

“D”

Use Permit Application Packet

Shed Creek Winery Use Permit P16-00327 and
Use Permit Exception to the Conservation Regulations P17-00178
Planning Commission Hearing November 15, 2017

Owner Information	
Property Owner:	William E. Morgan
Owner Address:	80 Grapevine Lane Napa, CA 94558
Applicant:	Robert W. Morgan
Applicant Address:	450 Oak View Drive Vacaville, CA 95688
Applicant Phone:	(707) 718-0044
Applicant Email:	bobm@morgansoutdoorliving.com

Project Narratives

PROPOSED ADDITIONAL USES

This project involves a proposed winery that will be producing a maximum of 5000 gallons of wine per year with a maximum number of 15 visitors per day. The winery will have 10 small marketing events with a maximum of 30 people in attendance, including staff. In addition the winery will have 1 large marketing event per year with a maximum of 100 people in attendance, including staff. The winery will be located in an existing barn with an attached covered concrete pad that will have necessary renovations to accommodate the wineries crush needs. The winery will be utilizing the gravel driveway off of grapevine lane to access the existing barn for access and parking. Wine will be made from the 38 acres of existing grapes grown on the subject parcel. See attachments and associated civil and architectural plans for more details.

IMPROVEMENTS

Grapevine Lane from Gordon Valley Road will be improved per Napa County's requirements where environmental constraints allow. The improvements are required to accommodate the added traffic to and from the winery. See the submitted Driveway Improvement plan. The gravel driveway to the existing barn will have a paved van accessible ADA parking space and associated path constructed to allow ADA access to and from the winery. The existing barn has a large open work area and two cold storage rooms, the open work area will be partitioned so there is an indoor production area as well as an indoor tasting room. In addition, there will be a new bathroom constructed which will be attached to the existing barn. The covered pad attached to the existing barn will be utilized for crush, storage and outdoor tasting purposes. A new septic system will be installed to accommodate the wineries production, and domestic waste, see the submitted Wastewater Plans. See attachments and plans for more details.

EVENTS

Proposed events will include 10 annual onsite small events with a maximum of 30 people including staff. Additionally there will be one large on site event with a maximum of 100 people including staff. All events will be catered and bathroom facilities will be brought in to accommodate the increased domestic waste. See attachments for more details.

WATER

Emergency fire protection water will come from the proposed 12,000 gallon water tank shown on the site plan which will be filled from the onsite well located on the subject parcel, both of which are supplied by runoff. Domestic water will come from the same private well, said well having a capacity of 5 GPM. 0.4 acres of existing irrigated orchard will be removed during the improvements which will offset

the proposed winery water uses. These proposed water savings improvements will balance out the proposed additional water use. Thus this project has a projected net negative water use increase when comparing existing use to proposed use. See attachments for more details. Please see the Water Availability Analysis in Attachment "B".



A Tradition of Stewardship
A Commitment to Service

file No _____

Napa County Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: _____

Date Submitted: _____ Resubmittal(s): _____ Date Complete: _____

Request: _____

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

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

To be completed by applicant...

Project Name: SHED CREEK WINERY

Assessor's Parcel No: 033-170-002 Existing Parcel Size: 287.38 ac.

Site Address/Location: 80 GRAPEVINE LANE NAPA CA 94558
No. Street City State Zip

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

Property Owner: WILLIAM MORGAN

Mailing Address: 80 GRAPEVINE LN NAPA CA 94558
No. Street City State Zip

Telephone No (707) 718 - 0044 E-Mail: bobm@morgansoutdoorliving.com

Applicant (if other than property owner): BOB MORGAN

Mailing Address: 450 OAK VIEW DR VACAVILLE CA 95688
No. Street City State Zip

Telephone No (707) 718 - 0044 E-Mail: bobm@morgansoutdoorliving.com

Representative (if applicable): _____

Mailing Address: _____
No. Street City State Zip

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

Use Permit Information Sheet

Use

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

A winery that will produce a maximum of 5000 gallons of wine per year, with a maximum number of 15 visitors per day. In addition, annually there will be 10 small events with a maximum of 30 people, and 1 large events with a maximum of 100 people. The winery will be utilizing grapes grown on their own property, as well as an existing barn that will be converted to house all of the wineries needs.

