

“D”

Use Permit Application Packet



A Tradition of Stewardship  
A Commitment to Service

file No P17-00379-UP

# Napa County Planning, Building, and Environmental Services

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web [www.countyofnapa.org](http://www.countyofnapa.org) email [planning@countyofnapa.org](mailto:planning@countyofnapa.org)

## Use Permit Application

To be completed by Planning staff...

Application Type: \_\_\_\_\_

Date Submitted: \_\_\_\_\_ Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: \_\_\_\_\_

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\_\_\_\_\_

\*Application Fee Deposit: \$ 5000. - Receipt No. 123606 Received by: TJA Date: 10/27/2017

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

To be completed by applicant...

Project Name: Boyd Vineyards Winery

Assessor's Parcel No: 036-190-003 Existing Parcel Size: +/-21.88 ac.

Site Address/Location: 4042 Big Ranch Road Napa CA 94558  
No. Street City State Zip

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

Property Owner: Mr. Stan Boyd

Mailing Address: 4042 Big Ranch Road Napa CA 94558  
No. Street City State Zip

Telephone No( 707 ) 386 - 9463 E-Mail: Stan@BoydWine.com

Applicant (if other than property owner): \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone No( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_ E-Mail: \_\_\_\_\_

Representative (if applicable): George H Monteverdi, Monteverdi Consulting, LLC

Mailing Address: PO Box 6079 Napa CA 94581  
No. Street City State Zip

Telephone No( 707 ) 761 - 2516 E-Mail: George@MonteverdiConsulting.com

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## Use Permit Information Sheet

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### Use

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

This application requests approval of a new, small winery on the subject parcel which conforms with Napa County Standards for Categorical Exemption from CEQA pursuant to State CEQA Guidelines Class 3, Section 15303 and Napa County procedures for the construction and operation of small wineries. Specifically, the Applicant requests approval of a winery Use Permit for:

1. Wine production of up to 30,000 gallons per year
2. Two full-time and one part-time employees during normal operations and up to six full-time and four part-time employees during harvest
3. Daily Tours & Tasting for up to 15 persons per day, with an average of 40 persons per week
4. Ten Marketing Events for up to 30 persons and one event for up to 100 persons
5. On-premises consumption of wine by the glass or bottle on the tasting patio, pursuant to AB 2004

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

District Commercial kitchen permit Regional \_\_\_\_\_  
State ABC Type 2 license Federal TTB Basic Permit

### Improvements

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

1. Construction of a new +/-4,100 s.f. one-story structure to house wine production, administrative and hospitality activities, with a commercial kitchen, +/-400 s.f. covered hospitality patio and a +/-400 s.f. covered crush pad.
  2. Improvements to the existing driveway to conform to the Napa County Road and Street Standards and development of a seven-stall parking lot (including one ADA-accessible stall)
  3. A hold-and-haul process wastewater disposal system
  4. A new sanitary sewage wastewater management system
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Improvements, cont.

Total on-site parking spaces:	<u>NA</u> existing	<u>7</u> proposed	(one ADA-accessible stall)
Loading areas:	<u>NA</u> existing	<u>1</u> 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): \_\_\_\_\_ acres

Employment and Hours of Operation

Days of operation:	<u>NA</u> existing	<u>Sun-Sat</u> proposed
Hours of operation:	<u>NA</u> existing	<u>10am-6pm</u> proposed
Anticipated number of employee shifts:	<u>NA</u> existing	<u>1</u> proposed
Anticipated shift hours:	<u>NA</u> existing	<u>10am-6pm</u> proposed

Maximum Number of on-site employees:

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

## 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 checked="" 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: NA gal/y Per permit No: NA Permit date: NA

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

Proposed production capacity: 30,000 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>NA</u> existing	<u>15</u> proposed	
Average daily tours and tastings visitation <sup>1</sup> :	<u>NA</u> existing	<u>6</u> proposed	
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>NA</u> existing	<u>Su-Sa, 10am-6pm</u> proposed	
Non-harvest Production hours <sup>2</sup> :	<u>NA</u> existing	<u>10am-6pm</u> proposed	

<sup>1</sup> 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.

<sup>2</sup> 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.)

Ten (10) events annually for up to 30 persons per event (proposed)

One (1) event annually for up to 100 persons (proposed)

Food service at all Marketing Events will be prepared onsite in the proposed commercial kitchen or offsite by a licensed caterer (proposed).

## 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.)

Food service at all Marketing Events will be prepared onsite in the proposed commercial kitchen or offsite by a licensed caterer (proposed).

## 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 NA sq. ft. NA  
 Proposed +/-57,512 sq. ft. +/- 1.3 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).

+/-59,946 sq. ft. +/-1.4 acres +/-6.4 % of parcel

**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 NA sq. ft. Proposed +/-3,862 sq. ft.

**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 NA sq. ft. NA % of production facility  
 Proposed +/-1,138 sq. ft. +/-29% % of production facility  
 includes +/-400 s.f. partially-covered outdoor tasting area

## Caves and Crushpads No cave is proposed as part of this application

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: NA sq. ft. Proposed: NA sq. ft.  
 Covered crush pad area Existing: NA sq. ft. Proposed: +/-400 sq. ft.  
 Uncovered crush pad area Existing: NA sq. ft. Proposed: NA sq. ft.

