



NAPA COUNTY

Planning, Building, and Environmental Services
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org email planning@countyofnapa.org

Use Permit Application

	To b	e completed by Plann	ing staff			
Application type:		Į.	1			
Date Submitted:	Resubm	ittal(s): 3/11	12016	Date Com	plete:	
Request:			SUB.		A. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	
*Application Fee Deposit: \$	Receipt	No		Received by:	Date: _	
	•				ased on actual time a	
		To be completed by a	oplicant			
D. C. N.			•			
Project Name: Mo	ountain Peak vineyarus	, LLC				
Assessor's Parcel #:032	2-500-033		Existing	Parcel Size:	41.76 A	cres
Site Address/Location:	3265 Soda Canyo	on Rd.	Napa		CA	
	No	Street		City	State	Zip
Primary Contact:	Owner Applican	t 🚺 Represen	tative (at	torney, engineer,	consulting planne	r, etc.)
Property Owner: Eri	ic Yuan					
		1114 Potro Drivo		None	CA	94558
Mailing Address: Mt. Pea		No Street		City	State	Zip
Telephone No.: (707) <u>853</u>	3-8600	E-mail:				
Applicant (if other than p	roperty owner):	Steven Rea				
Mailing Address:11	14 Petra Drive		Napa	CA		94558
No	Street	77	City	State		Zip
Telephone No.: (707) _ 85		E-mail:				
Representative (if applicable): Donna B. Oldford,	Plans4Wine			<u></u>	
Mailing Address: 26		St. Hele	na	CA	94574	
No Telephone No.: (707) 963		City	E-mail:	State DBOldford@aol.	com	Zip
1 cicpitotic 110 (707)			- month			

USE PERMIT INFORMATION SHEET

USE

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

New 100,000 gpy winery with 33,424 sq. ft. of wine caves and 8,046 sq. ft. of winery structures, LYVE wastewater treatment system; community water system; commercial kitchen; winery marketing plan; winery entry structure and winery signage; water storage tanks and cistern; winery access road and fire protection system; phasing plan for winery construction.

Represents a significant down-sizing of the project; elimination of all previous variances and elimination of a requested road exception; elimination of one at-grade winery accessory structure.

What, if any,	additional licenses or approvals will be r	equirea to allov	v tne use?
District	N/A	Regional	RWQCB
State	ABC	Federal	BATF

IMPROVEMENTS

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

New 100,000 gpy winery
Winery accessory use structure
LYVE wastewater treatment system
Public water system
Commercial kitchen
Winery marketing plan
Water storage tanks and underground cistern
See Project Statement Narrative and site plan/architectural drawings for details.

No off-site improvements proposed or anticipated.

Improvements, cont.							
Total on-site parking spaces:	N/A existing	26 proposed					
Loading areas:	N/A existing	proposed					
Fire Resistivity (check one, if not checked, Fire Mars	Fire Resistivity (check one, if not checked, Fire Marshall will assume Type V – non rated):						
Type I FR Type II 1 Hr Type	IÍ N (non-rated)	Type III 1 Hr Type III N					
Type IV H.T. (Heavy Timber) (for reference, please see the	Type V 1 Hr	Type V (non-rated) alifornia Building Code)					
Is the project located in an Urban/Wildland Interface	area? Ye	es 📈 No					
Total land area to be disturbed by project (include str	ructures, roads, septic ar	eas, landscaping, etc.) <u>1.3</u> acres					
Employment and Hours of Operation							
Days of operation:	N/A existing	7 days/week proposed					
Hours of operation:	N/A existing	6 am - 6 pm proposed					
Anticipated number of employee shifts:	N/A existing	1 proposed					
Anticipated shift hours:	N/A existing	6 am – 6 pm proposed					
Maximum Number of on-site employees: 10 or fewer 11 – 24 25	or greater (specify numb	per)					
Alternately, you may identify a specific number of on	-site employees:						
other (specify number)							
19 full-time 4 part-time 4 seasonal part-time (harvest)							