What, if any, additional licenses or approvals will be required to allow the use?

District _____ Regional _____

State _____ Federal _____

Improvements

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

The existing barn will be partitioned so there is indoor production area as well as an indoor tasting room. In addition there will be an attached bathroom to the existing barn. A new septic system will be installed to accommodate the wineries production, and domestic waste. An ADA parking space will be constructed in front of the winery to allow access to and from the tasting room. The shared private road (Grapevine Lane) will be widened to 20' where not constrained by environmental factors.

Improvements, cont.

Total on-site parking spaces: 7 existing 0 proposed
Loading areas: 1 existing 0 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): 0.10 (septic area) acres

Employment and Hours of Operation

Days of operation: 0 existing 7 proposed
Hours of operation: 0 existing 8 proposed
Anticipated number of employee shifts: 0 existing 2 proposed
Anticipated shift hours: 0 existing 8 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

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.

William Morgan

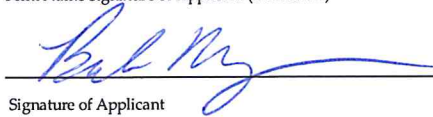
Bob Morgan

Print Name of Property Owner

Print Name Signature of Applicant (if different)



6-2-16



6-2-16

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 type="checkbox"/> Newly Proposed	<input checked="" 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 checked="" type="checkbox"/> Newly Proposed	<input 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: 0 gal/y Per permit No: 0 Permit date: 0

Current maximum actual production: 0 gal/y For what year? 0

Proposed production capacity: 5000 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>15</u> proposed
Average daily tours and tastings visitation ¹ :	<u>0</u> existing	<u>8</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>0</u> existing	<u>M-SUN 10am-5pm</u> proposed
Non-harvest Production hours ² :	<u>0</u> existing	<u>M-SUN 9am-5pm</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). Over 75% of the grapes will be provided by the 38 acres of existing vineyards on the subject property. See attached statement.

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.)

There are no existing marketing activities. Proposed marketing activities will include 10 on site small events per year with a maximum of 30 people including staff. It is estimated that of these 30 people 3 of them will be staff. In addition to the smaller events there will be one large on site marketing events with a maximum of 100 people including staff. It is estimated that of these 100 people 8 of them will be staff. All events will be catered and facilities will be brought in to accommodate the added domestic waste.

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.)

The winery does not have existing food services. Proposed food services will be catered events where all food is 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>0 (exist barn = 2604)</u> sq. ft.	<u>0</u> acres
Proposed	<u>2764 (160 tanks)</u> sq. ft.	<u>0.06</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>4901</u> sq. ft.	<u>0.11</u> acres	<u>0.004</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>0</u> sq. ft.	Proposed	<u>2604 (existing barn)</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>0</u> sq. ft.	<u>0</u> % of production facility
Proposed	<u>392</u> sq. ft.	<u>15.05</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>0</u> sq. ft.	Proposed: <u>0</u> sq. ft.
Covered crush pad area	Existing: <u>0 (1530 existing pad)</u> sq. ft.	Proposed: <u>1530</u> sq. ft.
Uncovered crush pad area	Existing: <u>0</u> sq. ft.	Proposed: <u>0</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.

Grapes will be provided by the existing 38 acres of vineyards on the subject Morgan Ranch property.



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>Tanks & Pond</u>
Name of proposed water supplier (if water company, city, district):	<u>Private</u>	<u>Private</u>
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>625</u> gallons per day (gal/d)	
Current water source:	<u>Well</u>	<u>Well & Pond</u>
Anticipated future water demand:	<u>205</u> gal/d	<u>0</u> gal/d
Water availability (in gallons/minute):	<u>5</u> gal/m	<u><100</u> gal/m
Capacity of water storage system:	<u>12000</u> gal	<u>12000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tanks & Pond</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>Prod. Waste</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>Septic System</u>	<u>Irrigation</u>
Name of disposal agency (if sewage district, city, community system):	<u>Private</u>	<u>Private</u>
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>450 (Homes)</u> gal/d	<u>0</u> gal/d
Anticipated future waste flows (peak flow):	<u>90 (Winery)</u> gal/d	<u>250</u> gal/d
Future waste disposal design capacity:	<u>540 combined</u> gal/d	<u>250</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): N/A, no grading is proposed.