## 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</u>
Name of proposed water supplier (if water company, city, district):	<u>NA</u>	<u>NA</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: (domestic, landscaping, vineyard)	<u>+/-6,000</u> gallons per day (gal/d)	
Current water source:	<u>well</u>	<u>well</u>
Anticipated future water demand:	<u>+/-6,600</u> gal/d	<u>TBD</u> gal/d
Water availability (in gallons/minute):	<u>+/-100</u> gal/m	<u>+/-100</u> gal/m
Capacity of water storage system:	<u>10,000</u> gal	<u>TBD</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tank</u>	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</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>hold &amp; haul</u>
Name of disposal agency (if sewage district, city, community system):	<u>NA</u>	<u>EBMUD</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>NA</u> gal/d	<u>NA</u> gal/d
Anticipated future waste flows (peak flow):	<u>315</u> gal/d	<u>1,000</u> gal/d
Future waste disposal design capacity:	<u>315</u> gal/d	<u>1,000</u> gal/d <u>10,000 gallon holding tank</u>

### 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](http://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): licensed/permited location





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

Project name & APN: Boyd Winery 036-190-003

Project number if known: P17-00315

Contact person: Stan Boyd

Contact email & phone number: Stan@BoydWine.com

Today's date: 10/26/17

## 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 checked="" type="checkbox"/>	BMP-1	<b>Generation of on-site renewable energy</b> <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>  PV system to be designed and installed as business conditions permit
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	<b>Preservation of developable open space in a conservation easement</b> <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 CO<sub>2</sub>e and add the County's carbon stock.*

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**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**

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**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).*

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**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

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Already Doing    Plan To Do

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

*See description below under BMP-5.*

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- 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.*

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- 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.*

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- 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.*

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- 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!*

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- 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.*

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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.*

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**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%.*

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**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.*

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**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.*

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**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.*

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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.*

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**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.*

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**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.*

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**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.*

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**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.*

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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 sitting. Be prepared to explain your approach and estimated energy savings.*

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**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.*

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

**BMP-25 (a)**

**LEED™ Silver** (check box BMP-25 and this one)

**BMP-25 (b)**

**LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)

**BMP-25 (c)**

**LEED™ Platinum** (check all 4 boxes)

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## Practices with Un-Measured GHG Reduction Potential

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**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](http://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.*

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**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.*

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**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.*

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**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?**

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

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**Comments and Suggestions on this form?**

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## **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](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.*
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**USE PERMIT APPLICATION  
PROJECT DESCRIPTION  
BOYD VINEYARDS WINERY  
4042 BIG RANCH ROAD, NAPA, CA**

**APPLICANT:**

Stan Boyd  
Boyd Vineyards  
4042 Big Ranch Road  
Napa, CA 94558

**APPLICANT'S REPRESENTATIVE:**

George H Monteverdi, Principal  
Monteverdi Consulting  
PO Box 6079  
Napa, CA 94581  
707.761.2516

**APN:** 036-190-003

**ACREAGE:** ±21.88 acres

**GENERAL PLAN & ZONING DESIGNATION:** Agricultural Resource: Agricultural Preserve (AR:AP)

**GENERAL PROJECT DESCRIPTION:**

The purpose of this application is to obtain approval to establish a new 30,000 gallons per year (gpy) winery located on the Applicant's property at 4042 Big Ranch Road, Napa (APN 036-190-003) (the Property). The winery facility (Facility) will consist of a single structure housing +/-3,462 s.f. of production space, +/-1,138 s.f. of accessory space (including a +/-400 s.f. patio for outdoor hospitality) and a +/-400 s.f. covered crush pad. The total square footage of conditioned production and accessory space is +/-4,100 s.f. A Pre-Application Meeting with Napa County Planning/Conservation and Engineering Services staff regarding this application was conducted on August 24, 2017. At that time, application number P17-00315 was assigned to this project.

Tasting and marketing events will occur at the Facility in accordance with the Marketing Plan described below. The total proposed Production space (production building plus covered crush pad) is +/-3,862 s.f. and the total conditioned Accessory space is +/-738 s.f. The accessory-to-production square foot ratio is ±19%. Floorplans and elevations for the proposed development are submitted as part of this Application.

The Property is currently developed with ±13.7 acres of vineyard. The winery development area will be located partially within the vineyard footprint in order to meet applicable road property line setback requirements. This design allows for the winery to be located completely outside the 300 ft. setback of the private drive located along the northern parcel boundary, as well as the applicable setback from Big Ranch Road.

Vineyards on the Property and other properties owned, controlled or managed by the Applicant will supply the majority of grapes required for the requested annual wine production volume. Should the Applicant choose to import grapes from outside Napa County, the winery will adhere to the 75% grape

sourcing requirements as set forth in Section 12419(b) and/or (c) of the Napa County Winery Definition Ordinance. The winery will be staffed by up to a total of two full-time and up to two part-time employees during normal operations and by up to six full-time and four part-time employees during harvest. Winery administrative, point of sale, and hospitality activities will occur within the proposed winery building and associated patio. A commercial kitchen will be developed. Parking consistent with ADA accessibility requirements will be located adjacent to hospitality and winery structures. Plot Plans, Floor Plans and Elevations of these improvements are included as part of this Use Permit application. The water and wastewater system analyses prepared as part of this application include demands associated with the winery employees as well as visitors to the Property.