Supple	ement	tal Appli	cation for Wi	nery l	Uses		
Operations							
Please indicate whether the activity or uses bel EXPANDED as part of this application, whether existing nor proposed (NONE).	low are r they a	already leg re <u>NEWLY</u>	ally <u>EXISTING</u> , who <u>PROPOSED</u> as pa	ether thart of thi	ney exist and are plis application, or v	proposed to be whether they ar	re neithe
Retail Wine Sales		Existing	Expanded	X	Newly Proposed	и Пи	one
Tours and Tasting – Open to the Public		Existing		L			
Tours and Tasting – By Appointment		Existing	Expanded	x	Newly Proposed	1 t	None
Food at Tours and Tastings		Existing	Expanded	x	Newly Proposed	d	None
Marketing Events*		Existing	Expanded	x	Newly Proposed	d t	None
Food at Marketing Events		Existing	Expanded	X	Newly Proposed	d t	None
Will food be prepared		√ On-si	te? 😿 Ca	atered?	•		
Public display of art or wine-related items		Existing	Expanded	V	Newly Proposed	1 <u> </u>	None
*For reference please see definition of "Marketing," a	t Napa (County Code	§18.08.370 – <u>http://lil</u>	brary.mι	unicode.com/index.a	aspx?clientid=16	<u>513</u>
Production Capacity*							
Please Identify the winery's							
Existing production capacity: N/A gr	al/y	Per Permit	No: <u>N/A</u>	F	Permit Date:	N/A	
Current maximum <u>actual</u> production:I	N/A	g	al/y For what ye	ar? _1	N/A		
Proposed production capacity:100,000		gal/y					
*For this section please see "Winery Production Production	ess," at	Page 11.					
Visitation and Hours of Operation Please identify the winery's							
Maximum daily tours and tastings visitation:		N/A	existing	_	80	proposed	
Average daily tours and tastings visitation ¹ :		N/A	existing	_	46	proposed *	
Visitation hours (e.g. M-Sa, 10am-4pm):		N.A	existing	_	10 AM – 6 PM	proposed	
Non-harvest Production hours ² :		N/A	existing	_	6 AM – 6 PM	proposed	
*Maximum of 320 weekly.							

¹Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.
²It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

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

Marketing Program

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

Food and Wine Pairing Events:

Maximum of 6 per month, 3 events at 12 and 3 at 24 persons.

Wine Club and Release Events:

Maximum of 4 per year with up to 75 persons each.

Larger Auction-Related Events:

Maximum of 2 per year with up to 125 persons each.

Request ability to serve food with some of the wine tastings/tours.

Request A.B. 2004 ("Picnic" Ordinance). See site plan for A.B. 2004 locations.

Food Service

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

Commercial kitchen is proposed in the Phase II winery accessory building. Some food will be prepared in the commercial kitchen and some food will be catered, with caterers using the winery commercial kitchen as a staging kitchen. All caterers used will be licensed. Perhaps one-third of the wine tasting will include food.

Outdoor areas for tastings and some marketing events include the two landscape features on either side of the winery and the areas outside the cave and the tasting room (Phase II) as indicated on the site plan.

Winery Coverage and Accessory/Production Ratio

Winery Developm submittal, please i and proposed.	nent Area. Cons ndicate your prop	istent with the losed winery d	definition at "a evelopment a	a." at pag rea. If th	je 11, and je facility a	with the malready exis	arked-up side its, please diff	plans includerentiate be	ded in your tween existing
Existing	N/A	_ sq. ft.			N/A	acres			
Proposed	26,572	_ sq. ft.	,		1.5	acres			
Winery Coverage indicate your prop	. Consistent with osed winery cover	n the definition erage (maximu	at "b." at page n 25% of parc	e 11 and cel or 15	with the nacres, wh	narked-up s nichever is l	site plans inclu ess).	ided in your	submittal, please
55,082 (Phase I) a	and 103,016 (Ph	ase II) sq. ft. 2	2 (Phase I) a	nd 2.37	(Phase II)	Acres 5.3	% (Phase I) a	nd 5.7% (Pl	nase II) of parcel
Production Facilii indicate your prop	ity. Consistent wo	ith the definitio square footage	n at "c." at pag . If the facility	ge 11 an already	d the mar exists, pl	ked-up floo ease differe	r plans include entiate betwee	ed in your si n existing a	ubmittal, please nd proposed.
Existing	N/A	_ sq. ft.	Proposed	t	36,869 (Phase I) an	id 37,704 (Pha	ase II) sq. ft.	
Accessory Use indicate your prop (maximum = 40%	osed accessory	quare footage	"d." at page 1 . If the facility	1 and th already	e marked exists, ple	-up floor pla ease differe	ans included in ntiate betweer	n your subm n existing ar	ittal, please nd proposed.
Existing	N/A	_ sq. ft.		N/A		% of produ	ction facility		
Proposed 4,48	4 (Phase I) and 1	3,610 (Phase	<u>li)</u> sq. ft.	12.2%	(Phase I)	and 37.1%	(Phase II)	% of prod	luction facility
Caves and Cr	ushpads								
If new or expande	d caves are prop	osed please in	dicate which o	of the foll	owing bes	st describes	the public ac	cessibility of	f the cave space:
None – no v	visitors/tours/eve	nts (Class I)	Guided 7	Fours On	ly (Class	II) F	Public Access	(Class III)	
Marketing e	events and/or Ter	nporary Events	(Class III)						
Please identify th	ne winery's								
Cave area		Existing:	N/A	sq. ft.		Proposed:	33,424		sq. ft.
Covered crush pa	d area	Existing:	N/A	sq. ft.		Proposed:	8,729		sq. ft.
Uncovered crush	pad area	Existing:	N.A	sq. ft.		Proposed:	1,095		sq. ft.

