STORMWATER CONTROL PLAN
FOR A REGULATED PROJECT
MOUNTAIN PEAK VINEYARDS
3265 SODA CANYON ROAD
NAPA COUNTY, CA
APN 032-500-033

Prepared For:

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Prepared By:

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Job #08-31
March 2016

BARTELT ENGINEERING

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Stormwater Control Plan - Drainage Management Area Exhibit

This Stormwater Control Plan was prepared using the Bay Area Stormwater Agencies Association (BASMAA) template dated July 11, 2014.

Section 1 Project Data

Table 1: Project Data

Project Name (County Permit Number)	Mountain Peak Vineyards (P13-00304)
Application Submittal Date	March 2016
Project Location	APN: 032-500-033
Project Phase No.	One (1) and Two (2)
Project Type and Description	Use Permit Application
Total Project Site Area (acres)	8.9± acres
Total New and Replaced Impervious Surface Area (Onsite)	53,712± SF
Total Pre-Project Impervious Surface Area	37,387± SF
Total Post-Project Impervious Surface Area	91,099± SF
Percent Imperviousness Before Construction	2.06%
Percent Imperviousness After Construction	5.01%

Section 2 Setting

2.1 PROJECT LOCATION AND DESCRIPTION

The Mountain Peak Vineyards project is located at 3265 Soda Canyon Road in Napa County approximately 5 miles east of Silverado Trail in Napa County, California at latitude of 38°26'16.50"N and longitude of -122°17'44.68"W. The parcel (APN 032-500-033) is approximately 41.76± acres and is zoned AW (Agricultural Watershed). The proposed project will consist of two (2) phases having a disturbed area of approximately 8.9± acres. The disturbed area includes the proposed offices and tasting room building, crush pad, visitor and production driveways, vineyard roads, parking areas, a stormwater detention basin, wastewater treatment facilities, landscaping and vineyards.

2.2 EXISTING SITE FEATURES AND CONDITIONS

The subject parcel is currently developed with a residential building, private residential driveway, private road, vineyard avenues, agricultural office and miscellaneous buildings associated with vineyard operations. Slopes on the parcel range between zero (0) and twenty-two (22) percent. According to the NRCS Soil Report, the soil types found on the parcel are Aiken loam, 2 to 15 percent slopes, (map symbol 100, Hydrologic Soil Group "B"), Boomer loam, 2 to 15 percent slopes, (map symbol 107, Hydrologic Soil Group "B") and Boomer gravelly loam, 30 to 50 percent slopes, (map symbol 109, Hydrologic Soil Group "D").

2.3 OPPORTUNITIES AND CONSTRAINTS FOR STORMWATER CONTROL

The subject parcel is developed with gently sloped vineyards on five (5) to fifteen (15) percent grade in the site area and across the majority of the parcel. A natural low area on the Northern end of the parcel provides opportunities to route drainage. The location of the proposed offices and tasting room building, which overlays much of the footprint of the existing residence, is towards the southern end of the subject parcel and can be seen on the Mountain Peak Vineyards Use Permit Drawings prepared by Bartelt Engineering. The majority of the proposed disturbed area of the project drains northwesterly toward an offsite blue line stream. The proximity of the blue line stream relative to the area proposed for development was given due consideration while designing stormwater quality and quantity control measures on the western property line. There is one (1) existing and one (1) proposed well onsite with setback requirements that are not in the vicinity of the project area. Pervious surfaces have been utilized to the maximum extent possible wherever possible; however, due to the nature of this project, the site will experience heavy vehicles, moderate passenger vehicle traffic and must meet Universal Access requirements resulting in limited implementation of impervious surfaces.

Section 3 Low Impact Development Design Strategies

3.1 OPTIMIZATION OF SITE LAYOUT

3.1.1 Limitation of development envelope

Currently, the subject parcel is developed with a residential building, private driveway, private road, vineyard avenues, an agricultural office and miscellaneous structures and buildings associated with vineyard operations. Under the proposed design, the offices and tasting room building and associated visitor driveway will be constructed in close proximity to the footprints of the existing residence and private driveway. The proposed production driveway, employee parking area and crush pad are designed to have as small of a footprint as possible while maintaining code compliance, following Napa County's Road and Street Standards Manual and preserving intended functionality. The proposed vineyard access road will use gravel to minimize imperviousness.

3.1.2 Preservation of natural drainage features

In general, the existing natural drainage paths on this site will be maintained under the proposed conditions. Flows will be directed to the west of the parcel or retained within vineyards. A rock-lined swale will transport stormwater runoff from the developed area to a detention basin near the western property line. These facilities are intended to slow down and retain water flows onsite. The location of the detention basin is proposed at a naturally low area of the parcel where a portion of stormwater flows were directed pre-development. When the capacity of the detention basin is exceeded during a greater than 10-year storm event, the water will overflow the detention basin and sheet flow through natural terrain before entering an existing blue line stream on the neighboring parcel (APN 032-500-032).

3.1.3 Setbacks from creeks, wetlands and riparian habitats

The wastewater system will be constructed outside of any Napa County septic system setbacks (including well setbacks). There is an unnamed blue line stream which bisects the eastern portion of the parcel but does not have setbacks affecting the area of the parcel proposed for development. No development is proposed within the setbacks of the blue line stream on the neighboring parcel. Stormwater quality and quantity control measures are proposed for runoff draining towards the neighboring parcels blue line stream. There are no defined wetlands and/or riparian habitats on the subject parcel.

3.1.4 Minimization of imperviousness

Impervious area will increase as a result of the proposed project. Although the impervious area will increase, areas that are typically paved (such as access roads, driveways and parking areas) will utilize pervious surfaces to the maximum extent possible.