As shown on the site plans accompanying this application, civil improvements will include driveway improvements as required by the Napa County Road & Street Standards and development of wastewater disposal systems to accommodate domestic (pressure distribution leachfield) and process wastewaters (hold and haul) associated with Facility operations. A total of seven all-weather parking spaces, including one van-accessible ADA space, will be developed in accordance with applicable design requirements. Improvements to the access point from Big Ranch Road to the Property driveway will be made, as required.

### **MARKETING OF WINE**

The proposed winery will host up to ten (10) annual marketing events annually for up to 30 persons and one event for up to 100 persons. Maximum daily tours and tastings (T&T) will be limited to 15 persons, with an average of 40 persons per week. In order to meet the requirements for the Class 3 Categorical Exemption for New Construction or Conversion of Small Structures (State CEQA Guidelines §15303), all daily T&T traffic will be scheduled outside the peak traffic periods. Food service at marketing events will include food prepared in the proposed onsite commercial kitchen and/or catered food that may be prepared offsite. The proposed winery will also allow activities conducted in accordance with AB 2004 (Evans Bill).

### **WASTEWATER TREATMENT AND DISPOSAL:**

As part of pre-application due diligence, Summit Engineering has prepared an onsite wastewater disposal feasibility study for the proposed project. The study provides four disposal options. Based on the anticipated wastewater flows, the proposed site layout and the finding of relatively shallow acceptable soil depths and high clay content soils, the process and sanitary wastewater generated at the proposed winery will be kept separate for treatment and disposal. At this time, the Applicant plans to dispose of winery process wastewater via a hold-and-haul system that includes a 10,000-gallon holding tank. The sanitary wastewater will be disposed of onsite via a pressure distribution (PD) leachfield system comprised of a collection/settling tank with effluent filter, a pump sump, flowmeter and subsurface disposal leachfield. The wastewater report also evaluates alternative domestic and process wastewater disposal options that may be considered at a later date.

The conceptual designs of the wastewater disposal system options are outlined in the Summit Engineering report, submitted as part of this Use Permit application. The report demonstrates that the proposed wastewater systems have been designed to effectively handle the volumes of anticipated process wastewater and sanitary sewage generated by site activities.

## **GROUNDWATER USE ANALYSIS:**

The Property is located on Agricultural Preserve (AP) zoned lands and is not within a Groundwater Deficient Area. Domestic water for the Facility will be supplied by an existing groundwater well that will meet all applicable State and County water quality requirements. A Phase 1 Water Availability Analysis has been prepared and is included in this Use Permit application. The conclusion of the Phase 1 Analysis is that there is ample groundwater available and that the winery and existing vineyards will not adversely impact water availability in the area. Specifically, for the ±21.88-acre Property, the estimated water demand (±7.4 acre feet per year) is approximately 34% of the 21.88 acre feet per year allotment established by Napa County Code §13.15.

At the request of staff, and because the Boyd property is located an area identified by Napa County as an area of potential concern regarding groundwater resources, a formal Water Availability Analysis Report has been prepared by Summit Engineering. This report includes both Tier I (recharge) and Tier 2 (well interference) analyses. The report demonstrates that the groundwater demand associated with the proposed project is less-than the predicted annual aquifer recharge, and the project-related well will not interfere with the operation of wells on adjacent parcels

## **FIRE PROTECTION:**

The Property is currently accessed from Big Ranch Road by an existing paved private driveway that is part of the subject parcel. This driveway will be improved to commercial standards as required by the Napa County Road & Streets Standards (NCRSS). The winery development layout affords ready access to all winery and residential structures on the property. Commercial fire sprinkler systems, consistent with County building code requirements will be installed in the winery structure and patio. The current development plans provide for the installation of onsite water storage tanks exclusively for fire protection. The actual quantity of fire protection water stored onsite will be determined by a fire protection consultant during development of site improvement construction drawings.

## **TRAFFIC:**

A Focused Trip Generation Analysis (Traffic Analysis) has been prepared as part of the Use Permit application. The Traffic Analysis included peak hour and daily traffic for Typical Weekday, Typical Saturday, Crush Saturday and Largest Marketing Event conditions. The total daily trips for the proposed project range from 14 trips per day (Typical Weekday scenario) to 39 trips per day (Crush Saturday scenario). In order to meet the requirements for the Class 3 Categorical Exemption for New Construction or Conversion of Small Structures (State CEQA Guidelines §15303), all daily T&T and Marketing Event traffic will be scheduled outside the peak traffic periods. For both normal operations and marketing events, parking for all visitors will be accommodated onsite through the use of the paved parking areas and the unpaved vineyard avenues on the parcel. It should be noted that development of this winery will remove approximately 100 truck trips from Big Ranch Road and other County roadways, as grapes currently transported to offsite wine production facilities will be processed onsite.

## **VIEWSHED PROTECTION:**

The project site does not meet the applicability criteria set forth in Napa County Code §18.106.

## **ACCESSORY ACTIVITIES:**

Proposed marketing activities are summarized above. The winery development plan includes seven parking spaces (including one van-accessible handicap space) proposed for employees, anticipated day-to-day visitors and miscellaneous delivery vehicles. During harvest, it is not expected that all employees will be working during the same hours or days. Additional parking for marketing events, if needed, is available on vineyard avenues and flat, undeveloped in the vicinity of the winery. The proposed winery will allow activities conducted in accordance with AB 2004 (Evans Bill).