CMP Civil Engineering & Land Surveying
1607 Capell Valley Road
Napa, CA 94558
(707) 815-0988
Cameron@CMPEngineering.com
CMPEngineering.com



Winery Photo Map

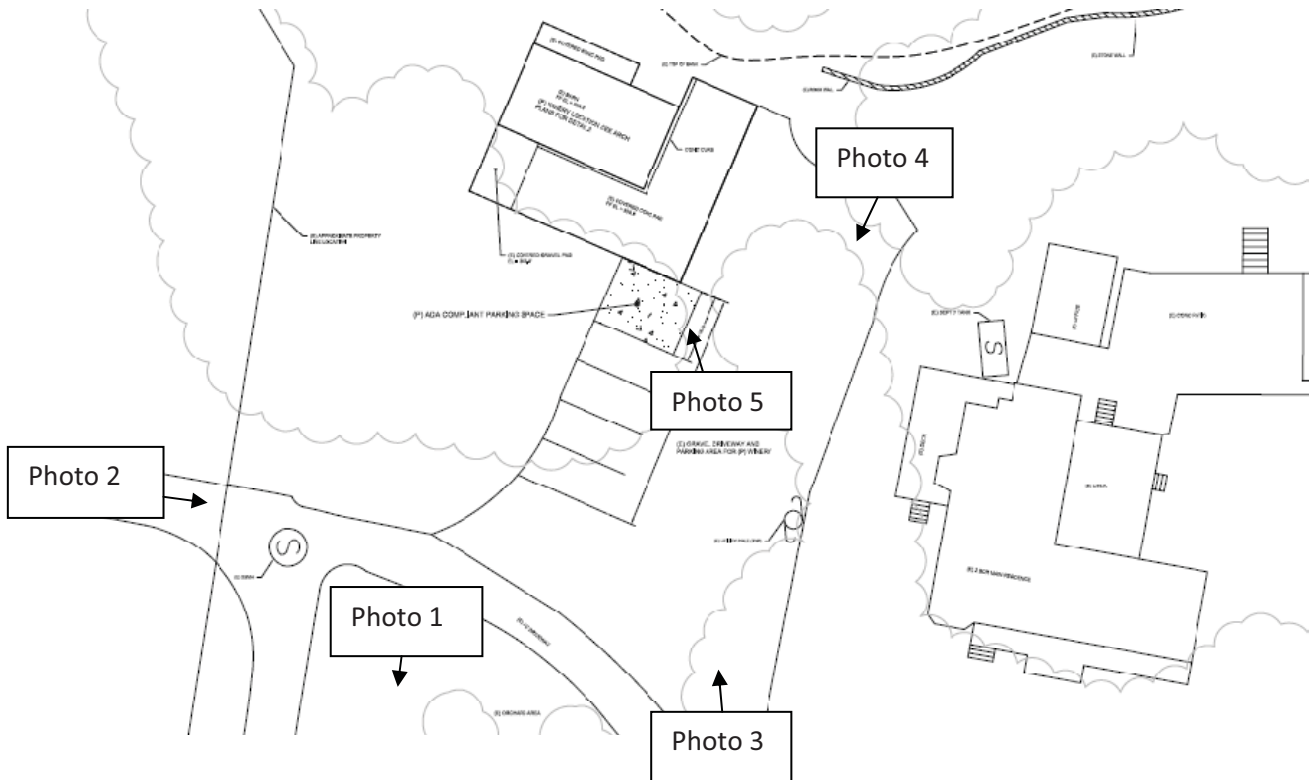


Photo 1



Photo 2



CMP Civil Engineering & Land Surveying - (707) 815-0988

Photo 3



Photo 4



Photo 5



Road Photo Map

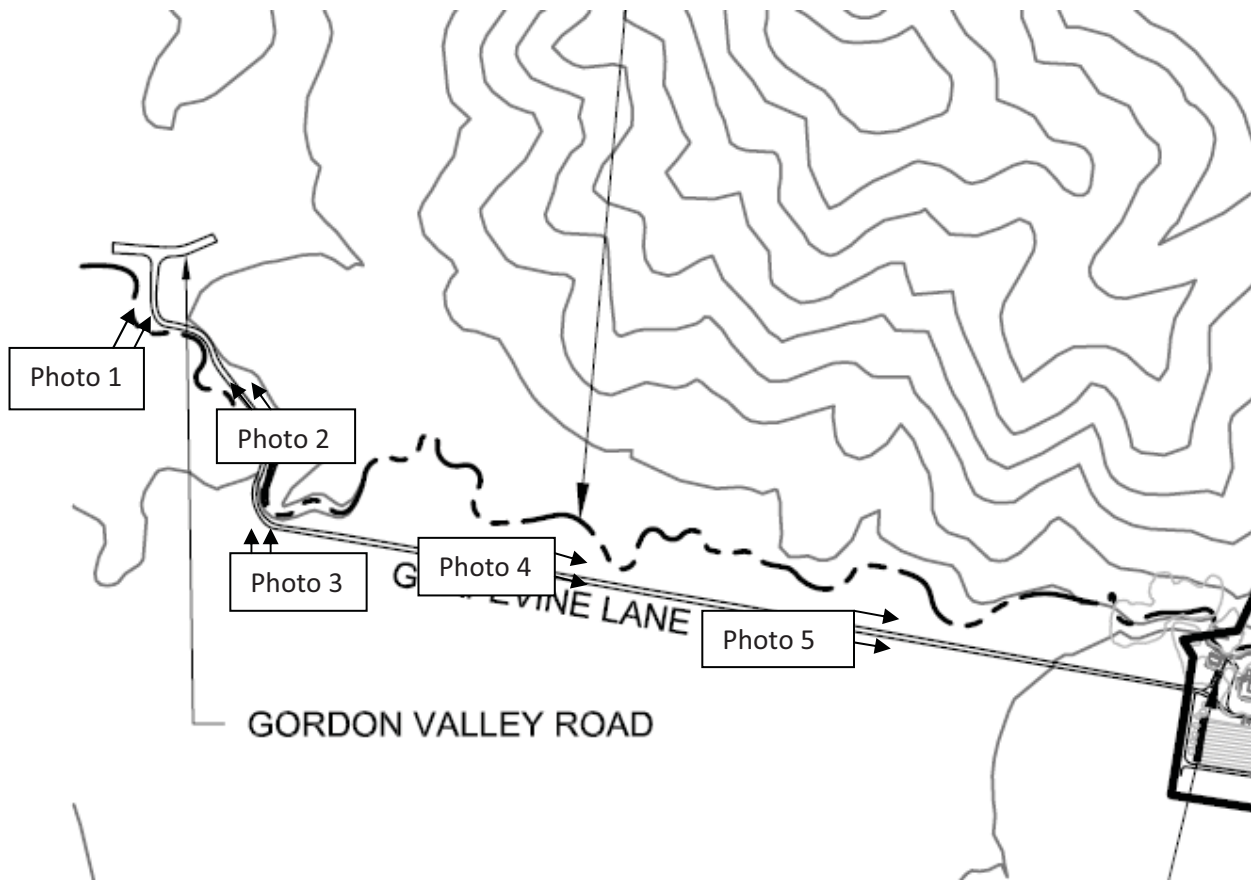


Photo 1



Photo 2



CMP Civil Engineering & Land Surveying - (707) 815-0988

Photo 3



Photo 4



CMP Civil Engineering & Land Surveying - (707) 815-0988

Photo 5



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	MORGAN WINERY	
PROJECT ADDRESS	80 GRAPEVINE LANE	
APPLICANT	BOB MORGAN	
CONTACT INFO	707-718-0044	
	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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.2 Are you building on existing disturbed areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.3 Landscape Design | | | |
| 3.31 native plants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.32 drought tolerant plants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3.33 Pierce Disease resistant planting? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.2 Does the design include thermal mass within the walls and/or floors? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.4 Will your plans for construction include: | | | |
| 4.41 High density insulation above Title 24 standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.42 Zones for heating and cooling to provide for maximum efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.43 Energy Star™ or ultra energy efficient appliances? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, please explain: _____ | | | |

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5.4 Will your facility use recycled water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5.5 Will your plans for construction include: | | | |
| 5.51 a meter to track your water usage? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5.52 ultra water efficient fixtures and appliances? | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> |

6 MATERIAL RECYCLING

6.1 Are you using reclaimed materials?

		X
--	--	---

 If yes, what and where: _____

6.2 Are you using recycled construction materials-

6.21 finish materials?