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

Water Supply Please attach completed Phase I Analysis sheet Proposed source of water (e.g., spring, well, mutual water company, city, district, etc)	Domestic Groundwater Wells	Emergency Underground Cistern & storage tanks
Name of Proposed Water Supplier (if water company, city, district):	N/A	N./A
Is annexation needed?	Yes No V	Yes No
Current Water Use:	12,989 gallons Groundwater	per day (gal/d) Groundwater
Current water source:	Wells	Wells
Anticipated future water demand	15,194 gal/d	N/Agal/d
Water availability (in gallons/minute):	gal/m	gal/m
Capacity of water storage system:	200,000 gal	_200,000 gal
Type of emergency water storage facility, if applicable (e.g., tank, reservoir, swimming pool, etc.):	Underground cistern and water storage tanks	
Liquid Waste Please attach Septic Feasibility Report Type of Waste:	Domestic Sewage	Other N/A
Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	LYVE System	N/A
Name of disposal agency (if sewage district, city, community system):	N/A/	N/A
Is annexation needed?	Yes No V	Yes No V
Current waste flows (peak flow): (Residential)	gal/d	N/A gal/d
Anticipated future waste flows (peak flows):	3,781 gal/d	N/A gal/d
Future waste disposal capacity:	_3,781 gal/d	N/A gal/d
Solid Waste and Recycling Storage and Disposal Please include location and size of solid waste and recycling storage on site plans in www.countyofnapa.org/dem.	accordance with the guide	elines available at
Hazardous and/or Toxic Materials If your facility generates hazardous waste or stores hazardous materials above threshold plan 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous	ning quantities (55 gallons lic us waste generator permit wi	quid, 500 pounds solid or Il be required.
Grading Spoils Disposal Where will grading spoils be disposed of? (e.g. on-site, landfill, etc. If off-site, please indicate where off-site): On-site, vine	yard roads and other.	

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM **FACILITY INFORMATION BUSINESS ACTIVITIES** Page 1 of 1 1. FACILITY IDENTIFICATION EPA ID # (Hazardous Waste Only) 2 FACILITY ID# (Agency Use Only) BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) - Mountain Peak Vineyards, LLC BUSINESS SITE ADDRESS: 3265 Soda Canyon Road CA BUSINESS SITE CITY: Napa PHONE: (310) 913-0742 CONTACT NAME: Steven Rea, General Manager II. ACTIVITIES DECLARATION NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page. If Yes, please complete these pages of the UPCP... Does your facility A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for HAZARDOUS MATERIALS Yes √ No compressed gases (include liquids in ASTs and USTs); or the applicable INVENTORY - CHEMICAL Federal threshold quantity for an extremely hazardous substance specified DESCRIPTION in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CPR Parts 30, 40 or 70? **B. REGULATED SUBSTANCES** Yes √ No Coordinate with you local agency Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release responsible for CalARP. Prevention Program (CalARP)? UST FACILITY (Formerly SWRCD C. UNDERGROUND STORAGE TANKS (USTs) Yes √ No Form A) Own or operate underground storage tanks? UST TANK (one page per tank) (Formerly Form B) D. ABOVE GROUND PETROLEUM STORAGE Yes √ No Own or operate ASTs above these thresholds: NO FORM REQUIRED TO CUPA Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers. E. HAZARDOUS WASTE Yes √ No EPA ID NUMBER-provide at the of Generate hazardous waste? this page Recyclable Materials Report (one per Recycle more than 100 kg/month of excluded or exempted recyclable Yes √ No recyclable) materials (per HSC 25143.2)? On-site Hazardous Waste Treatment -Treat hazardous waste on-site? Yes √ No Facility On-site Hazardous Waste Treatment -Unit (one page per unit) Certification of Financial Assurance Treatment subject to financial assurance requirements (for Permit by Rule Yes √ No and Conditional Authorization)? Remote Waste / Consolidation Site Consolidate hazardous waste generated at a remote site? Yes √ No Annual Notification Need to report the closure/removal of a tank that was classified as Yes √ No Hazardous Waste Tank Closure hazardous waste and cleaned on-site? Certification Obtain Federal EPA ID Number, file Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) Yes √ No or more of Federal RCRA hazardous waste, or generate in any single Biennial Report (EPA Form 8700-13 A/B), and satisdfy requirements for calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA RCRA Large Quantity Generator acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste. Yes √ No See CUPA for required forms. Household Hazardous Waste (HHW) Collection site? F. LOCAL REQUIREMENTS (You may also be required to provide additional information by your CUPA or local agency) UPCF Rev.

