

“F”

Use Permit Modification Application Packet



A Tradition of Stewardship
A Commitment to Service

file No P15 - 00201

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 be completed by Planning staff...

Application Type: Major Modification

Date Submitted: 6.10.15 Resubmittal(s): 5/11/16 Date Complete: _____

Request: _____

*Application Fee Deposit: \$ 8,000 - Receipt No. 108382 Received by: SS Date: 6.10.15

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

To be completed by applicant...

Project Name: Black Sears Winery Modification

Assessor's Parcel No: 018-060-066 Existing Parcel Size: 65.2 ac.

Site Address/Location: 2600 Summit Lake Drive, Angwin, CA 94508
No. Street City State Zip

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

Property Owner: Ashlander LLC, Attn Ashley Jambois

Mailing Address: 2615 Summit lake Drive, Angwin, CA 94508
No. Street City State Zip

Telephone No (707) 889 - 1243 E-Mail: searsashley@gmail.com

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone No () _____ - _____ E-Mail: _____

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

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

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

Use Permit Information Sheet

Use

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

Ashlander LLC and the Sears Family currently own and operate Black Sears Winery in Angwin. The current Use Permit, 98595-MOD, allows for 20,000 gallons of production and no visitation. The purpose of this modification is to add visitation and marketing to the facilities Use Permit. No production increase is being requested. The only physical modifications to the facility will be an expansion of the existing Septic System to accomadate the proposed daily visitors, and improvements to the existing driveway from Summit Lake Drive to the facility. The caves will be increased from 3600 square feet to 6500 square feet. Visitors to the Winery will not be allowed into the caves.

There are 6 acres of vineyards existng on the property and an additional 19 acres of vineyards on a contiguosly owned parcel. There is an existing single family residence on the winery parcel.

Visitation will occur on marketing event days, but no visitation will take place during the hours of a marketing event. No more than one marketing event will occur on a given day. A small portion(440 sf) of the Winery Building will also be used for hospitality

What, if any, additional licenses or approvals will be required to allow the use? ALL OF THE BELOW LICENSES ARE IN PLACE

District _____ Regional _____

State _____ Federal _____

Improvements

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

No new buildings will be constructed as part of this application. The driveway will be improved as outlined in the attached Exception for Road Improvements. The existing uncovered drains in the crush pad will be replaced with automatic sensor drains and the septic system will be expanded to accomadate the proposed visitors and the existing winery production. Water Storage tanks will also be added as shown on the Use Permit Site Plan.

Improvements, cont.

Total on-site parking spaces: 4 existing 4 proposed
Loading areas: 1 existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

- Type I FR, Type II 1 Hr, Type II N (non-rated), Type III 1 Hr, Type III N, Type IV H.T. (Heavy Timber), Type V 1 Hr., Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? Yes No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 0.9 acres

Employment and Hours of Operation

Days of operation: 7 existing 7 proposed
Hours of operation: 8-5, more in Harvest existing 8-5, more in Harvest proposed
Anticipated number of employee shifts: 1 existing 1 proposed
Anticipated shift hours: 8-5, more in Harvest existing 8-5 more in Harvest proposed

Maximum Number of on-site employees:

- 10 or fewer, 11-24, 25 or greater (specify number)

Alternately, you may identify a specific number of on-site employees:

other (specify number) 4 Existing

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

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

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

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

Ashlander LLC

Print Name of Property Owner

Ashley Jambors

Print Name Signature of Applicant (if different)

Ashley Jambors 6-10-15

Signature of Property Owner

Date

Signature of Applicant

Date

Supplemental Application for Winery Uses

Operations

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

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

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

Production Capacity *

Please identify the winery's...

Existing production capacity: 20,000 gal/y Per permit No: 98595-MOD Permit date: 11/16/99

Current maximum actual production: 15,000 gal/y For what year? 2014

Proposed production capacity: 20,000 gal/y

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

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	<u>0</u> existing	<u>16</u> proposed
Average daily tours and tastings visitation ¹ :	<u>0</u> existing	<u>12</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>0</u> existing	<u>M-Sun, 10-4</u> proposed
Non-harvest Production hours ² :	<u>8-5</u> existing	<u>8-5</u> proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

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

Marketing Program

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

All marketing events are proposed.