## **ENVIRONMENTAL ISSUES**

The environmental sensitivity maps on file in the County Planning Department have been reviewed to determine if this project will be subject to any other environmental issues. These maps are used by the Department to determine whether any environmental conditions exist on a particular site which would warrant special studies or mitigation measures to avoid damage to environmental resources. These maps cover floodplain areas, archeological sites, endangered plants and animals, geologic hazards such as landslides and earthquake faults, potential inundation from dam failure and the like. A review of these maps indicated that the property is in not within any Napa County sensitive environmental resource overlay.

As summarized in the attached “Voluntary Best Management Practices Checklist for Development Projects,” the Applicant plans to engage in the following practices with measurable greenhouse gas (GHG) reduction potential: generation of onsite renewable energy, vehicle miles traveled reduction plan (planned) energy conserving lighting (planned), bicycle incentives, installation of water efficient fixtures (planned), water efficient landscape (planned), recycling of 75% of all waste (planned), composting of 75% food and garden material (planned), implement a sustainable purchasing and shipping program (planned), and 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 (planned) and limit the amount of grading and tree removal (planned).

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## Certification and Indemnification

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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.

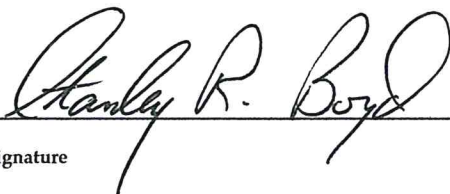
 _____	 _____
Print Name of Property Owner	Print Name Signature of Applicant (if different)
 _____	 _____
Signature of Property Owner	Date
	Signature of Applicant
	Date

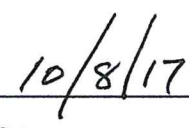
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## Initial Statement of Grape Source

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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.

  
\_\_\_\_\_  
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.*

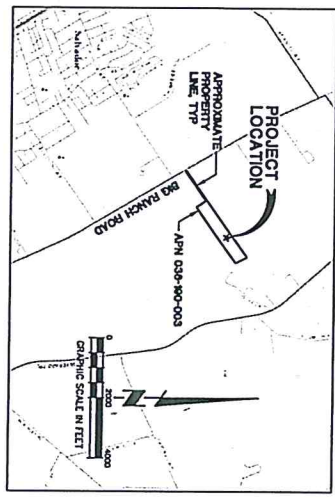
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# BOYD FAMILY VINEYARDS

4042 BIG RANCH ROAD  
 NAPA, CA 94558  
 APN 036-190-003

**OWNER/APPLICANT:**  
 BOYD FAMILY VINEYARDS  
 4042 BIG RANCH ROAD  
 NAPA, CA 94558



LOCATION MAP

**LIST OF DRAWINGS**

- UP1 TITLE SHEET
- UP2 OVERALL SITE PLAN
- UP3 PRELIMINARY GRADING & DRAINAGE PLAN
- UP4 WASTEWATER SITE PLAN
- UP5 COVERAGE & DEVELOPMENT AREAS

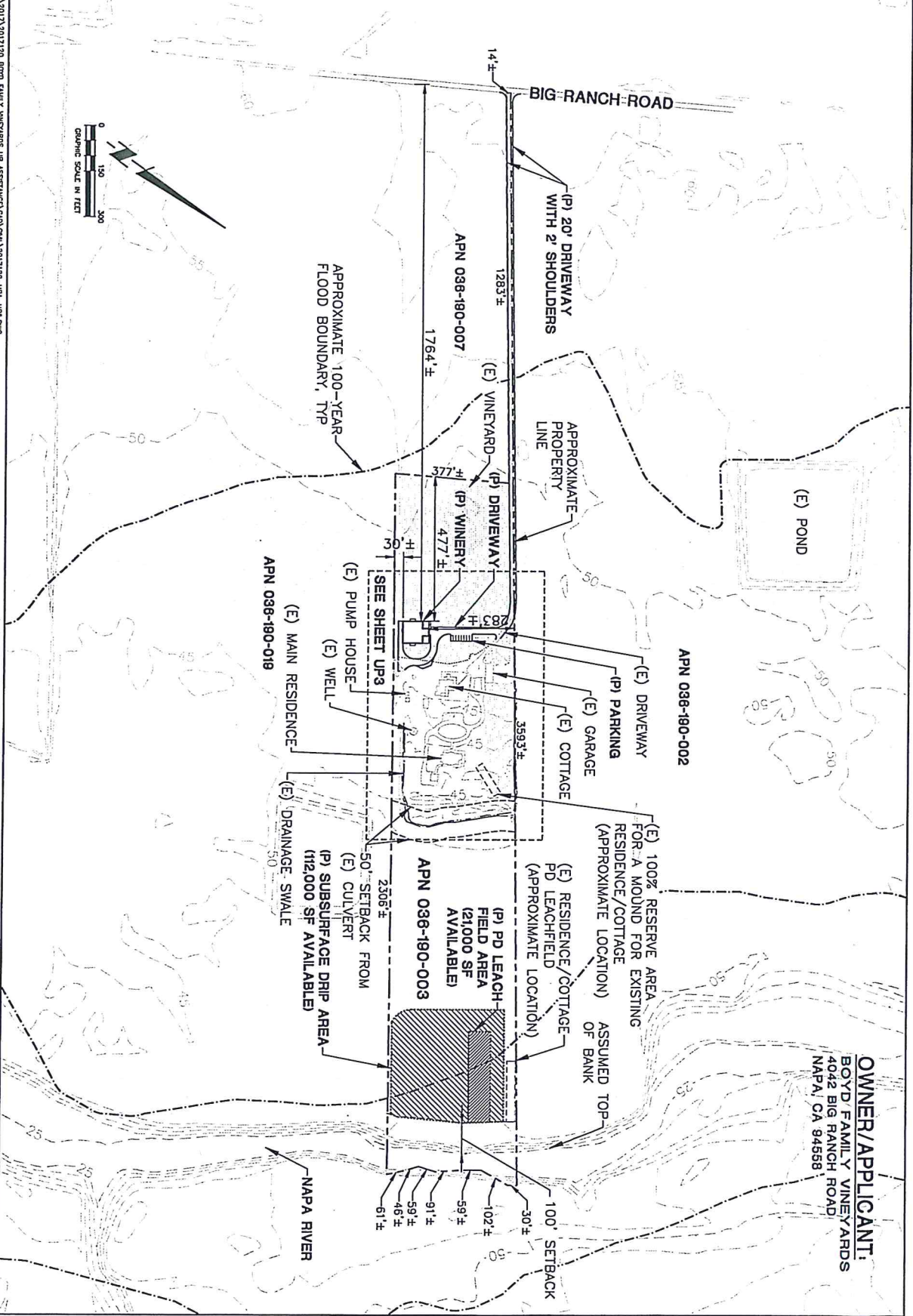
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**BOYD FAMILY VINEYARDS**  
 4042 BIG RANCH ROAD  
 NAPA, CA 94558  
 APN 036-190-003

