

“E”

Use Permit Application Packet

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MAY 19 2017

Napa County Planning, Building & Environmental Services

file No PI4-00411



A Tradition of Stewardship  
A Commitment to Service

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

This is an application for a development permit

Use Permit Application

To be completed by Planning staff...

Application Type: Major Modification

Date Submitted: 12/19/2014 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: Increase production, visitation/marketing and parking, construct a left turn lane on Silverado Trail, and cave expansion

\*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: Davis Family Estates Modification

Assessor's Parcel No: 021-010-003 Existing Parcel Size: 114.32 ac.

Site Address/Location: 4060 Silverado Trail Calistoga CA 94515  
No. Street City State Zip

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

Property Owner: Mike Davis

Mailing Address: 4060 Silverado Trail Calistoga CA 94515  
No. Street City State Zip

Telephone No ( 714 ) 330-7128 E-Mail mike.davis@acsacs.com

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

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

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

Representative (if applicable): Tom Adams

Mailing Address: 1455 First Street, Suite 301 Napa CA 94559  
No. Street City State Zip

Telephone No ( 707 ) 252 - 7122 E-Mail: TAdams@dpf-law.com

**DAVIS ESTATES  
4060 SILVERADO TRAIL, CALISTOGA  
PROJECT STATEMENT  
MODIFICATION OF USE PERMIT (Revised)  
September 19, 2018**

Owner/Applicant: Davis Estates  
4060 Silverado Trail  
Calistoga, CA 94515

Representatives:

Tom Adams  
Dickenson, Peatman & Fogarty  
1455 First Street, Suite 301  
Napa, CA 94559  
707-252-7122  
[tadams@dpf-law.com](mailto:tadams@dpf-law.com)

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463 Aviation Way, Ste 200  
Santa Rosa, CA  
707-527-0775  
[Gina@summit-sr.com](mailto:Gina@summit-sr.com)

APN: 021-010-003

Zoning: AW, Agricultural Watershed

PROJECT DESCRIPTION:

This application proposes a modification to the Davis Estate use permit approved in 2013, P13-00195. That permit authorized an increase in production to 30,000 gallons per year, new winery buildings and caves, an increase in visitation and marketing and a small increase in the number of employees. The specific requests of this modification are as follows:

An increase in annual production from 30,000 gallons to 100,000gallons.

An expansion of the caves with an additional 10,820 square feet for a total of 24,170 square feet.

The installation of two outdoor fermentation tanks on a previously approved outdoor work area.

A revision and expansion of the parking area to provide 31 total spaces

An increase in employees from 5 full time to 25 full time.

An increase in visitation from 20 on weekdays and 34 on weekends to the following:

- a. June 1-October 31: 200 max per day, 800 max per week.
- b. November 1-30, February 1-May 31: 100 max per day, 350 max per week.
- c. December 1-January 31: 75 average per day, 250 max per week.

An increase in monthly marketing events from 2 with 50 guests and 2 with 100 guests to the following:



24 annual events with up to 100 guests.  
15 annual events with up to 200 guests.

The previous application approved in 2013 was tailored to keep visitation levels below the amount that would warrant the installation of a left turn lane on Silverado Trail. This was done to avoid this significant expense until such time as the winery had established the need for additional production and visitation. This application's production and visitation are largely based upon existing demand that the winery currently has not been able to accommodate due to its use permit limitations.

The previous business plan anticipated producing wine primarily from grapes grown on the applicant's vineyards.. Currently, the applicant has been supplementing its own estate grown grapes by purchasing grapes from 12 other Napa County vineyards. These Napa County vineyards have additional grapes available that would be used to increase production upon approval of this use permit modification. It is estimated that an additional  $\pm$  1,140 tons could be available from these 12 other Napa County vineyards, which is more than the additional 300-400 tons necessary to increase production to 100,000 gallons per year and remain in compliance with the 75% grape source requirement.

Winery marketing trends have evolved over the past 10 years and now it is necessary for wineries to be able to provide a more personal experience to visitors in order meet customer expectations and to develop and maintain returning customers. The chart below compares recent new winery use permit approvals and winery use permit modifications that have been approved to expand their daily visitation and marketing plans. In order to provide a comparison of similarly situated wineries, the chart focuses on wineries that are either located or approved to be located on state highways or county arterial/collector roads like Silverado Trail. The chart demonstrates that wineries in similar locations to Davis Estates and approved in the past several years have an average production capacity of 122,560 gallons per year, average of 126 daily visitors and an average of 91 annual events of varying sizes. While the applicant is proposing a maximum of up to 200 daily visitors during the high season, it proposes reduced maximums of 100 to 75 daily visitors for 7 months of the year for an average maximum of 86 daily visitors. The chart demonstrates that this proposal is well within the ranges of recently approved projects. The proposed level of production, visitation and marketing are well suited to this property. The parcel is 114 acres in size and located on a major county road. The closest residences are over 1,000 feet away and shielded from the winery buildings by topography and dense native vegetation. All on-site road improvements are in full compliance with county standards. No exceptions or variances are needed for this proposal and addition of the left turn lane will ensure that there will be no traffic safety concerns.