Hosted tours and tasting will occur daily for wine trade personnel and consumers with a maximum of 16 people per day between the hours of 10 am and 4 pm. Wine purchased at the Winery may be consumed on-premises consistent with Assembly Bill 2004.

Private promotional tastings and meals 6 times per year for up to 30 people per event between the hours of 10 am and 9 pm.

Marketing events such as barrel tastings, auction and other social events, including meals, 3 times per year for up to 30 people per event between the hours of 10 am and 9 pm.

One Harvest Party events for up to 30 people per event between the hours of 10 am and 9 pm.

Food Service

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

All food service is proposed, catered and prepared off-site.

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>8165</u>	sq. ft.	<u>0.3</u>	acres
Proposed	<u>8165</u>	sq. ft.	<u>0.3</u>	acres

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

<u>71,666</u>	sq. ft.	<u>1.6</u>	acres	<u>2.6</u>	% of parcel
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Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>8084</u>	sq. ft.	Proposed	<u>7644</u>	sq. ft.
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Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>363</u>	sq. ft.	<u>4.5</u>	% of production facility
Proposed	<u>803</u>	sq. ft.	<u>10.5</u>	% of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

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

Please identify the winery's...

Cave area	Existing:	<u>6500</u>	sq. ft.	Proposed:	<u>6500</u>	sq. ft.
Covered crush pad area	Existing:	<u>0</u>	sq. ft.	Proposed:	<u>0</u>	sq. ft.
Uncovered crush pad area	Existing:	<u>3041</u>	sq. ft.	Proposed:	<u>3041</u>	sq. ft.

Initial Statement of Grape Source

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

Ashley Jambouis

6-10-15

Owner's Signature

Date

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

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>Well</u>	<u>Well&Tanks</u>
Name of proposed water supplier (if water company, city, district):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>2196</u> gallons per day (gal/d)	
Current water source:	<u>Well</u>	_____
Anticipated future water demand:	<u>2250</u> gal/d	_____ gal/d
Water availability (in gallons/minute):	<u>40</u> gal/m	<u>200</u> gal/m
Capacity of water storage system:	<u>10,500</u> gal	<u>12,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tanks</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>Sanitary</u>	<u>Winery Process</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>Onsite septic</u>	<u>Onsite septic</u>
Name of disposal agency (if sewage district, city, community system):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	<u>60</u> gal/d	<u>1000</u> gal/d
Anticipated future waste flows (peak flow):	<u>108</u> gal/d	<u>1000</u> gal/d
Future waste disposal design capacity:	<u>108</u> gal/d	<u>1000</u> gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): Onsite in Vineyards

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: <u>2</u> x 3.05 one-way trips per employee	=	<u>6</u>	daily trips.
Number of PT employees: <u>2</u> x 1.90 one-way trips per employee	=	<u>4</u>	daily trips.
Average number of weekday visitors: <u>12</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>9</u>	daily trips.
Gallons of production: <u>20,000</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>1</u>	daily trips.
Total	=	<u>20</u>	daily trips.
Number of total weekday trips x .38	=	<u>8</u>	PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>3</u> x 3.05 one-way trips per employee	=	<u>9</u>	daily trips.
Number of PT employees (on Saturdays): <u>0</u> x 1.90 one-way trips per employee	=	<u>0</u>	daily trips.
Average number of weekend visitors: <u>12</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>9</u>	daily trips.
Total	=	<u>18</u>	daily trips.
Number of total Saturday trips x .57	=	<u>10</u>	PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): <u>4</u> x 3.05 one-way trips per employee	=	<u>12</u>	daily trips.
Number of PT employees (during crush): <u>0</u> x 1.90 one-way trips per employee	=	<u>0</u>	daily trips.
Average number of weekend visitors: <u>12</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>4</u>	daily trips.
Gallons of production: <u>20,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>1</u>	daily trips.
Avg. annual tons of grape on-haul: <u>5</u> x .11 truck trips daily ⁴ x 2 one-way trips	=	<u>1</u>	daily trips.
Total	=	<u>18</u>	daily trips.
Number of total Saturday trips x .57	=	<u>10</u>	PM peak trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>2</u> x 2 one-way trips per staff person	=	<u>4</u>	trips.
Number of visitors (largest event): <u>30</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>21</u>	trips.
Number of special event truck trips (largest event): <u>2</u> x 2 one-way trips	=	<u>4</u>	trips.

³ Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

⁴ Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).

**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES**

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)	Black Sears Winery		
BUSINESS SITE ADDRESS	2600 Summit Lake Drive		
BUSINESS SITE CITY	Angwin	CA	ZIP CODE 94508
CONTACT NAME	Ashley Jambois	PHONE	889-1243

II. ACTIVITIES DECLARATION

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

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

F. LOCAL REQUIREMENTS (You may also be required to provide additional information by your CUPA or local agency.)	UPCF Rev. (12/2007)
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Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship
A Commitment to Service

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

PROJECT NAME	<u>Black Sears Winery</u>
PROJECT ADDRESS	<u>2600 Summit Lake Drive, Angwin</u>
APPLICANT	<u>Ashlander LLC</u>
CONTACT INFO	<u>searsashley@gmail.com 889-1243</u>
	email phone

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

GHG emission reduction spreadsheet, page two of two

6 MATERIAL RECYCLING *N/A*

6.1 Are you using reclaimed materials?

--	--	--

If yes, what and where: _____

6.2 Are you using recycled construction materials- *N/A*

6.21 finish materials?

--	--	--

6.22 aggregate/concrete road surfaces?

--	--	--

6.23 fly ash/slag in foundation?

--	--	--

6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract? *N/A*

--	--	--

6.4 Does your facility provide access to recycle-

6.41 Kitchen recycling center? *No Kitchen*

--	--	--

6.42 Recycling options at all trash cans?

X		
---	--	--

6.43 Do you compost green waste?

X		
---	--	--

6.44 Provide recycling options at special events?

X		
---	--	--

7 NATURAL RESOURCES *N/A*

7.1 Will you be using certified wood that is sustainably harvested in construction?

--	--	--

7.2 Will you be using regional (within 500 miles) building materials?

--	--	--

7.3 Will you be using rapidly renewable materials, such as bamboo?

--	--	--

7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?

--	--	--

7.5 Have you considered the life-cycle of the materials you chose?

--	--	--

8 INDOOR AIR QUALITY *N/A*

8.1 Will you be using low or no emitting finish and construction materials indoors-

8.11 Paint?

--	--	--

8.12 Adhesives and Sealants?

--	--	--

8.13 Flooring?

--	--	--

8.14 Framing systems?

--	--	--

8.15 Insulation?

--	--	--

8.2 Does the design allow for maximum ventilation?

--	--	--

8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?

--	--	--

8.4 Does your design include dayliting, such as skylights?

--	--	--

9 TRANSPORTATION DEMAND MANAGMENT

9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?

X		
---	--	--

9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?

		X
--	--	---

9.3 Does your project include design features that encourage alternatives modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles?

		X
--	--	---

secured bicycle parking, safe bicycle access?

X		
---	--	--

loading zones for buses/large taxi services?

X		
---	--	--

9.4 How close is your facility to public transportation? 3 Miles

10 Are there any superior environmental/sustainable features of your project that should be noted?

11 What other studies or reports have you done as part of preparing this application?
1 N/A
2 _____
3 _____
4 _____

12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)? *N/A*

--	--	--

If yes, please describe: _____

13 Once your facility is in operation, will you:

13.1 calculate your greenhouse gas emissions?

		X
--	--	---

13.2 implement a GHG reduction plan?