		X
--	--	---

6.22 aggregate/concrete road surfaces?

		X
--	--	---

6.23 fly ash/slag in foundation?

		X
--	--	---

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

		X
--	--	---

6.4 Does your facility provide access to recycle-

6.41 Kitchen recycling center?

	X	
--	---	--

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

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

		X
--	--	---

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

		X
--	--	---

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

		X
--	--	---

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

		X
--	--	---

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

X		
---	--	--

8 INDOOR AIR QUALITY

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

8.11 Paint?

		X
--	--	---

8.12 Adhesives and Sealants?

		X
--	--	---

8.13 Flooring?

		X
--	--	---

8.14 Framing systems?

		X
--	--	---

8.15 Insulation?

		X
--	--	---

8.2 Does the design allow for maximum ventilation?

		X
--	--	---

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

	X	
--	---	--

8.4 Does your design include daylight, such as skylights?

		X
--	--	---

9 TRANSPORTATION DEMAND MANAGEMENT

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?
10 miles away

10 Are there any superior environmental/sustainable features of your project that should be noted?
 NO

11 What other studies or reports have you done as part of preparing this application?

1 Water Availability Analysis

2 _____

3 Traffic Analysis

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.)?

X		
---	--	--

 If yes, please describe: Better insulation

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: _____

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

Form filed out by: Bob Morgan

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: Shed Creek Winery, 033-170-002

Project number if known:

Contact person: Bob Morgan

Contact email & phone number: 707-718-0044

Today's date: 11/5/2015

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 Plan
Doing To Do

ID # BMP Name

BMP-1 Generation of on-site renewable energy
If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

Not proposed now, but plan to do later.

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.

None

Already Plan
Doing 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 None

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.

See site plan

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.

On site composting

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 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.

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 Plan
Doing 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?

Sources:

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at the Project Level available at http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentscontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

PROJECT GUIDANCE FOR STORMWATER QUALITY COMPLIANCE

PROJECT INFORMATION

Project Name

Shed Creek Winery

Project Number

NA

Project Address

80 Grapevine Lane, Napa, CA 94558

Assessor's Parcel Number

033-170-002

Existing Development Permits Under Review or Issued

NA

EROSION & SEDIMENT CONTROL PLAN (ESCP) APPLICABILITY

Under Provision E.10 of a statewide Phase II municipal stormwater NPDES permit reissued by the California State Water Resource Control Board in 2013, requires Napa County to establish and enforce an erosion and sediment control program to minimize the discharge of sediment and construction related pollutants. All individuals undertaking public or private construction or ground disturbing activities must take steps to prevent the discharge of pollutants resulting from these activities. Specified projects that require local permits or trigger ground disturbance thresholds must prepare plans describing the BMPs that will be implemented. Refer to Napa County's Erosion and Sediment Control Plan Guidance Table 3, Levels of Erosion and Sediment Control Requirements, for a summary of the general levels of requirements that are further described in the guidance document. Please respond to the following questions.

- Does the project require a Grading Permit? Yes No
- Does the project proposed soil disturbance greater or equal to 10,000 square feet? Yes No
Proposed Disturbed Soil Area: sq.ft. acres
- Does the project propose soil disturbance on slopes greater or equal to 5%? Yes No
Maximum Percent Slope:
- Does the project propose installation of new and/or reconstructed storm drains which discharge to a municipal storm system or receiving water body? Yes No

For County Use Only:

	High	Medium	Low	N/A
Threat to Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Construction General Permit WDID# (if applicable):

