“E”

Use Permit Application Packet

Rombauer Vineyards Wine Production Facility
Use Permit Major Modification
#P19-00109-Mod
Hearing October 2, 2019

file № _____

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

Use Permit Application

To be completed by Planning staff...

Application Type: _____

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

Request: _____

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

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

To be completed by applicant...

Project Name: Rombauer Vineyards, Inc.

Assessor's Parcel №: 057-240-015 Existing Parcel Size: 5.95 ac.

Site Address/Location: 601 Airpark Rd. Napa CA 94558
No. Street City State Zip

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

Property Owner: Please refer to attached sheet

Mailing Address: 3522 Silverado Trail St. Helena CA 94574
No. Street City State Zip

Telephone №(707) 963-5170 E-Mail: lynns@rombauer.com

Applicant (if other than property owner): Rombaur Vineyards, Inc.

Mailing Address: 522 Silverado Trail St. Helena CA 94574
No. Street City State Zip

Telephone №(707) 963-5170 E-Mail: lynns@rombauer.com

Representative (if applicable): Beth Painter

Mailing Address: 10 Canopy Lane Napa CA 94558
No. Street City State Zip

Telephone №(707) 337-3385 E-Mail: beth@bpnapa.com

Use Permit Information Sheet

Use

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

Increase production from 880,000 gallons per year to 1.2 M gallons per year.
Add 5 FT and 10 PT employees.

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

District NA

Regional NA

State NA

Federal NA

Improvements

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

No improvements are proposed.

Improvements, cont.

Total on-site parking spaces: _____ existing _____ proposed

Loading areas: _____ existing _____ proposed

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

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N

☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)

(for reference, please see the latest version of the California Building Code)

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

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 0 acres

Employment and Hours of Operation

Days of operation:	7 days/week	existing	NO CHANGE	proposed
Hours of operation:	up to 12 hours/day	existing	NO CHANGE	proposed
Anticipated number of employee shifts:	35	existing	NO CHANGE	proposed
Anticipated shift hours:	1	existing		proposed

Maximum Number of on-site employees:

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

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

☑ other (specify number) 35 FT/10 PT

Certification and Indemnification

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

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

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

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

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

Existing Conditions Winery Traffic Information / Trip Generation Sheet

Maximum Daily Weekday Traffic (non-harvest season)

Total number of FT employees:_____x 3.05 one-way trips per employee = _____daily trips.

Total number of PT employees:_____x 1.90 one-way trips per employee = _____daily trips.

Anticipated weekday visitors:_____/ 2.6 visitors per vehicle x 2 one-way trips = _____daily trips.

Gallons of production:_____/ 1,000 x .009 truck trips daily[3] x 2 one-way trips = _____daily trips.

Total = _____daily trips.

(№ of FT employees) + (№ of PT employees/2) + (sum of visitor and truck trips x .38) = _____**PM peak trips.**

Maximum Daily Weekend Traffic (non-harvest Saturday)

Number of FT employees (on Saturdays):_____x 3.05 one-way trips per employee = _____daily trips.

Number of PT employees (on Saturdays):_____x 1.90 one-way trips per employee = _____daily trips.

Anticipated Saturday visitors:_____/ 2.8 visitors per vehicle x 2 one-way trips = _____daily trips.

Total = _____daily trips.

(№ of FT employees) + (№ of PT employees/2) + (visitor trips x .57) = _____**PM peak trips.**

Maximum Daily Weekend Traffic – Saturday Harvest Season

Number of FT employees (during crush):_____x 3.05 one-way trips per employee = _____daily trips.

Number of PT employees (during crush):_____x 1.90 one-way trips per employee = _____daily trips.

Anticipated Saturday visitors:_____/ 2.8 visitors per vehicle x 2 one-way trips = _____daily trips.

Gallons of production:_____/ 1,000 x .009 truck trips daily x 2 one-way trips = _____daily trips.

Avg. annual tons of grape on-haul:_____/ 144 truck trips daily [4]x 2 one-way trips = _____daily trips.

Total = _____daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event):_____x 2 one-way trips per staff person = _____trips.

Number of visitors (largest event):_____/ 2.8 visitors per vehicle x 2 one-way trips = _____trips.