		X
--	--	---

13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?

		X
--	--	---

14 Does your project provide for education of green/sustainable practices?

X		
---	--	--

If yes, please describe: We educate staff about recycling

15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

Form filed out by: Ashley Jambois

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



A Tradition of Stewardship
A Commitment to Service

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

Project name & APN: Black Sears Winery 018-060-066
Project number if known: _____
Contact person: Jon Webb
Contact email & phone number: jwebb@albionsurveys.com 963-1217
Today's date: June 11, 2015

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>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.</i>

Already Doing Plan To Do

BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

BMP-4 Alternative fuel and electrical vehicles in fleet

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____

BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

BMP-6 Vehicle Miles Traveled (VMT) reduction plan

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
- employee carpool or vanpool
- priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- bike riding incentives
- bus transportation for large marketing events
- Other: _____

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Doing Plan To Do

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

See description below under BMP-5.

- BMP-8 Solar hot water heating**

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

- BMP-9 Energy conserving lighting**

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

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

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

- 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 Plan
Doing To Do

BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

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.

BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

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.

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.

Already Plan
Doing To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried 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 siting. Be prepared to explain your approach and estimated energy savings.

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

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

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

Practices with Un-Measured GHG Reduction Potential

BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Doing Plan To Do

BMP-28 Use of recycled materials

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

BMP-29 Local food production

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

BMP-30 Education to staff and visitors on sustainable practices

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

BMP-31 Use 70-80% cover crop

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

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

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

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

BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?

Comments and Suggestions on this form?

SEARS
018-040-042

PESTONI ENTERPRISES, LLC
018-040-043

ERICKSON
018-120-001



ALBION SURVEYS
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963-1217
www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FRIED DIMENSIONS, AREA OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR HAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 018-060-066
STREET: 2600 SUMMIT LAKE DRIVE
CITY: ANGWIN
SITE CONTACT:
PHONE:

ARCHITECT

COMPANY:
CONTACT:
PHONE:
EMAIL:

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
CONTACT: MIKE MUELRATH
PHONE: 707-320-4968
EMAIL: mike@appliedcivil.com

OWNER'S REPRESENTATIVE

COMPANY: ALBION SURVEYS
CONTACT: JON WEBB
PHONE: 707-963-1217
EMAIL: jwebb@albionsurveys.com

WINERY USE MAP
OF THE LANDS OF
ASHLANDER LLC
COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: 6-10-2015			
DRAFTER: S. STEWART			
DATE:	FB:	PC:	
DRAFTER:	FB:	PC:	
DATE:	FB:	PC:	
DRAFTER:	FB:	PC:	
DATE:	FB:	PC:	
DRAFTER:	FB:	PC:	
DATE:	FB:	PC:	
DRAFTER:	FB:	PC:	

ALBION REFERENCES

PROJECT NO: 1685
PROJECT MANAGER: J. WEBB
DATE: JUNE 1, 2015

VERTICAL DATUM BASED ON NAVD'88
PER NAPA COUNTY GS TOPOGRAPHY
CONTOUR INTERVAL = 25'

HORIZONTAL DATUM BASED ON NAD'83
PER TRIMBLE NETWORK GPS OBSERVATIONS

APPROXIMATE BOUNDARY BASED ON
13 PM 31, NAPA COUNTY RECORDS

SHEET 1 OF 2
C30 PROJECT 1685
1685-GS USE.dwg

SEARS FAMILY TRUST
018-060-057

ASHLANDER, LLC
018-060-067

LANDS OF
ASHLANDER, LLC
APN 018-060-066
65.18 ac±

LINE	BEARING	DISTANCE
L1	N48°17'10"W	54.32'
L10	N40°39'35"W	123.40'
L11	N35°59'35"W	609.90'
L12	N38°09'35"W	203.60'
L13	N51°36'05"W	225.50'
L14	N75°24'15"W	80.00'
L15	N19°42'15"W	131.30'
L16	N60°19'15"W	170.30'
L17	N64°17'05"W	17.13'
L18	N64°17'05"W	296.97'
L19	N37°12'05"W	6.64'
L2	N21°52'25"W	158.20'
L3	N49°33'45"W	82.60'
L4	N78°31'45"W	170.30'
L5	N40°45'05"W	52.00'
L6	N04°57'35"E	127.90'
L7	N36°01'05"W	64.00'
L8	N57°27'05"W	393.70'
L9	N65°00'05"W	121.40'