Erosion and Sediment Control Plan

1. Tracking Documentation

Official Use Only: Tracking Documentation		
Tracking Number: _____	ESCP Status	Date
Permit Number: _____	<input type="checkbox"/> Approved: _____	
ESCP Submittal Date: _____	<input type="checkbox"/> Revise and Resubmit: _____	
Returned to Applicant for Revision Date: _____		
Submittal Checked By: _____	<input type="checkbox"/> Modification Approved: _____	
ESCP Resubmittal Date: _____	<input type="checkbox"/> Modification Approved: _____	
Resubmittal Checked By: _____	<input type="checkbox"/> Modification Approved: _____	

2. Staff Comments

Official Use Only: Reviewer Comments	
Item	Comment

Erosion and Sediment Control Plan

3. Project Information

Official Use Only			Applicant Complete this Section
Yes	No	Comments	
A	<input type="checkbox"/>	<input type="checkbox"/>	<u>Project Name:</u> Shed Creek Winery
B	<input type="checkbox"/>	<input type="checkbox"/>	<u>Tract Number:</u> NA
C	<input type="checkbox"/>	<input type="checkbox"/>	<u>Assessor's Parcel Number:</u> 033-170-002
D	<input type="checkbox"/>	<input type="checkbox"/>	<u>Location:</u> 80 Grapevine Lane
E	<input type="checkbox"/>	<input type="checkbox"/>	<u>Name and Distance to Nearest Receiving Water:</u> 7.70' to Gordon Valley Creek
F	<input type="checkbox"/>	<input type="checkbox"/>	<u>Area of Disturbance (in acres or square feet):</u> 0.10 acres
G	<input type="checkbox"/>	<input type="checkbox"/>	<u>Total Project Size (in acres or square feet):</u> 287.38 acres
H	<input type="checkbox"/>	<input type="checkbox"/>	<u>Planned Project Start Date:</u> 7/1/2016
I	<input type="checkbox"/>	<input type="checkbox"/>	<u>Planned Grading Completion Date:</u> 7/1/2016
J	<input type="checkbox"/>	<input type="checkbox"/>	<u>Planned Project Completion Date:</u> 10/1/2016
K	<input type="checkbox"/>	<input type="checkbox"/>	<u>Project Description and Purpose:</u> Conversion of Barn to Winery

Erosion and Sediment Control Plan

3. Applicant Information

Official Use Only			Applicant Complete this Section							
Yes	No	Comments								
A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><u>Project Owner</u> Name:</td> <td>William E Morgan</td> </tr> <tr> <td>Address:</td> <td>80 Grapevine Lane Napa, CA 94558</td> </tr> <tr> <td>Phone:</td> <td>bobm@morganoutdoorliving.com</td> </tr> </table>	<u>Project Owner</u> Name:	William E Morgan	Address:	80 Grapevine Lane Napa, CA 94558	Phone:	bobm@morganoutdoorliving.com
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><u>Contractor</u> Name:</td> <td>TBD</td> </tr> <tr> <td>Address:</td> <td>TBD</td> </tr> <tr> <td>Phone: (24/7 Contact Number)</td> <td>TBD</td> </tr> </table>	<u>Contractor</u> Name:	TBD	Address:	TBD	Phone: (24/7 Contact Number)	TBD
<u>Contractor</u> Name:	TBD									
Address:	TBD									
Phone: (24/7 Contact Number)	TBD									
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>Applicant Certification</u></p> <p>I certify that the information provided in the Erosion and Sediment Control Plan is, to the best of my knowledge and belief, true, accurate, and complete and that it will be implemented throughout the project. I further certify that I will notify the [municipality] and submit revised information if any of the information or conditions documented in this Erosion and Sediment Control Plan change. I understand there are significant penalties for submitting false information or for not implementing the Erosion and Sediment Control Plan per [insert appropriate section of municipal code]. I will retain a copy of the Erosion and Sediment Control Plan at the project site.</p> <p>Signature: _____</p> <p>Print/Type Name: William Morgan</p> <p>Title: Owner</p> <p>Date: _____</p>						

Erosion and Sediment Control Plan

4. Identify Other Permits or Controls Required

Identify whether other permits or local controls that affect water courses or water quality are required. Attach proof that the necessary permits have been applied for and obtained. Grading/Building Permits will not be issued until proof is submitted that these other permits have been obtained or that local controls have been satisfied.