3.1.5 Use of drainage as a design element

There are multiple elements proposed for this project that are designed to reduce stormwater runoff and promote infiltration. Pervious surfaces such as gravel or similar type of material will be utilized in parking lots and roads to minimize runoff. A rock lined swale and a detention basin will be utilized with the proposed project to promote infiltration and slow water flows. Any water that overtops the detention basin will sheet flow through natural terrain towards the neighboring parcel (APN 032-500-032) before entering the blue line stream.

3.2 USE OF PERMEABLE PAVEMENTS

The extent of areas with permeable pavements are shown on the Mountain Peak Vineyards Use Permit Drawings prepared by Bartelt Engineering.

3.3 DISPERSAL OF RUNOFF TO PERVIOUS AREAS

All runoff is dispersed to pervious areas. These areas include landscaped areas, vineyards, rock lined swales and detention basins.

3.4 STORMWATER CONTROL MEASURES

This project will utilize a combination of self-retaining areas and bioretention facilities. See Section 4.1.1.

Section 4 Documentation of Drainage Design

4.1 DESCRIPTIONS OF EACH DRAINAGE MANAGEMENT AREA

4.1.1 Table of Drainage Management Areas

The following table is a summary of Drainage Management Areas (DMAs) for this project. The table includes the name, area, DMA type and surface type.

Table 4.1.1 Table of Drainage Management Areas

DMA Name	Area (square feet)	DMA Type	Surface Type
SRA-A	100,000+	Self Retaining Area (SRA)	Landscape
DSRA-A1	6,051	Areas Draining to SRA	Roof/Paving
BRF-A	21,264	Bioretention Facility	Landscape
DBRF-A1	15,480	Areas Draining to Bio	Pervious Pavement
DBRF-A2	6,317	Areas Draining to Bio	Roof/Paving
DBRF-A3	12,957	Areas Draining to Bio	Roof/Paving
DBRF-A4	16,160	Areas Draining to Bio	Roof/Paving
DBRF-A5	21,264	Areas Draining to Bio	Roof/Paving
DBRF-A6	8,771	Areas Draining to Bio	Roof/Paving
DBRF-A7	500	Areas Draining to Bio	Roof/Paving
DBRF-A8	20,836	Areas Draining to Bio	Roof/Paving
DBRF-A9	706	Areas Draining to Bio	Roof/Paving
DBRF-A10	933	Areas Draining to Bio	Roof/Paving

4.1.2 Drainage Management Area Descriptions

The project will consist of numerous DMA types which include Self-Retaining Areas, Areas Draining to Self-Retaining Areas and Areas Draining to Bioretention Facilities.

Self-Retaining Areas on this site consist of all areas starting with the prefix "SRA". The corresponding area for the DMA can be seen in Table 4.1.1. Typically for winery projects these areas will consist entirely of vineyard that is surrounded by vineyard avenues, these vineyard avenues help retain stormwater runoff. Excluding the wastewater treatment area (DSRA-A1), the site is designed so that stormwater from the project area drains towards the detention basin. However, there are multiple structures onsite that drain through vineyard before reaching the detention basin and could be considered areas draining to a self-retaining area. These areas include DBRF-A3, DBRF-A5 and DBRF-A8.1.

Areas Draining to Self-Retaining Areas on this site consist of all areas starting with the prefix "DSRA". The wastewater treatment area consisting of structures on a gravel pad is the only area onsite that falls into this category.

Areas Draining to Bioretention Facilities on this site consist of all areas starting with the prefix "DBRF". These areas consist of mostly roofs/pavement, but also a gravel vineyard road. There is one (1) major bioretention facility on site, BRF-A.

4.2 TABULATION AND SIZING CALCULATIONS

4.2.1 Information Summary for Bioretention Facility Design

Table 4.2.1 Information Summary for Bioretention Facility

DSRA-A1	6,051
DBRF-A1	15,480
DBRF-A2	21,450
DBRF-A3	933
DBRF-A4	6,317
DBRF-A5	500
DBRF-A6	12,957
DBRF-A7	16,160
DBRF-A7.1	1,774
DBRF-A8	8,771
DBRF-A8.1	706
Total Project Area (Square Feet)	**91,099±**

4.2.2 Self-Treating Areas

There are no self-treating areas within the proposed project area.

4.2.3 Self-Retaining Areas

Table 4.2.3 Self-Retaining Areas

DMA Name	Area (square feet)
SRA-A	100,000+

4.2.4 Areas Draining to Self-Retaining Areas

Table 4.2.4 Areas Draining to Self-Retaining Areas

DMA	Area (square feet)	Post-project surface type	Runoff factor	Receiving self-retaining DMAs	Receiving self-retaining DMA Area (square feet)	Ratio of Impervious: Pervious
DSRA-A1	6,051	Roof/Paving	1.0	SRA-A	100,000	3:50

4.2.5 Areas Draining to Bioretention Facilities

Table 4.2.5 Format for Tabulating Areas Draining to Bioretention Facilities and Calculating Minimum Bioretention Facility Size

DMA	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	Biorentention Facility #1 (BRF-A)		
					Mountain Peak Vineyards		
BRF-A	21,264	Landscape	0.1	2,126			
DBRF-A1	15,480	Pervious Pavement	0.0	0			
DBRF-A2	21,450	Roof/Paving	1.0	21,450			
DBRF-A3	933	Roof/Paving	1.0	933			
DBRF-A4	6,317	Roof/Paving	1.0	6,317			
DBRF-A5	500	Roof/Paving	1.0	500			
DBRF-A6	12,957	Roof/Paving	1.0	12,957			
DBRF-A7	16,160	Roof/Paving	1.0	16,160			
DBRF-A7.1	1,774	Roof/Paving	1.0	1,774			
DBRF-A8	8,771	Roof/Paving	1.0	8,771			
DBRF-A8.1	706	Roof/Paving	1.0	706			
Total (square feet) =				69,568	IMP Sizing Factor	IMP Facility Size (square feet)	IMP Facility Size
					0.04	2,783	21,264

Section 5 Source Control Measures

5.1 SITE ACTIVITIES AND POTENTIAL SOURCES OF POLLUTANTS

5.2 SOURCE CONTROL TABLE

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
Onsite storm drain inlets (unauthorized non-stormwater discharges and accidental spills or leaks)	☐ Mark all inlets with the words "No Dumping! Flows to Bay" or similar.	☐ Maintain and periodically repaint or replace inlet markings ☐ Provide stormwater pollution prevention information to new site owners, lessees or operators ☐ See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bump-handbooks ☐ Include the following in lease agreements: "Tenants shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
Interior floor drain and elevator shaft sump pumps	☐ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.
Need for future indoor & structural pest control	☐ Note building design features that discourage entry of pests.	☐ Provide Integrated Pest Management information to owners, lessees and operators.