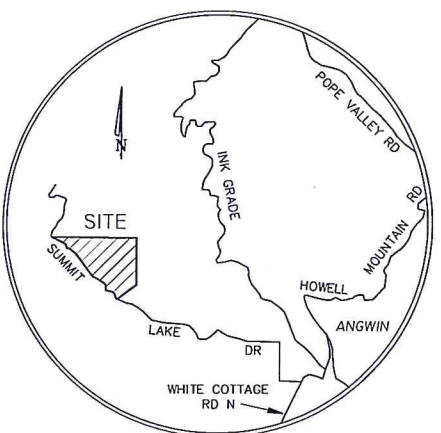
PROPOSED WATER LINE ALONG EXISTING ACCESS PATHS (APPROX). NO TREE REMOVAL REQUIRED

PROPOSED 12,000 GALLON WATER TANK

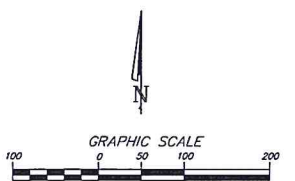
EXISTING 10,500 GALLON WATER TANK

LEGEND:

- WELL
- 5' CONTOUR
- 25' CONTOUR
- APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
- APPROXIMATE EASEMENT/RIGHT OF WAY LINE; SEE DRAWING NOTES
- BUILDING LINE
- EDGE OF GRAVEL ROAD



LOCATION MAP
NOT TO SCALE



SITE OVERVIEW
NOTE: ALL FEATURES SHOWN ARE EXISTING UNLESS NOTED OTHERWISE

RECEIVED
MAY 11 2016

Napa County Planning, Building & Environmental Services

LEGEND:

- WELL
- 5' CONTOUR
- 25' CONTOUR
- APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
- APPROXIMATE EASEMENT/RIGHT OF WAY LINE; SEE DRAWING NOTES
- BUILDING LINE
- EDGE OF GRAVEL ROAD