Official Use Only			Applicant Complete this Section		
Yes	No	Comments	Permit/Agreement	Attached	
A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Construction General Permit (CGP) <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable	<input type="checkbox"/> Proof of submission <input type="checkbox"/> Proof permit was obtained
B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 404 Permit <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable	<input type="checkbox"/> Proof of submission <input type="checkbox"/> Proof permit was obtained
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 401 Water Quality Certification <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable	<input type="checkbox"/> Proof of submission <input type="checkbox"/> Proof permit was obtained
D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streambed/Lake Alteration Agreement (1600 Agreements) <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable	<input type="checkbox"/> Proof of submission <input type="checkbox"/> Proof permit was obtained
E	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Napa County Sensitive Domestic Water Supply Drainages <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Applicable	<input type="checkbox"/> Proof requirements were satisfied
F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: (Identify) <i>List any specific permits required by the local, state, federal, or regional agencies</i> <hr/> <hr/> <hr/> <hr/>	<input type="checkbox"/> Proof of submission <input type="checkbox"/> Proof permit was obtained

Erosion and Sediment Control Plan

5. Site Plan and BMP Implementation Schedule

Official Use Only			Applicant Complete this Section		
	Yes	No	Comments		
A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan	<p>Attach site plan and list relevant plan sheets depicting the project site and scope of construction. Show any creek setbacks and areas where existing vegetation will be preserved on the site plans.</p> <p>See sheet 2 of the use permit site plan. No new grading or drainage measures being installed.</p>
B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BMP Locations	<p>Attach site plan and list relevant plan sheets depicting locations of and types of proposed BMPs. Some BMPs may be included as notes on the site plan.</p> <p>See sheet 2 of the use permit site plan. No new grading or drainage measures being installed.</p>
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BMP Implementation Schedule:	<p>Identify schedule for BMP implementation with the commencement of the construction activities and that BMPs will be implemented year round, as appropriate, until the project is complete. Include final site stabilization in the schedule. The schedule may be shown on the site plan(s) or as a separate document.</p> <p>Initial BMP's implemented 7/1/2016 Winterization BMP's implemented 9/15/2016 Final site stablization and permanent BMP's implemented by 10/1/2016</p>

Step 1: Project Data Form and Runoff Reduction Measure Selection

Complete all fields.

Project Name/Number	Shed Creek Winery Project#00066
Application Submittal Date [to be verified by municipal staff]	
Project Location [Street Address if available, or intersection and/or APN]	80 Grapevine Lane Napa, CA 94558 APN: 033-170-002
Name of Owner or Developer	Bob Morgan
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Winery
Total Project Site Area (acres)	287.38 acres (Parcel)
Total New or Replaced Impervious Surface Area (square feet) [Sum of impervious area that will be constructed as part of the project]	480 sf (parking & tanks) 1817 (compacted gravel fire truck turnaround, not impervious) 2297 Total
Total Pre-Project Impervious Surface Area	2604 sf
Total Post-Project Impervious Surface Area	4901 sf
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

Step 2: Delineate impervious areas and locations of runoff reduction measures

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

Indicate the location and kind of runoff reduction measure you've selected. At least one option, designed to manage runoff from some amount of impervious area—or to avoid creating runoff—is required.

For each option selected, there is a brief checklist to confirm your design and your submittal meet minimum requirements.

Step 3: Complete and submit your plan

Consult with municipal staff about when and how to submit your Stormwater Control Plan.

Runoff Reduction Options

Option 1: Disperse runoff from roofs or pavement to vegetated areas.

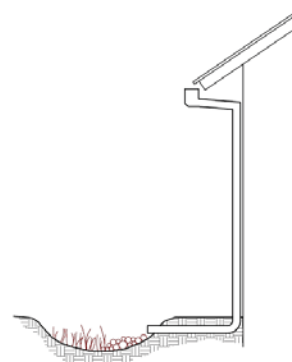
This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- Each impervious area from which runoff will be directed, and its square footage.
- The vegetated areas that will receive runoff, and the approximate square footage of each.
- If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- NA Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- NA Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.



Connecting a roof leader to a vegetated area. The head from the eave height makes it possible to route roof drainage some distance away from the building.