Daily tours and tastings will continue to include the pairing of food and/or the sale of wine by the glass or bottle and private picnicking on the outdoor patios.

Davis Estates  
 Project Statement  
 Modification of Use Permit

Winery	Production	Max daily visitors	Total annual events
Krupp	50k	125	114
Cairdean	50k	25	50
Envy	50k	26	26
Swanson	100k	200	119
Paraduxx	200k	48	270
Caravanserai	100k	400	428
Rasmussen	100k	48	65
Quintessa	180k	100	13
Reata	800k	600	75
Odette	60k	131	96
Tamber Bey	60k	20	26
B Cellars	45k	60	12
Hartwell	36k	120	7
Honig	300k	100	8
Coquerel	75k	25	66
Robert Keenan	50k	35	241
Corona	100k	48	80
3737 Silv. Trail	60k	60	18
LMR	100k	50	32
CaNani	48k	75	32
Flora Springs	120k	100	317
Beautiful Day	30k	75	28
ZD Wines	70k	225	7
Baldacci	40k	100	34
Frog's Leap	240k	300	104
Average	122,560	124	91
Davis (proposed)	100k	200 (86 average)	39

Evening events on Fridays, Saturdays or days preceding a national holiday will cease by 10:00 p.m. with cleanup ceasing by 11:00 p.m. Evening tastings and events on all other days will cease by 9:00 p.m. with cleanup ceasing by 10:00 p.m. The nearest residence is over 1,000 feet from the winery and is shielded by the topography. Accordingly, it is not expected that any of the events or winery activities will disturb neighbors.

Summit Engineering has prepared a wastewater treatment feasibility analysis that shows that both process and domestic wastewater can be treated on the property. Omni-Means Engineering Solutions has prepared a traffic analysis that demonstrates that with the installation of the proposed left turn lane the increased traffic will not have an

adverse impact on traffic movements in the vicinity or cumulatively in the area and county.

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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 proposes the following:

An increase in annual production from 30,000 gallons to 100,000 gallons.

An increase in employees from 5 full time to 25 full time.

An increase in visitation from 20 on weekdays and 34 on weekends to 200 maximum on with a weekly maximum of 700 during portions of the year (see project statement).

An increase in marketing events from 2 monthly with 50 guests to 24 annually with 100 guests.

An increase in annual marketing events from 2 monthly with 100 guests to 15 annually with 200 guests.

An increase in the number of parking spaces for a total of ~~17 spaces~~ 31 spaces with 45 overflow spaces

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

District \_\_\_\_\_ Regional \_\_\_\_\_

State ABC Federal TTB

### Improvements

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

Installation of a left hand turn lane on Silverado Train and upgrade to the wastewater treatment system



## Improvements, cont.

Total on-site parking spaces: 14 existing ~~17~~ 31 proposed  
45 Overflow

Loading areas: 1 existing same 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: 7 existing    same proposed

Hours of operation: 8:00 am- 5:00 pm production existing    same proposed

10:00 am-6:30 pm visitation    same

Anticipated number of employee shifts: 1 existing (approved)    same proposed

Anticipated shift hours: 8 existing (approved)    same proposed

Maximum Number of on-site employees:

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

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

other (specify number) \_\_\_\_\_

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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.

<u>FROSTFIRE VINEYARD II</u>	<u>DAVIS ESTATES</u>
<small>Print Name of Property Owner</small>	<small>Print Name Signature of Applicant (if different)</small>
<u>[Signature]</u>	<u>[Signature]</u>
<small>Signature of Property Owner</small>	<small>Signature of Applicant</small>
<u>12/16/14</u>	<u>12/16/14</u>
<small>Date</small>	<small>Date</small>



## 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 checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input 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 checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input checked="" type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input checked="" type="checkbox"/> On-Site?	<input type="checkbox"/> Catered?	
Public display of art or wine-related items	<input checked="" 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: 30,000 (approved) gal/y Per permit No: P013-00195 Permit date: 7/3/2013  
 Current maximum actual production: see project statement gal/y For what year? \_\_\_\_\_  
 Proposed production capacity: 100,000 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: 34/day existing 200 proposed  
 Average daily tours and tastings visitation<sup>1</sup>: 20/day wkd, 34 day/wkend existing 100 proposed  
 Visitation hours (e.g. M-Sa, 10am-4pm): 10-10 daily existing same proposed  
Inclusive of marketing  
 Non-harvest Production hours<sup>2</sup>: 8-5 existing same proposed

\*see project statement

## Grape Origin

<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.



**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 38,675 (32,960 original approval)sq. ft. 0.8 acres  
Proposed same sq. ft. same 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).

