitors per automobile.
4. For trips/day totals including a fraction of a trip, round up to the next whole number of trips/day.
5. For purposes of this analysis, "seasonal staff" row on the Napa County Traffic Information Form is used for part-time employee information.
6. During marketing events, assume 1 employee or support staff per automobile and a trip generation of 2 trips/day.

SUMMARY TABLE:

	Minimum Event Number	Maximum Event Number	No. People/ automobile	Trip Generation (trips/day)	Minimum Event Trips/day	Maximum Event Trips/day
Employees	3	5	1	2	6.0	10.0
Support Staff	2	4	1	2	4.0	8.0
Visitors	25	50	2.8	2	17.9	35.7
Deliveries	2	4	N/A	2	4	8
TOTAL					32	62