Landscape/Outdoor pesticide use/building & grounds maintenance	State that final landscape plans will accomplish all of the following. ☐ Preserve existing native trees, shrubs and ground cover to maximum extent possible. ☐ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ☐ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ☐ Consider using pest-resistant plants, especially adjacent to hardscape. ☐ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions.	☐ Maintain landscaping using minimum or no pesticides. ☐ See applicable operational BMPs in Fact Sheets SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks ☐ Provide IPM information to new owners, lessees and operators.
Pools, spas, ponds, decorative fountains & other water features	☐ If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	☐ See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks The sanitary sewer operator must be notified and a clean out identified when pools are to be drained to the sanitary sewer.
Food service	☐ Describe the location and features of the designated cleaning area. ☐ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	State maintenance schedule for grease interceptor.

Refuse areas	☐ State how site refuse will be handled and provide supporting detail to what is shown on plans. ☐ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	☐ State how the following will be implemented; Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquids or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available onsite. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks
Industrial processes	☐ If the industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain systems."	☐ See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks
Fire sprinkler test water	☐ Provide a means to drain fire sprinkler test water to sanitary sewer. ☐ Municipal	☐ See note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks
Condensate drain lines Roofing, gutters & trim	☐ Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. ☐ Any drainage sumps onsite shall feature a sediment sump to reduce the quantity of sediment in pumped water. ☐ Include controls for other sources as specified by local reviewer.	If architectural copper is used, implement the following BMPs for management of rinse water during installation: ☐ If possible, purchase copper materials that have been pre-patinated at the factory. ☐ If patinated is done onsite, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling offsite. ☐ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. Implement the following BMPs during routine maintenance: ☐ Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling offsite.
Plazas, sidewalks & parking lots		☐ Sweep plazas, sidewalks and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent of degreaser and discharge to the sanitary sewer not to a storm drain.

5.3 FEATURES, MATERIALS, AND METHODS OF CONSTRUCTION OF SOURCE CONTROL BMPS

Several features were incorporated into the design of the project to minimize the potential for stormwater pollution and are listed below. Please refer to the Mountain Peak Vineyards Use Permit Drawings prepared by Bartelt Engineering for detailed materials and methods of construction of source control BMPs.

Section 6 Stormwater Facility Maintenance

6.1 OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE IN PERPETUITY

The Owner agrees to implement the stormwater control strategy as outlined in this document and as shown in the plans prepared by Bartelt Engineering. The Owner accepts responsibility for the installation, operation and maintenance of the stormwater treatment and flow-control facilities noted in this Stormwater Control Plan. The Owner agrees to undertake this responsibility until such time as the responsibility is formally transferred to a subsequent owner.

6.2 SUMMARY OF MAINTENANCE REQUIREMENTS FOR EACH STORMWATER FACILITY

The following activities shall be completed at least annually. The frequency should be adjusted in response to the needs of each particular facility.

Clean up. Remove any soil or debris blocking planter inlets or overflows. Remove trash that typically collects near inlets or gets caught in vegetation.

Prune or cut back plants for health and to ensure flow into inlets and across the surface of the facility. Remove and replant as necessary. When replanting, maintain the design surface elevation and minimize the introduction of soil.

Control weeds by manual methods and soil amendment. In response to problem areas or threatening invasions, corn gluten, white vinegar, vinegar-based products or non-selective natural herbicides such as Burnout or Safer's Sharpshooter may be used.

Add mulch. Aged mulch, also called compost mulch, reduces the ability of weeds to establish, keeps soil moist and replenishes soil nutrients. Mulch is added from time to time as necessary to maintain a mulch layer thickness (some agencies require 3 inches). However, ensure the underlying soil surface beneath the mulch layer is a minimum 6 inches below the overflow elevation, consistently throughout the surface area of the facility. In particular, ensure that the top of the mulch layer is below the facility overflow, so that as the facility fills during a major storm, the entire surface becomes wetted before the overflow elevation is reached.

Check signage. Remove graffiti and replace if necessary.

Check irrigation, if any, to confirm it is adequate but not excessive.

Landscaping maintenance personnel should be aware of the following:

Do not add fertilizer to bioretention facilities. Compost tea, available from various nurseries and garden supply retailers, may be applied at a recommended rate of 5 gallons mixed with 15 gallons of water per acre, up to two weeks prior to planting and once per year between March and June. Do not apply when temperatures are below 50° F or above 90° F or when rain is forecast in the next 48 hours.

Do not use synthetic pesticides on bioretention facilities. Beneficial nematodes and non-toxic controls may be used. Acceptable natural pesticides include Safer® products and Neem oil.