86,250 sq. ft. 2.0 acres 0.02 % 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 31,540 per most recent minor mod submittal sq. ft. Proposed 42,360 sq. ft.

(28,710 originally approved)

**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 10,581 sq. ft. 33.5 % of production facility  
Proposed same sq. ft. 24.8 % 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: 13,350 sq. ft. Proposed: 24,170 sq. ft.  
Covered crush pad area Existing: 1,600 sq. ft. Proposed: same sq. ft.  
Uncovered crush pad area Existing: 0 sq. ft. Proposed: 0 sq. ft.

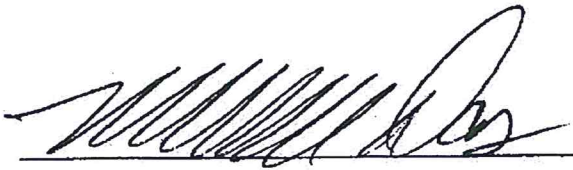


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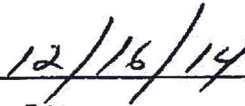
Initial Statement of Grape Source

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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.*

# Water Supply/ Waste Disposal Information Sheet

## Water Supply

\* See Summit Engineering Reports

Please attach completed Phase I Analysis sheet.

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

## Liquid Waste

Please attach Septic Feasibility Report

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



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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: Davis Estates

Project number if known: \_\_\_\_\_

Contact person: \_\_\_\_\_

Contact email & phone number: \_\_\_\_\_

Today's date: \_\_\_\_\_

## 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.*

The existing Utility Barn has PV panels on the roof, there is also an existing PV field on north side of the property.

Estimated Winery energy demand = 140,000kwh PV energy produced = 134,095 kwh

Potential energy reduction = 95%

Water pumping windmill exists on site.



**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.*

\_\_\_\_\_  
\_\_\_\_\_



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.*

60+ new trees to be planted on site.

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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.*

<b>Number of total vehicles</b>	6
<b>Typical annual fuel consumption or VMT</b>	(6x12,000) = 72,000miles
<b>Number of alternative fuel vehicles</b>	
<b>Type of fuel/vehicle(s)</b>	(2x12,000) = 24,000 miles
<b>Potential annual fuel or VMT savings</b>	

**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:

Bicycle rack provided for employees and guests.

Lockers and showers provided for employees.

Estimated annual VMT \_\_\_\_\_

Potential annual VMT saved \_\_\_\_\_

% Change \_\_\_\_\_

Already Plan  
Doing 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.*

*The roof on the existing Historic Barn and Utility Barn is light in color, galvanized metal, and qualifies as a cool roof.*

*The future buildings will have the same type of roofing material.*

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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!*

*There is one bike rack that will be provided for visitors. Lockers and a shower will be provided for employees.*

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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.*

The Process Wastewater treatment system is a Lyve system which allows the use of its treated water for landscape irrigation.

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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.*

The winery has been designed to be in compliance with WELO.

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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.*

There will be (3) electric vehicle charging stations on site.

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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 siting. 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)

## 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](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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**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM  
FACILITY INFORMATION  
BUSINESS ACTIVITIES**

Page 1 of     

**I. FACILITY IDENTIFICATION**

FACILITY ID # (Agency Use Only)																		EPA ID # (Hazardous Waste Only)		
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) <u>Davis Family Estates</u>																				
BUSINESS SITE ADDRESS <u>4060 Silverado Trail</u>																				
BUSINESS SITE CITY <u>Calistoga</u>														104		CA		ZIP CODE <u>94515</u>		
CONTACT NAME <u>Mike Davis</u>														106		PHONE <u>714.330.7128</u>				

**II. ACTIVITIES DECLARATION**

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

Does your facility...	If Yes, please complete these pages of the UPCF....
<p><b>A. HAZARDOUS MATERIALS</b> Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?</p>	<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4</p> <p>HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION</p>
<p><b>B. REGULATED SUBSTANCES</b> Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 4a</p> <p>Coordinate with your local agency responsible for CalARP.</p>
<p><b>C. UNDERGROUND STORAGE TANKS (USTs)</b> Own or operate underground storage tanks?</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 5</p> <p>UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)</p>
<p><b>D. ABOVE GROUND PETROLEUM STORAGE</b> Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 8</p> <p>NO FORM REQUIRED TO CUPAs</p>
<p><b>E. HAZARDOUS WASTE</b> Generate hazardous waste?</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 9</p>
<p>Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 10</p>
<p>Treat hazardous waste on-site?</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 11</p>
<p>Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 12</p>
<p>Consolidate hazardous waste generated at a remote site?</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 13</p>
<p>Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 14</p>
<p>Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 14a</p>
<p>Household Hazardous Waste (HHW) Collection site?</p>	<p><input type="radio"/> YES <input checked="" type="radio"/> NO 14b</p>

**F. LOCAL REQUIREMENTS** 15  
(You may also be required to provide additional information by your CUPA or local agency.) UPCF Rev. (12/2007)