(12/2007)



A Tradition of Stewardship A Commitment to Service

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

Project name & APN: Mountain Peak Winery (APN 032-500-033)								
Project number	if known:							
Contact person:	Steven Rea.	General Man	ager					

Contact email & phone number: steven@acumenwine.com (707)853-860

Today's date: March 15, 2016

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

The fo	ollowir	ig measui	res reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.
Aiready Doing	Plan To Do	ID#	BMP Name
	V	BMP-1	Generation of on-site renewable energy If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calcuate how much electrical energy your project may need.
卤		BMP-2	Preservation of developable open space in a conservation easement Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

ready Doing	Plan To Do		
	Δ	вмр-з	Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre) Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bioretention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.
П	κ⁄i	BMP-4	Alternative fuel and electrical vehicles in fleet
		DIVIT -4	The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced. Number of total vehicles Typical annual fuel consumption or VMT Number of alternative fuel vehicles Type of fuel/vehicle(s) Potential annual fuel or VMT savings
	√ 1	BMP-5	Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2 The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional nonenergy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).
	Ø	BMP-6	Vehicle Miles Traveled (VMT) reduction plan Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%. Tick box(es) for what your Transportation Demand Management Plan will/does include: employee incentives employee carpool or vanpool priority parking for efficient transporation (hybrid vehicles, carpools, etc.) bike riding incentives bus transportation for large marketing events Other: Estimated annual VMT
			Potential annual VMT saved
			% Change

Already Doing	Plan To Dø		Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1 See description below under BMP-5.
	d		Solar hot water heating Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.
	Ø		Energy conserving lighting Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.
	d	BMP-10	Energy Star Roof/Living Roof/Cool Roof Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.
		BMP-11	Bicycle Incentives Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!
		BMP-12	Bicycle route improvements Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Doing	Plan To Do	BMP-13	Connection to recycled water Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.
	V	BMP-14	Install Water Efficient fixtures WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.
	Ø	BMP-15	Low-impact development (LID) LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.
	回	вмр-16	Water efficient landscape If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO). Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.
	Ø	BMP-17	Recycle 75% of all waste Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Doing	Plan To Do		Compost 75% food and garden material The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see http://www.naparecycling.com/foodcomposting for more details.
	Ø		Implement a sustainable purchasing and shipping programs Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.
		BMP-20	Planting of shade trees within 40 feet of the south side of the building elevation Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.
	Ø	BMP-21	Electrical Vehicle Charging Station(s) As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.
		BMP-22	Public Transit Accessibility Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.
			was the same and t

Already Doing	Plan To 96		
	V	BMP-23	
v			Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave. The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.
	/		
	Ф		Limit the amount of grading and tree removal Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.
	Ø	BMP-25	Will this project be designed and built so that it could qualify for LEED? BMP-25 (a)
		Pract	tices with Un-Measured GHG Reduction Potential
	Ø	BMP-26	Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?
			As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.
		BMP-27	Are you, or do you intend to become a Certified "Napa Green Land"? Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

liready Doing	Plan To Do		Use of recycled materials There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.
	$ \sqrt{} $	BMP-29	Local food production
			There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.
	Ø		Education to staff and visitors on sustainable practices This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.
	囡	BMP-31	Use 70-80% cover crop Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.
	Ø	BMP-32	Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site By selecting this BMP, you agree not to burn the material pruned on site.
		BMP-33	Are you participating in any of the above BMPS at a 'Parent' or outside location?
		вмр-34	Are you doing anything that deserves acknowledgement that isn't listed above?
		Commer	nts and Suggestions on this form?

Sources:

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