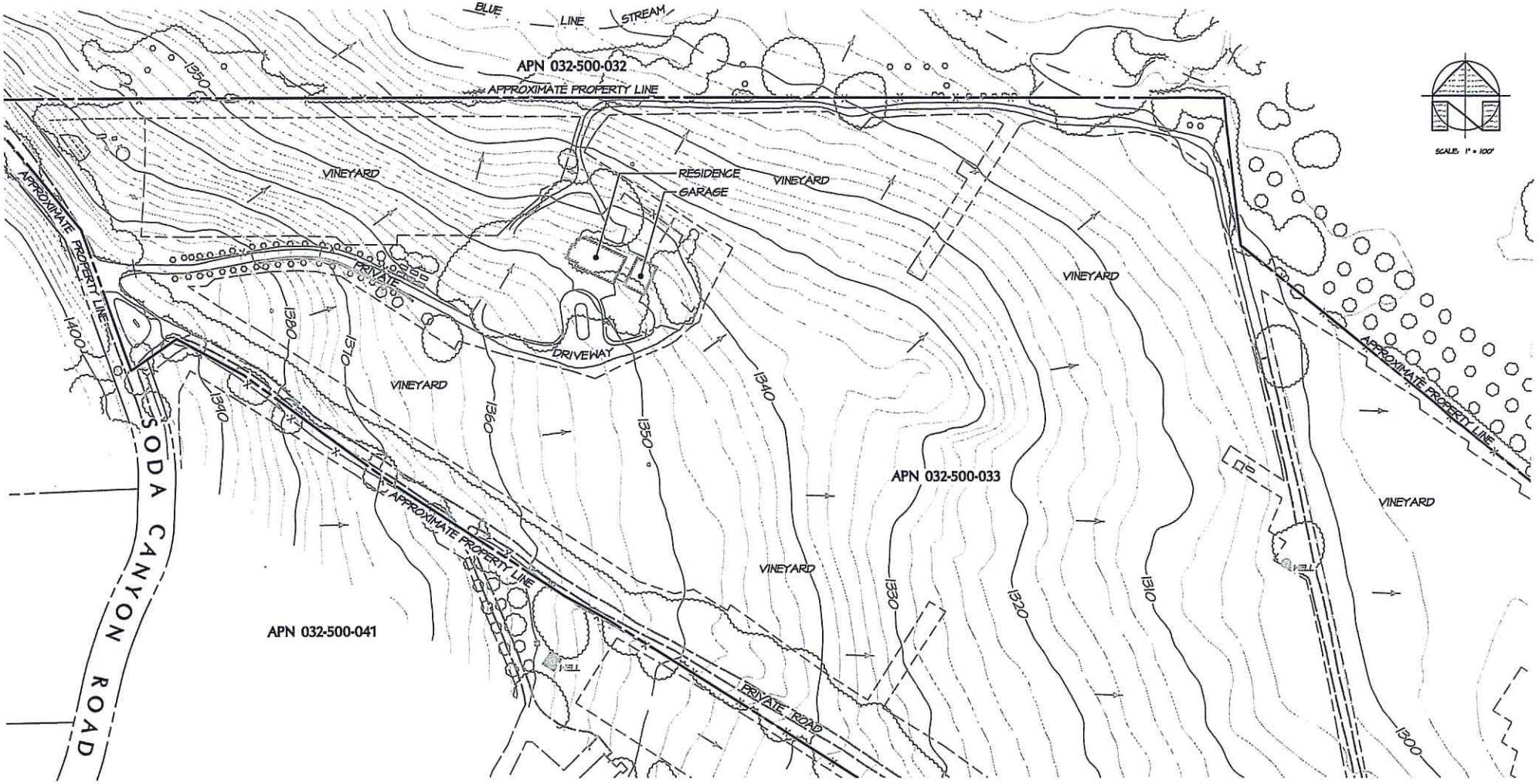
Sidewalks will be swept clean of debris regularly.

Section 7 Construction Checklist

Please refer to the Construction General Permit Stormwater Pollution Prevention Plan (SWPPP) prepared by Bartelt Engineering for all construction and post-construction BMPs. An Industrial General Permit No Exposure Certificate (NEC) will be filed with the State Water Resources Control Board.

Section 8 Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA *Post-Construction Manual.*



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STORMWATER CONTROL PLAN - EXISTING DRAINAGE CONDITIONS

SCALE: 1" = 100'