TITLE SHEET	
DATE: 2017-08-20	JOB NO: 2017120
SCALE: AS SHOWN	DRAWN: JA
CHECKED: TCS	SHEET
<b>UP1</b>	

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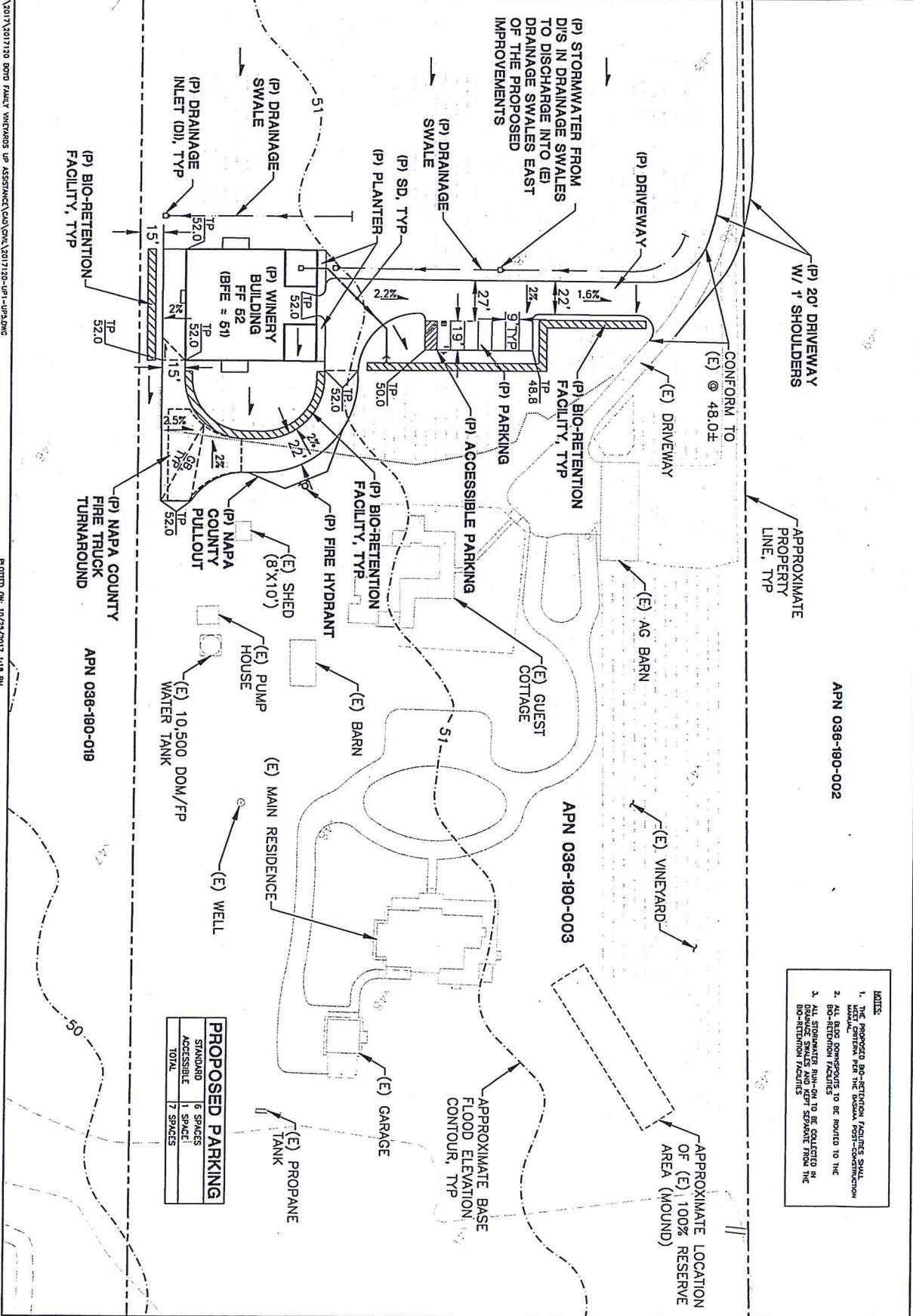