Number of special event truck trips (largest event):_____x 2 one-way trips = _____trips.

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

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

Project Description

Napa Valley Gateway / 601 Airpark Winery Facility

Rombauer Vineyards/ (APN 057-240-015-000)

Context:

Rombauer Vineyards is currently operating a crush, barrel storage and bottling facility at 601 Airpark Road in the Napa Valley Gateway Business Park. The ±5.95 acre site, located at the intersection of Airport Boulevard and Airpark Road, is in the Napa County Airport Area Specific Plan and IP Zoning District. The winemaking facility and operations are allowed under Use Permit #U-90-25, and subsequent modifications #P07-00368-MODVMIN ("First Rombauer Modification"), #P08-00101-MOD ("Second Rombauer Modification") and #P17-00142, (Third Rombauer Modification).

The First Rombauer Modification authorized the use of an existing building to allow for bottling, distribution and barrel aging of wine with a total capacity of 880,000 gallons per year. The Second Rombauer Modification authorized the construction of a 25,200 square foot single story addition for additional barrel storage, a new grape receiving area, and grape crush and press operations. The Third Modification authorized the installation of a new wastewater pre-treatment system. The total authorized capacity remained unchanged at 880,000 gallons per year.

Proposal:

The new wastewater treatment system has been operating since July, 2018. Rombauer has been monitoring water use and the wastewater system. Bartelt Engineering has compiled data from 2009-2018 to document the production levels, water and wastewater volumes. The new wastewater system can accommodate an increase in use without any increase in water demand; therefore this proposal is a request by Rombauer Vineyards to increase total capacity at the 601 Airpark Rd. to 1.2M gallons per year. This increase will require no increase in water use as fully described in the Bartelt Engineer report. The First Modification approved 30 full time employees. This request would also add 5 full time and 10 additional part time employees for a total of 35 full time and 10 part time employees.

The new wastewater pre-treatment equipment has significantly improved the overall wastewater system. The new system was fully operation for harvest 2018. As documented in the Bartelt Report, the water required for the production of one gallon of wine decreased by approximately 20% from 2017 (old system) to 2018 (new system). (see Table 8). In 2018, 1.72 gallons of water was used for production of one gallon of wine. The report recommends using a higher ratio of 2.6 gallons of water/gallon of wine in estimating the demand for 1.2M gallons. In addition, Rombauer will continue to track water usage. This request does not include any increase in building coverage or changes to the overall site plan.

Summary:

Rombauer Vineyards requests a Modification to increase capacity from the current 880,000 gallons per year to 1.2 M gallons per year. The existing wastewater pre-treatment system serving the 601 Airpark winery facility can accommodate this increase with no increase in water use. In addition, Rombauer is requesting an additional 5 full time and 10 part time employees. This request contains no other operational or physical changes to the facility or site.

Proposed Project Winery Traffic Information / Trip Generation Sheet

Maximum Daily Weekday Traffic (non-harvest season)

Total number of FT employees:_____ x 3.05 one-way trips per employee = _____ daily trips.

Total number of PT employees:_____ x 1.90 one-way trips per employee = _____ daily trips.

Anticipated weekday visitors:_____ / 2.6 visitors per vehicle x 2 one-way trips = _____ daily trips.

Gallons of production:_____ / 1,000 x .009 truck trips daily[3] x 2 one-way trips = _____ daily trips.

Total = _____ daily trips.

(№ of FT employees) + (№ of PT employees/2) + (sum of visitor and truck trips x .38) = _____ **PM peak trips.**

Maximum Daily Weekend Traffic (non-harvest Saturday)

Number of FT employees (on Saturdays):_____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees (on Saturdays):_____ x 1.90 one-way trips per employee = _____ daily trips.

Anticipated Saturday visitors:_____ / 2.8 visitors per vehicle x 2 one-way trips = _____ daily trips.

Total = _____ daily trips.

(№ of FT employees) + (№ of PT employees/2) + (visitor trips x .57) = _____ **PM peak trips.**

Maximum Daily Weekend Traffic – Saturday Harvest Season

Number of FT employees (during crush):_____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees (during crush):_____ x 1.90 one-way trips per employee = _____ daily trips.