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March 2016
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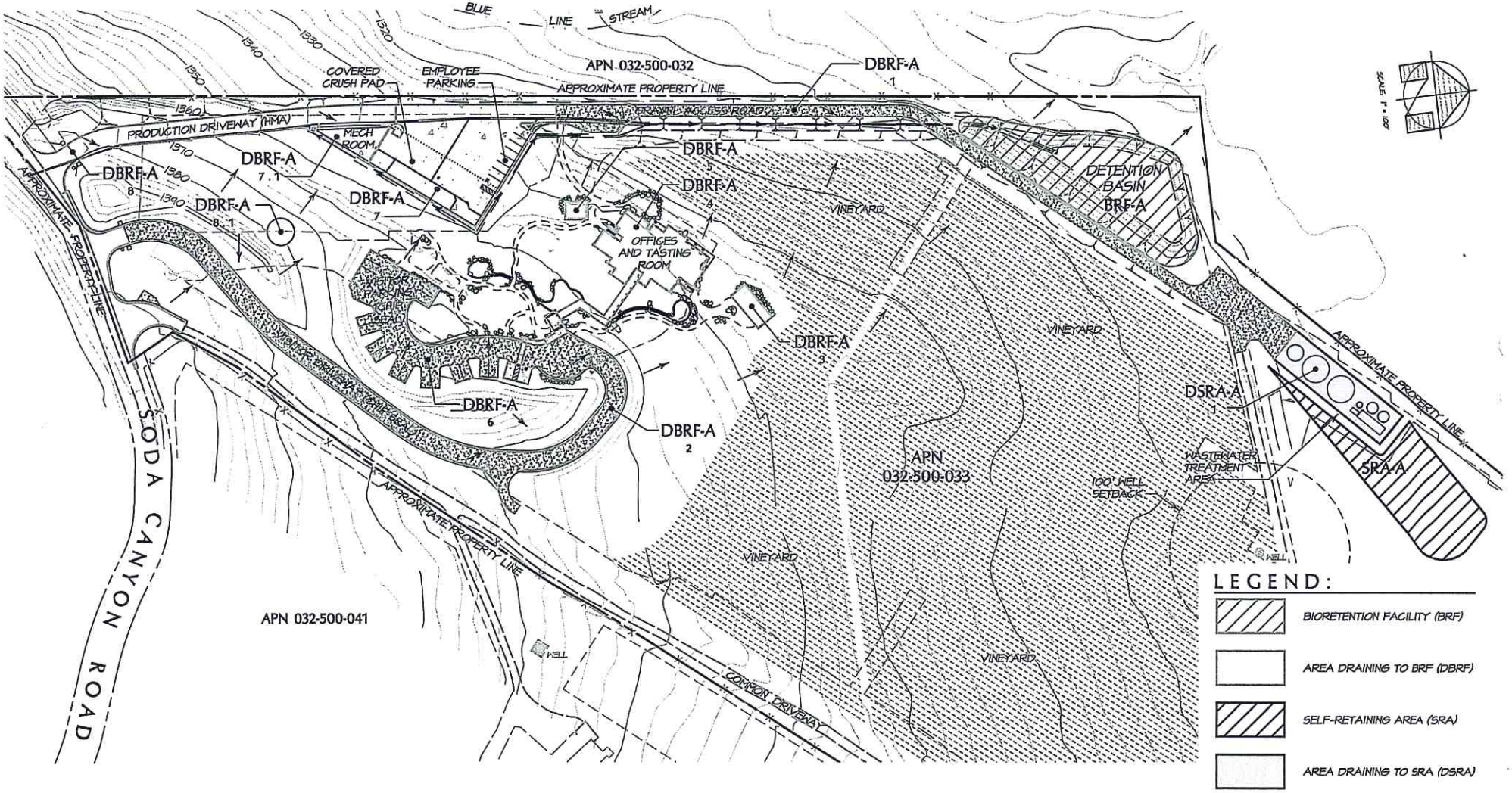

LEGEND:

- BIORETENTION FACILITY (BRF)
- AREA DRAINING TO BRF (DBRF)
- SELF-RETAINING AREA (SRA)
- AREA DRAINING TO SRA (DSRA)

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STORMWATER CONTROL PLAN - DRAINAGE MANAGEMENT AREA EXHIBIT

SCALE: 1" = 100'

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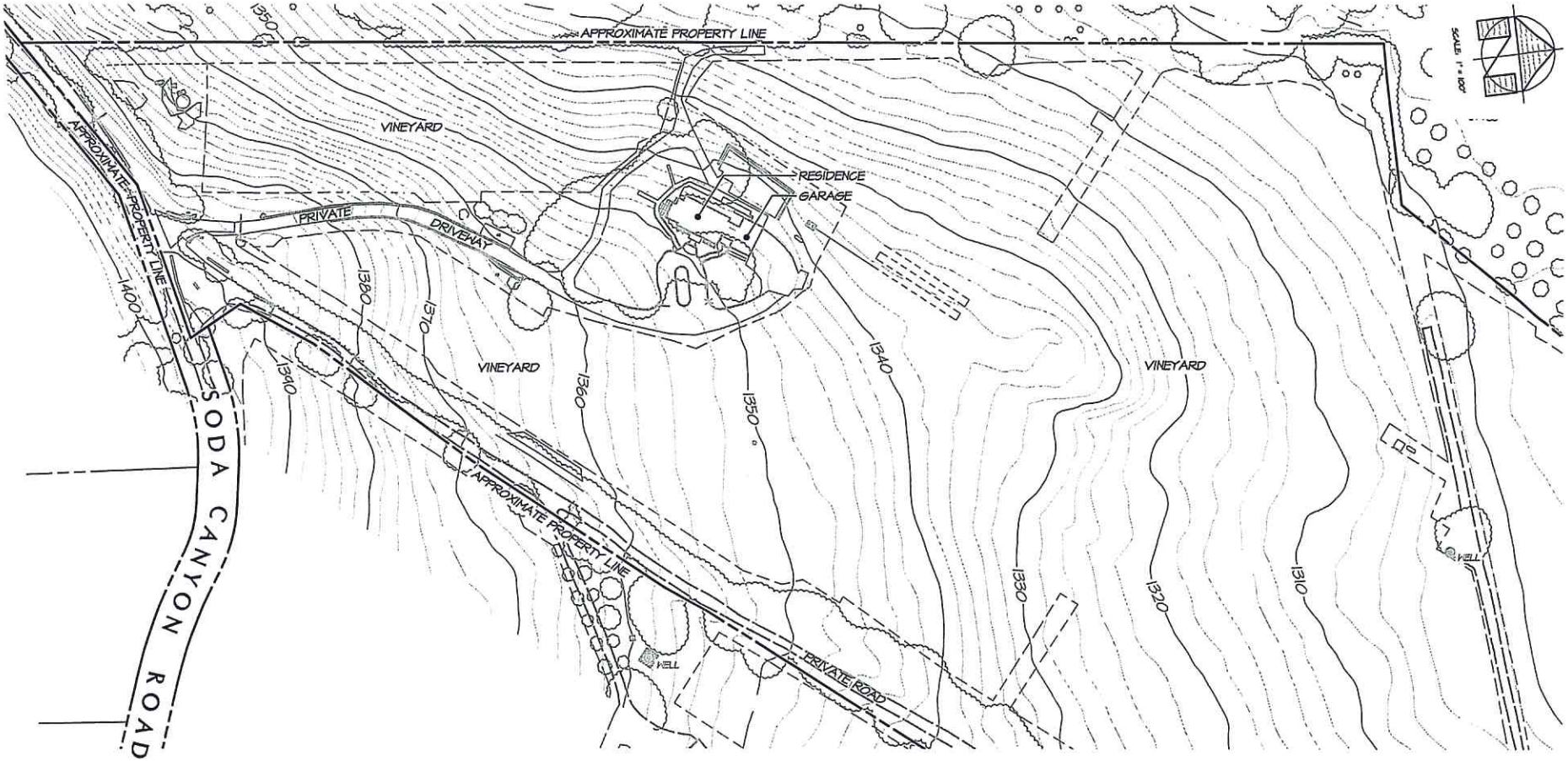