<p><b>OWNER/APPLICANT:</b>          BOYD FAMILY VINEYARDS          4042 BIG RANCH ROAD          NAPA, CA 94558</p>	<p><b>BOYD FAMILY VINEYARDS</b>          4042 BIG RANCH ROAD          NAPA, CA 94558          APN 036-190-003</p>	<p><b>SUMMIT</b>          Summit Engineering, Inc.          463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403          707-527-0775 • www.summit-sr.com</p>
<p><b>DATE:</b> 2017-09-20  <b>JOB NO.:</b> 2017130  <b>SCALE:</b> AS SHOWN  <b>DRAWN:</b> JA  <b>CHECKED:</b> TCS  <b>SHEET:</b> UP2</p>	<p><b>OVERALL PROPOSED SITE PLAN</b></p>	

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- NOTES:**
1. THE PROPOSED BIO-RETENTION FACILITIES SHALL BE CONSTRUCTED PER THE DESIGN POST-CONSTRUCTION MONITORING FOR THE DESIGN POST-CONSTRUCTION
  2. ALL RAIN DOWNSPOUTS TO BE ROUTED TO THE BIO-RETENTION FACILITIES
  3. ALL STORMWATER RUN-OFF TO BE COLLECTED IN THE BIO-RETENTION FACILITIES

PROPOSED PARKING	
STANDARD	6 SPACES
ACCESSIBLE	1 SPACE
TOTAL	7 SPACES

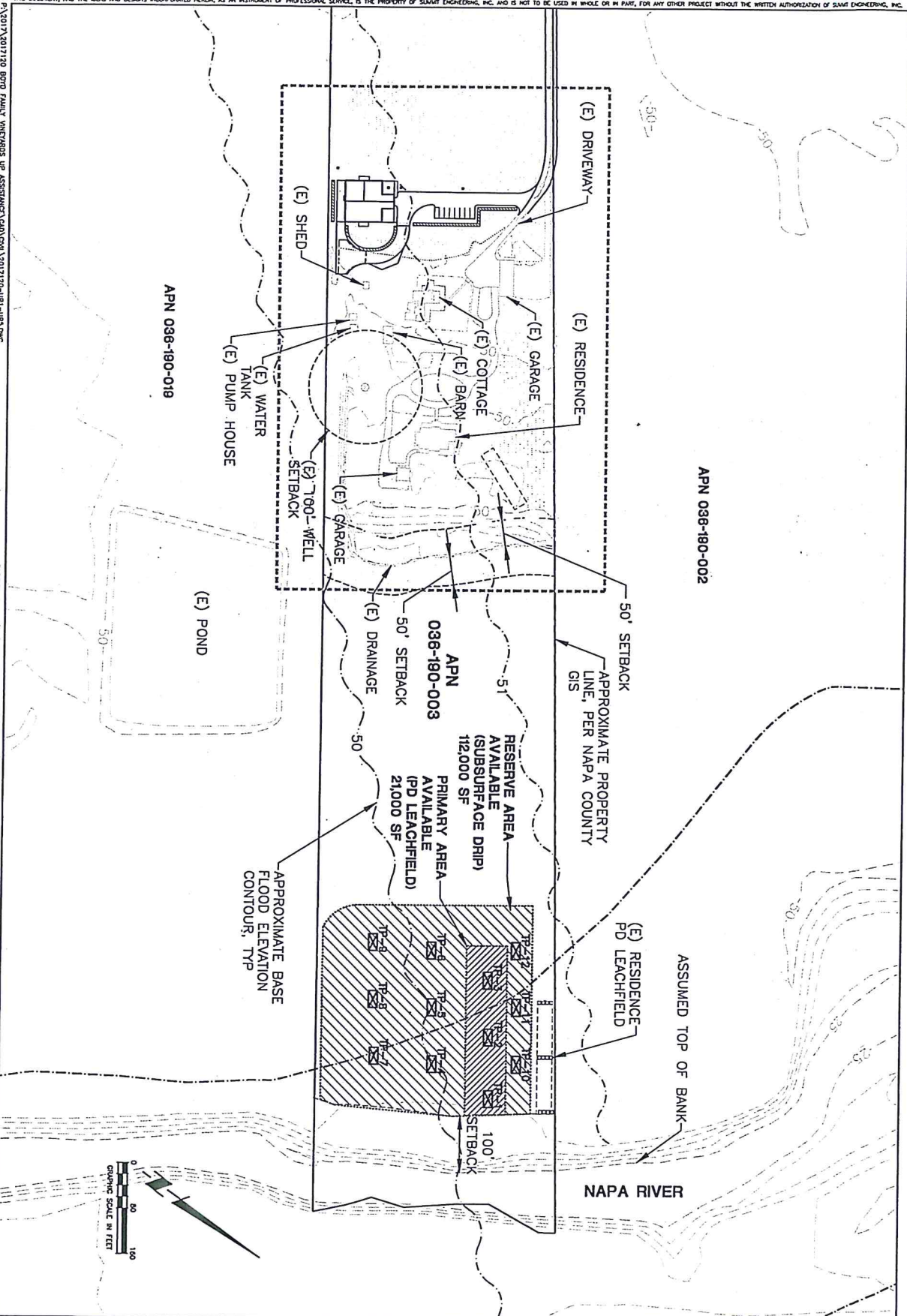
<p><b>PRELIMINARY GRADING &amp; DRAINAGE PLAN</b></p>	<p><b>BOYD FAMILY VINEYARDS</b> 4042 BIG RANCH ROAD NAPA, CA 94558 APN 038-180-003</p>	<p><b>SUMMIT</b> Summit Engineering, Inc. 463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403 707-527-0775 • www.summit-sr.com</p>