Anticipated Saturday visitors:_____ / 2.8 visitors per vehicle x 2 one-way trips = _____ daily trips.

Gallons of production:_____ / 1,000 x .009 truck trips daily x 2 one-way trips = _____ daily trips.

Avg. annual tons of grape on-haul:_____ / 144 truck trips daily [4] x 2 one-way trips = _____ daily trips.

Total = _____ daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event):_____ x 2 one-way trips per staff person = _____ trips.

Number of visitors (largest event):_____ / 2.8 visitors per vehicle x 2 one-way trips = _____ trips.

Number of special event truck trips (largest event):_____ x 2 one-way trips = _____ trips.

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

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

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	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Tours and Tasting- Open to the Public	☐ Existing			
Tours and Tasting- By Appointment	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Food at Tours and Tastings	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Marketing Events*	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Food at Marketing Events	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Will food be prepared...	☐ On-Site?	☐ Catered?		
Public display of art or wine-related items	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ 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: 880,000 gal/y Per permit №: P17-00142 Permit date: 6/27/2017

Current maximum actual production: 776,711 gal/y For what year? 3 yr. avg 2016-2018

Proposed production capacity: 1,200,000 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:	_____ existing	_____ proposed
Average daily tours and tastings visitation[1]:	_____ existing	_____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	_____ existing	_____ proposed
Non-harvest Production hours[2]:	_____ existing	_____ proposed

[1] Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.
[2] It is assumed that wineries will operate up to 24 hours per day during crush.

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.):	City	City
Name of proposed water supplier (if water company, city, district):	Am. Can.	Am. Can.
Is annexation needed?	☐ Yes ☑ No	☐ Yes ☑ No
Current water use:	See Report gallons per day (gal/d)	
Current water source:	Am. Can.	Am. Can.
Anticipated future water demand:	no change 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:	sewage	winery waste
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	sewer	sewer
Name of disposal agency (if sewage district, city, community system):	NSD	NSD
Is annexation needed?	☐ Yes ☑ No	☐ Yes ☑ No
Current waste flows (peak flow):	See Report gal/d	See Report gal/d
Anticipated future waste flows (peak flow):	See Report gal/d	See Report gal/d
Future waste disposal design capacity:	See Report gal/d	See Report gal/d

Solid Waste and Recycling Storage and Disposal

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

Hazardous and/or Toxic Materials

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

Grading Spoils Disposal

Where will grading spoils be disposed of?
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): n/a

Existing Conditions Winery Traffic Information / Trip Generation Sheet

Maximum Daily Weekday Traffic (non-harvest season)

Total number of FT employees: 30 x 3.05 one-way trips per employee = 91.5 daily trips.

Total number of PT employees: Ø x 1.90 one-way trips per employee = Ø daily trips.

Anticipated weekday visitors: Ø / 2.6 visitors per vehicle x 2 one-way trips = Ø daily trips.

Gallons of production: 800,000 / 1,000 x .009 truck trips daily[3] x 2 one-way trips = 14.4 daily trips.

Total = 105.9 **daily trips.**

(№ of FT employees) + (№ of PT employees/2) + (sum of visitor and truck trips x .38) = 35.5 **PM peak trips.**

Maximum Daily Weekend Traffic (non-harvest Saturday) Same or less as weekday

Number of FT employees (on Saturdays): _____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees (on Saturdays): _____ x 1.90 one-way trips per employee = _____ daily trips.

Anticipated Saturday visitors: _____ / 2.8 visitors per vehicle x 2 one-way trips = _____ daily trips.

Total = _____ **daily trips.**

(№ of FT employees) + (№ of PT employees/2) + (visitor trips x .57) = _____ **PM peak trips.**

Maximum Daily Weekend Traffic – Saturday Harvest Season

Number of FT employees (during crush): 30 x 3.05 one-way trips per employee = 91.5 daily trips.

Number of PT employees (during crush): Ø x 1.90 one-way trips per employee = Ø daily trips.

Anticipated Saturday visitors: Ø / 2.8 visitors per vehicle x 2 one-way trips = Ø daily trips.

Gallons of production: 800,000 / 1,000 x .009 truck trips daily x 2 one-way trips = 14.4 daily trips.