WINERY COVERAGE AREA EXHIBIT - EXISTING CONDITIONS

SCALE: 1" = 100'

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WINERY COVERAGE CALCULATIONS:

WINERY COVERAGE AREA (0± SQUARE FEET = 0.00± ACRES)
PARCEL SIZE: 41.76± ACRES
0 ACRES / 41.76 ACRES = 0% < 25%

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, HAULWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 18.104.220

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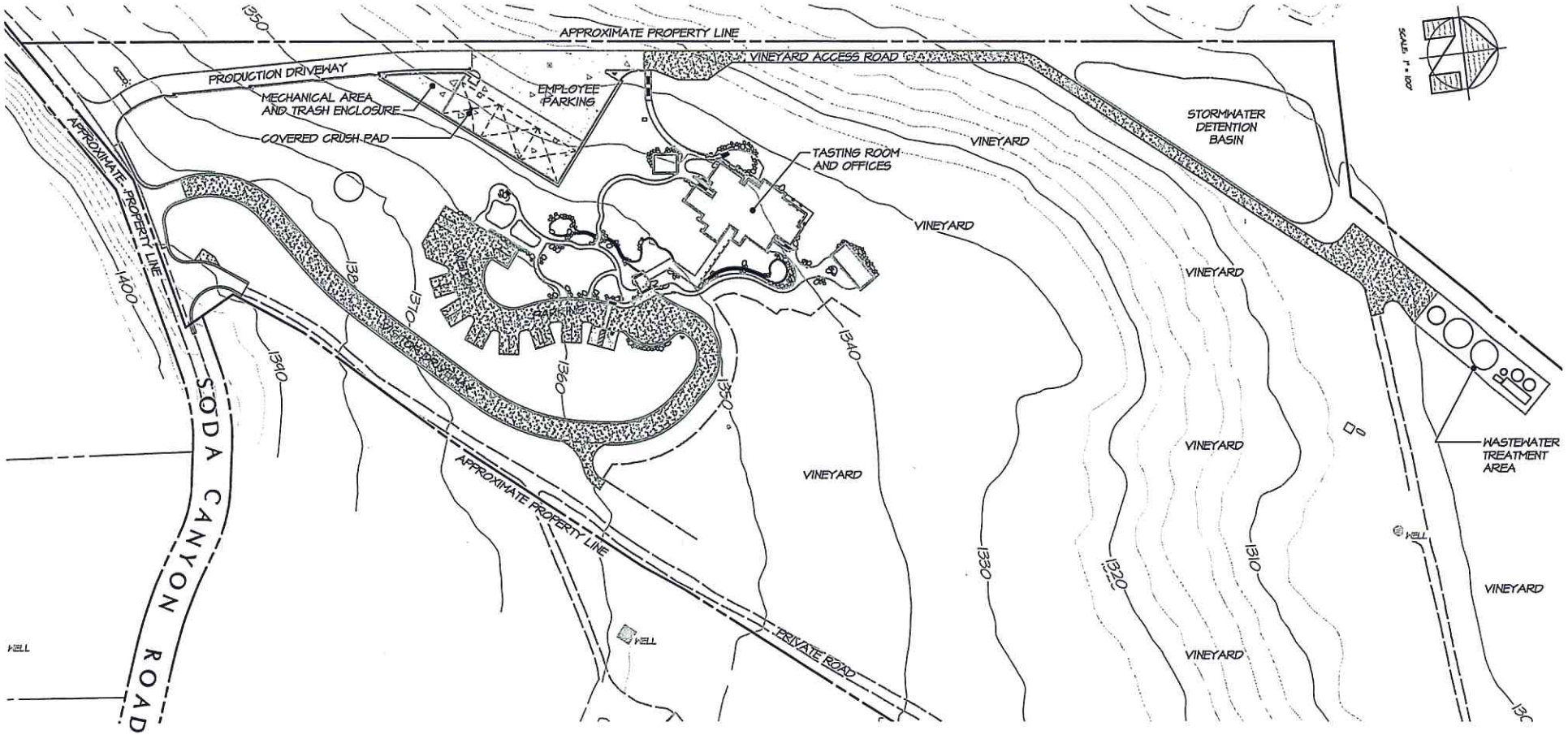

WINERY COVERAGE AREA EXHIBIT - PROPOSED CONDITIONS

SCALE: 1" = 100'

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WINERY COVERAGE CALCULATIONS:

WINERY COVERAGE AREA (103,016± SQUARE FEET = 2.36± ACRES)
PARCEL SIZE: 41.76± ACRES
2.36 ACRES / 41.76 ACRES = 5.7% < 25%

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. SEE NAPA COUNTY CODE 18.104.220