UP3

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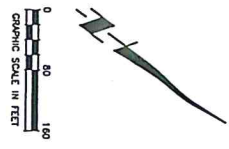
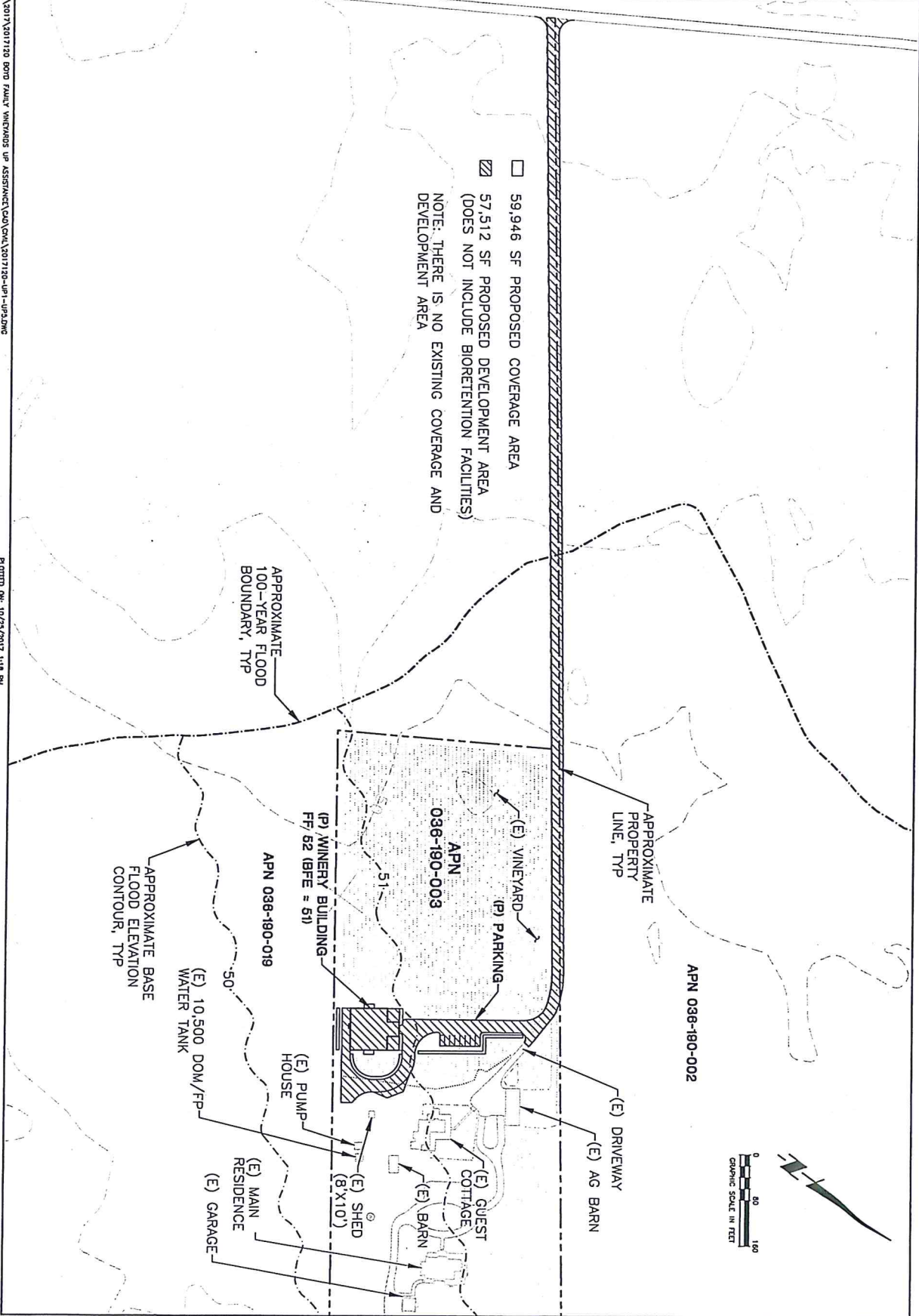
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<p><b>UP4</b></p>	<p>DATE: 2017-09-20</p> <p>JOB NO: 2017120</p> <p>SCALE: AS SHOWN</p> <p>DRAWN: JA</p> <p>CHECKED: CP</p>	<p>USE PERMIT ASSISTANCE</p>	<p><b>SUMMIT</b></p> <p>Summit Engineering, Inc. 463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403 707-527-0775 • www.summit-sr.com</p>
	<p>2017-09-20</p> <p>WASTEWATER SITE PLAN</p>	<p><b>BOYD FAMILY VINEYARDS</b> 4042 BIG RANCH ROAD NAPA, CA 94558 APN 036-190-003</p>	<p><b>WASTEWATER SITE PLAN</b></p>