WINERY PRODUCTION USE

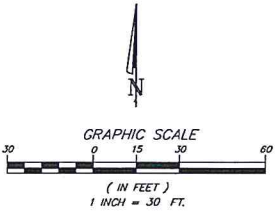
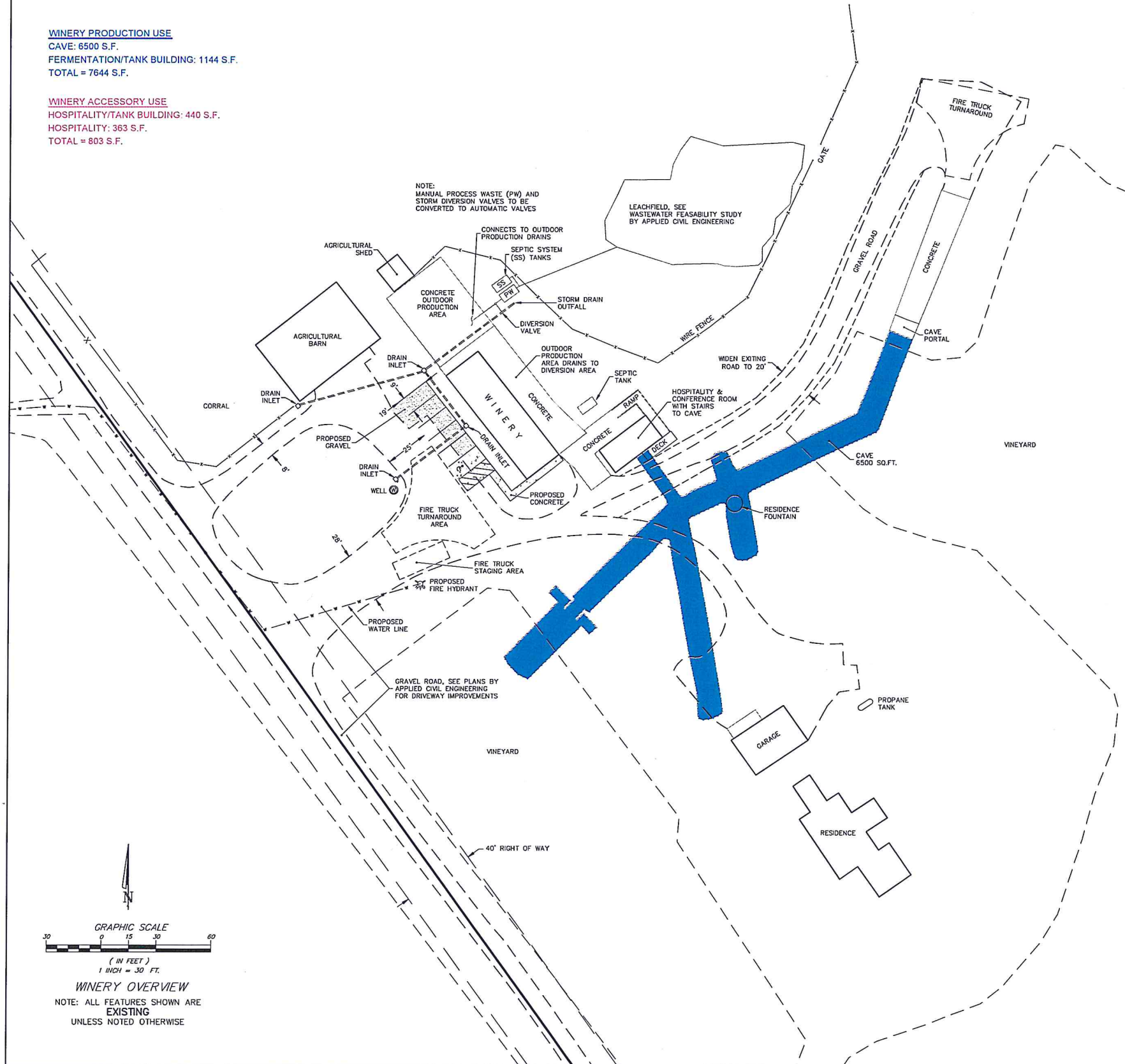
CAVE: 6500 S.F.
 FERMENTATION/TANK BUILDING: 1144 S.F.
 TOTAL = 7644 S.F.