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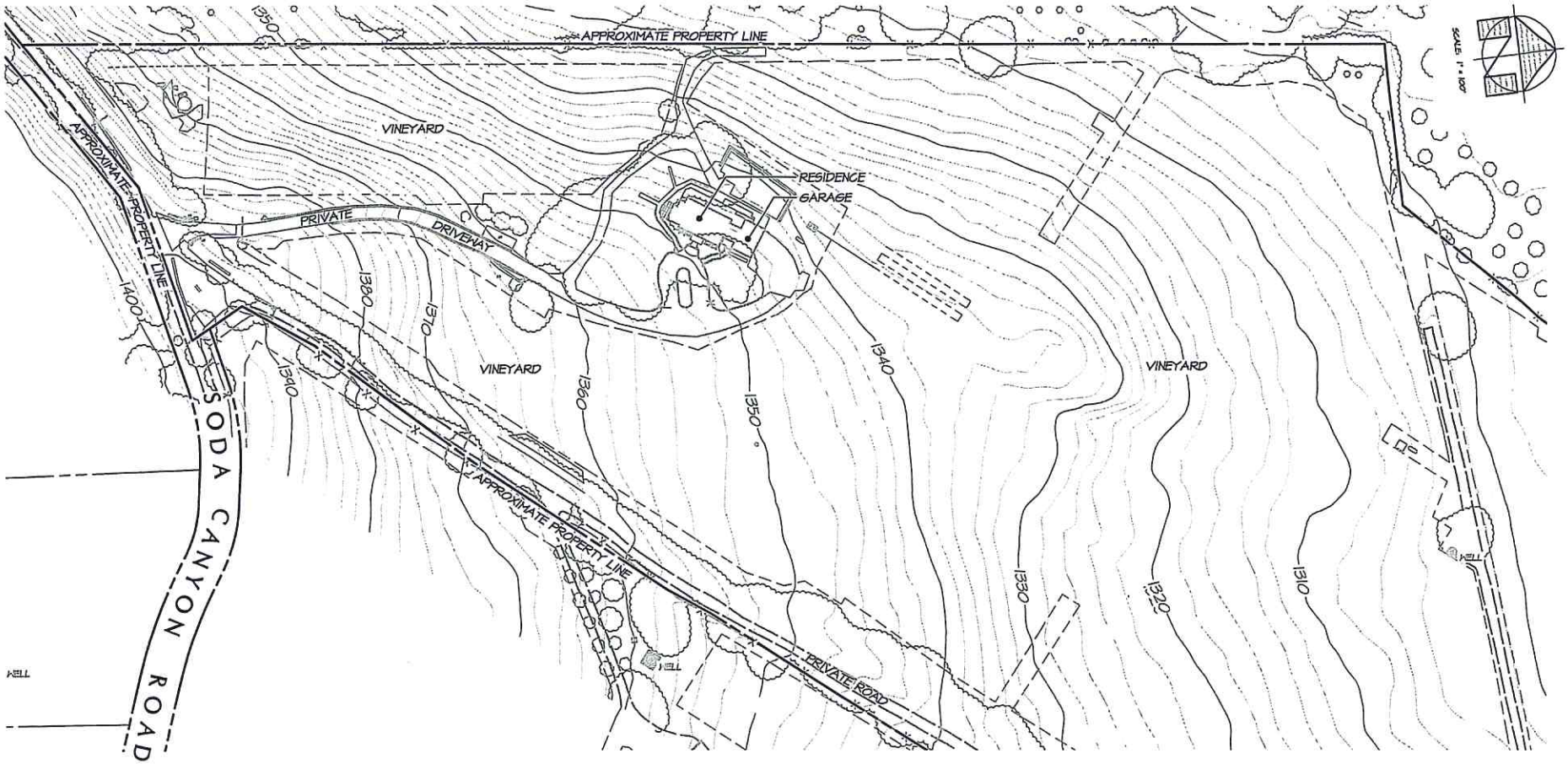

WINERY DEVELOPMENT AREA EXHIBIT - EXISTING CONDITIONS

SCALE: 1" = 100'

WINERY DEVELOPMENT AREA:

WINERY DEVELOPMENT AREA (0± SQUARE FEET 0.00± ACRES)
PARCEL SIZE: 41.76± ACRES
0 ACRES / 41.76 ACRES = 0%

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. SEE NAPA COUNTY CODE 18.104.210

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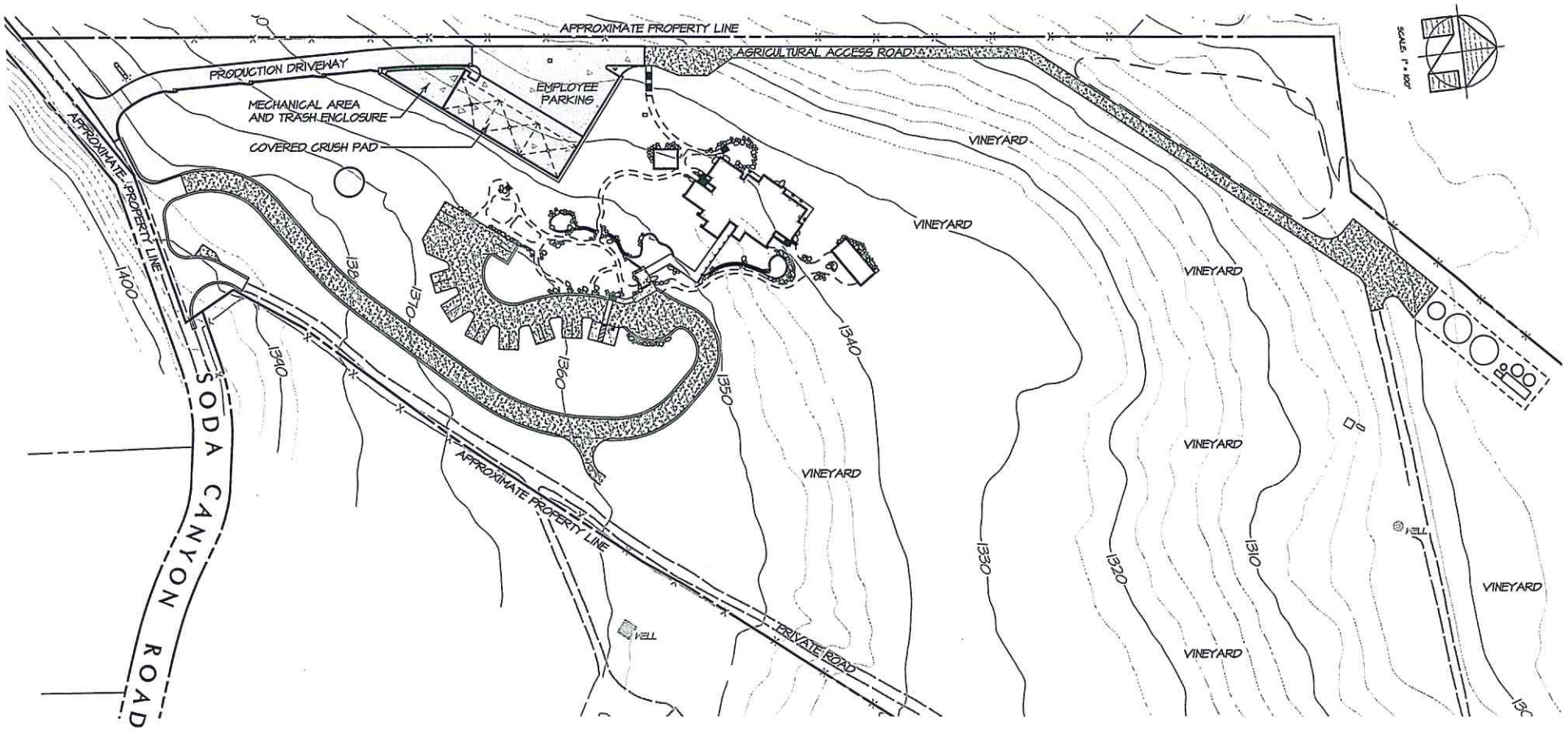