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DATE:	2017-09-20
JOB NO.:	2017120
SCALE:	AS SHOWN
DRAWN:	JA
CHECKED:	TCS
SHEET:	

2017-09-20	Summit

**COVERAGE & DEVELOPMENT AREAS**

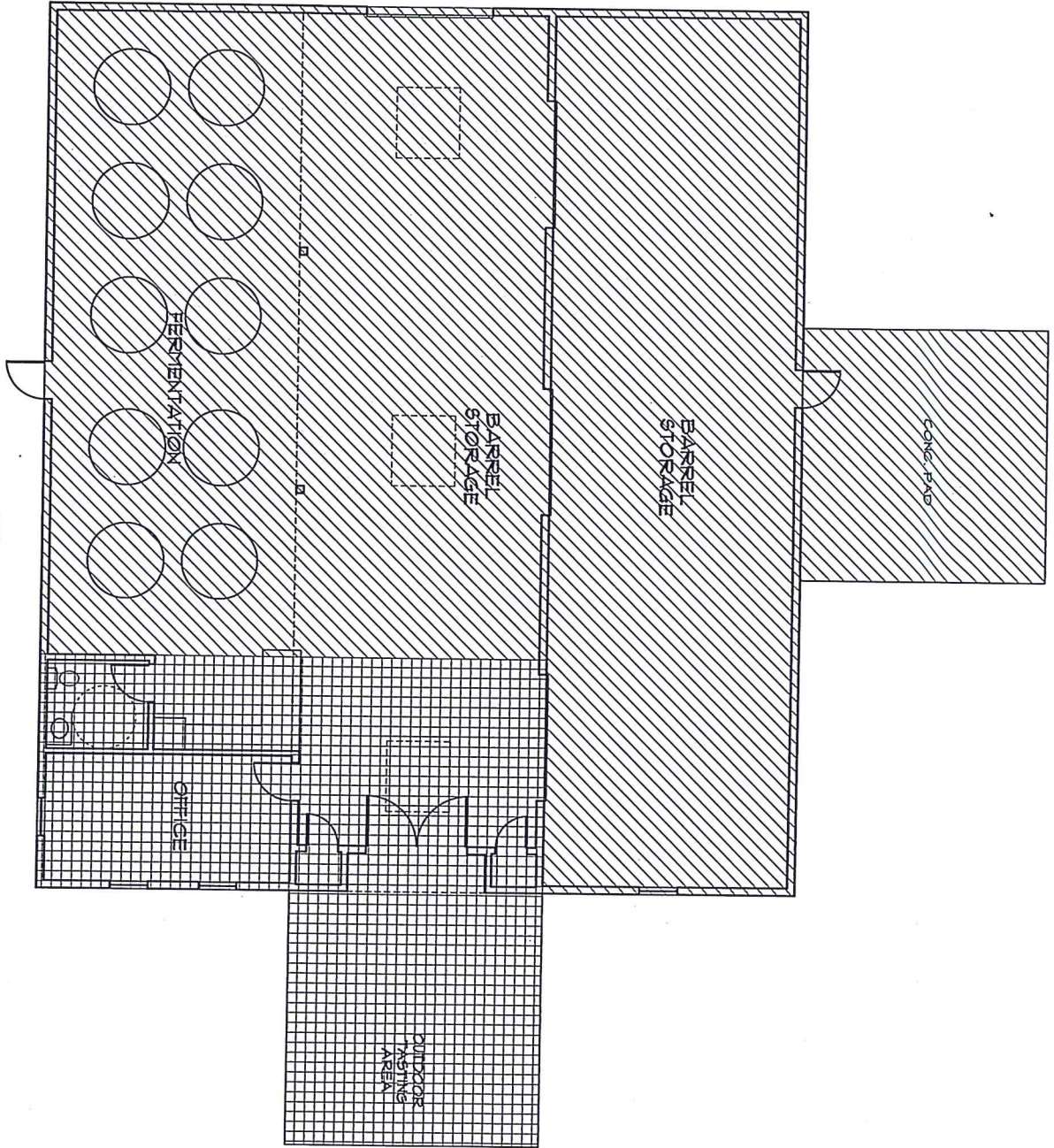
**BOYD FAMILY VINEYARDS**  
 4042 BIG RANCH ROAD  
 NAPA, CA 94558  
 APN 038-190-003

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**UP5**

**ACCESSORY/PRODUCTION DIAGRAM**  
 N.T.S.

[Hatched Box] PRODUCTION - 3862 SQUARE FEET  
 [Grid Box] ACCESSORY - 1198 SQUARE FEET



1007 A Street phone: 415.453.8214  
 San Rafael, CA 94901 fax: 415.453.8279

**Drawing Title**  
 ACCESSORY / PRODUCTION  
 DIAGRAM

**Project** A New Winery  
 for  
 Joan & Stan Boyd  
 4042 Big Ranch Road  
 Napa County, CA

**Scale** N.T.S.  
**Drawn** JD/RM  
**Date** 11.04.15

Sheet