WINERY ACCESSORY USE

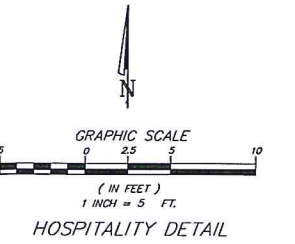
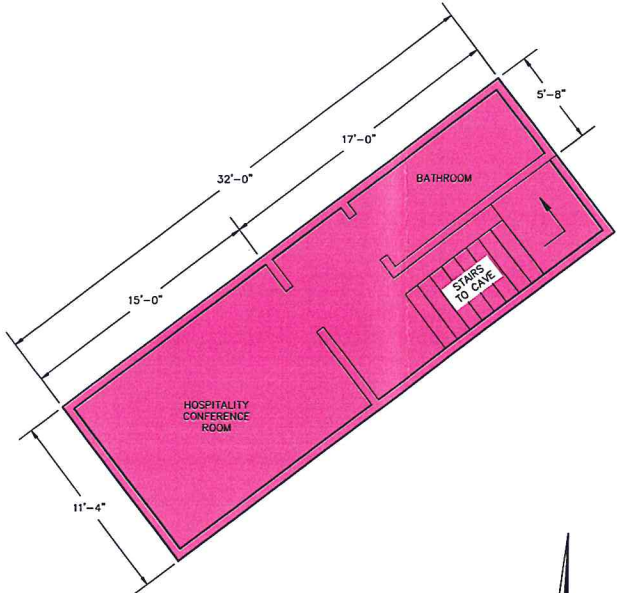
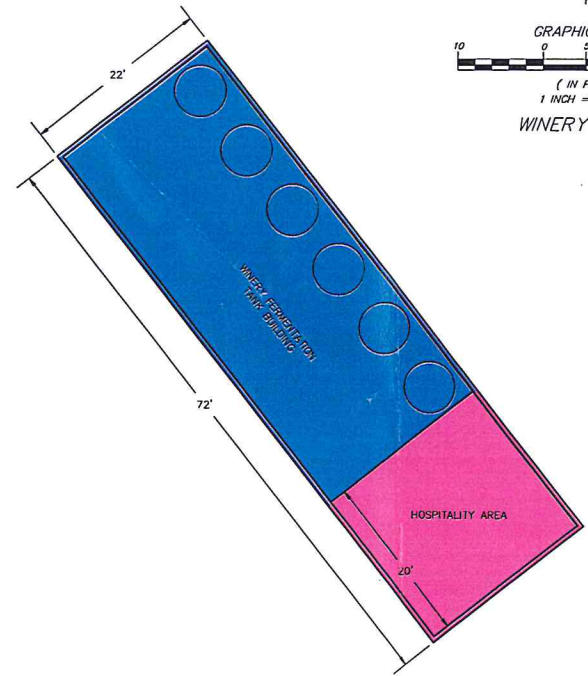
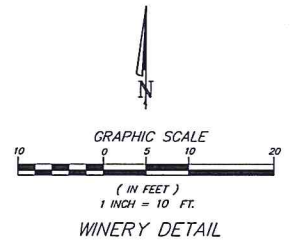
HOSPITALITY/TANK BUILDING: 440 S.F.
 HOSPITALITY: 363 S.F.
 TOTAL = 803 S.F.

NOTE: MANUAL PROCESS WASTE (PW) AND STORM DIVERSION VALVES TO BE CONVERTED TO AUTOMATIC VALVES

LEACHFIELD, SEE WASTEWATER FEASIBILITY STUDY BY APPLIED CIVIL ENGINEERING



WINERY OVERVIEW
 NOTE: ALL FEATURES SHOWN ARE EXISTING UNLESS NOTED OTHERWISE



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SITE INFORMATION

API: 018-060-068
 STREET: 2600 SUMMIT LAKE DRIVE
 CITY: ANCHM
 SITE CONTACT:
 PHONE:

ARCHITECT

COMPANY:
 CONTACT:
 PHONE:
 EMAIL:

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
 CONTACT: MIKE MUELRATH
 PHONE: 707-320-4968
 EMAIL: mike@appliedcivil.com

OWNER'S REPRESENTATIVE

COMPANY: ALBION SURVEYS
 CONTACT: JON WEBB
 PHONE: 707-963-1217
 EMAIL: jwebb@albionsurveys.com

WINERY USE MAP
 OF THE LANDS OF
ASHLANDER LLC
 COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE	BY	PC
6-10-2015	S. STEWART	
DATE	FB	PC
DRAFTER		
DATE	FB	PC
DRAFTER		
DATE	FB	PC
DRAFTER		
DATE	FB	PC
DRAFTER		

ALBION REFERENCES

PROJECT NO: 1685
 PROJECT MANAGER: J. WEBB
 DATE: JUNE 1, 2015

VERTICAL DATUM BASED ON NAVD'88
 PER NAPA COUNTY GIS TOPOGRAPHY
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HORIZONTAL DATUM BASED ON NAD'83
 PER TRIMBLE NETWORK GPS OBSERVATIONS

APPROXIMATE BOUNDARY BASED ON 13 PM 31, NAPA COUNTY RECORDS