WINERY DEVELOPMENT AREA EXHIBIT · PROPOSED CONDITIONS

SCALE: 1" = 100'

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WINERY DEVELOPMENT AREA:

WINERY DEVELOPMENT AREA (26,572± SQUARE FEET = 0.61± ACRES)
PARCEL SIZE: 41.76± ACRES
0.61 ACRES / 41.76 ACRES = 1.5%

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. SEE NAPA COUNTY CODE 18.104.210

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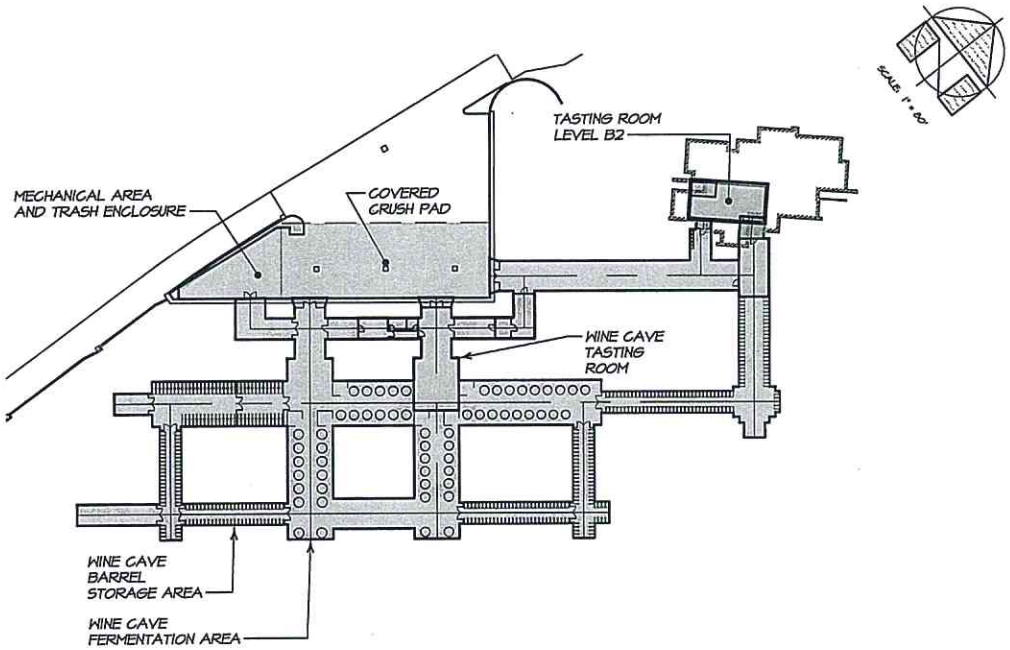
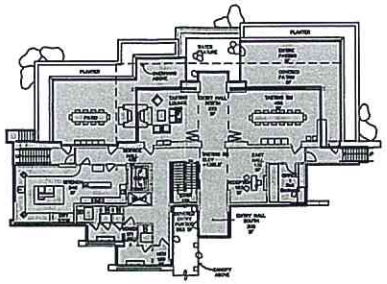


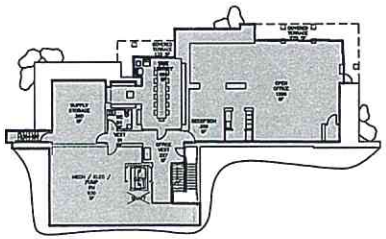
PRODUCTION AREA AND CAVE LAYOUT

SCALE: 1" = 80'



TASTING ROOM GROUND LEVEL

SCALE: 1" = 40'



TASTING ROOM LEVEL B1

SCALE: 1" = 40'

WINERY PRODUCTION AND ACCESSORY AREA EXHIBIT - PROPOSED CONDITIONS

PRODUCTION FACILITY AREA (37,704± SQUARE FEET = 0.87± ACRES)
PARCEL SIZE: 41.76± ACRES

ACCESSORY USE AREA (13,610± SQUARE FEET = 0.31± ACRES)
0.31 ACRES / 0.87 ACRES = 36.1% < 40%

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. SEE NAPA COUNTY CODE 18.104.200

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. SEE NAPA COUNTY CODE 18.104.200

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Job No. 08-31
March 2016
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