Avg. annual tons of grape on-haul: _____ / 144 truck trips daily[4] x 2 one-way trips * = 40.0 daily trips.

* maximum capacity at winery is 20 deliveries / day

Total = 145.9 **daily trips.**

Largest Marketing Event- Additional Traffic N/A

Number of event staff (largest event): _____ x 2 one-way trips per staff person = _____ trips.

Number of visitors (largest event): _____ / 2.8 visitors per vehicle x 2 one-way trips = _____ trips.

Number of special event truck trips (largest event): _____ x 2 one-way trips = _____ trips.

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

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

Proposed Project Winery Traffic Information / Trip Generation Sheet

Maximum Daily Weekday Traffic (non-harvest season)

Total number of FT employees: 35 x 3.05 one-way trips per employee = 106.75 daily trips.

Total number of PT employees: 10 x 1.90 one-way trips per employee = 19.0 daily trips.

Anticipated weekday visitors: Ø / 2.6 visitors per vehicle x 2 one-way trips = Ø daily trips.

Gallons of production: 1,200,000 / 1,000 x .009 truck trips daily[3] x 2 one-way trips = 21.6 daily trips.

Total = 147.35 **daily trips.**

(№ of FT employees) + (№ of PT employees/2) + (sum of visitor and truck trips x .38) = 48.2 **PM peak trips.**

Maximum Daily Weekend Traffic (non-harvest Saturday) same or less as weekday

Number of FT employees (on Saturdays): _____ x 3.05 one-way trips per employee = _____ daily trips.

Number of PT employees (on Saturdays): _____ x 1.90 one-way trips per employee = _____ daily trips.

Anticipated Saturday visitors: _____ / 2.8 visitors per vehicle x 2 one-way trips = _____ daily trips.

Total = _____ **daily trips.**

(№ of FT employees) + (№ of PT employees/2) + (visitor trips x .57) = _____ **PM peak trips.**

Maximum Daily Weekend Traffic – Saturday Harvest Season

Number of FT employees (during crush): 35 x 3.05 one-way trips per employee = 106.75 daily trips.

Number of PT employees (during crush): 10 x 1.90 one-way trips per employee = 19.0 daily trips.

Anticipated Saturday visitors: Ø / 2.8 visitors per vehicle x 2 one-way trips = Ø daily trips.

Gallons of production: 1,200,000 / 1,000 x .009 truck trips daily x 2 one-way trips = 21.6 daily trips.

Avg. annual tons of grape on-haul: _____ / 144 truck trips daily[4] x 2 one-way trips * = 40.0 daily trips.

* maximum capacity at winery 13
20 deliveries / day

Total = 187.35 **daily trips.**

Largest Marketing Event- Additional Traffic N/A

Number of event staff (largest event): _____ x 2 one-way trips per staff person = _____ trips.

Number of visitors (largest event): _____ / 2.8 visitors per vehicle x 2 one-way trips = _____ trips.

Number of special event truck trips (largest event): _____ x 2 one-way trips = _____ trips.

---

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

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

Traffic Information Sheet Addendum

Information for Caltrans Review

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Please provide separate **Winery Traffic Information / Trip Generation Sheets** for existing and proposed operations.

Napa County Winery Traffic Generation Characteristics

Employees

Half-hour lunch: All - 2 trips/day (1 during weekday PM peak)

Hour lunch: Permanent Full-Time – 3.2 trips/day (1 during weekday PM peak)
Permanent Part-Time – 2 trips/day (1 during weekday PM peak)

Seasonal: 2 trips/day (0 during weekday PM peak)—crush
see full time above—bottling

Auto Occupancy: 1.05 employees/auto

Visitors

Auto occupancy:

Weekday = 2.6 visitors/auto
Weekend = 2.8 visitors/auto

Peaking Factors:

Peak Month:	1.65 x average month
Average Weekend:	0.22 x average month
Average Saturday:	0.53 x average weekend
Peak Saturday:	1.65 x average Saturday
Average Sunday:	0.8 x average Saturday
Peak Sunday:	2.0 x average Sunday

Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved

Average 5-Day Week (Monday-Friday) - 1.3 x average weekend

Average Weekday: 0.2 x average 5-day week

Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved
Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

Service Vehicles

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)
Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr
Case Goods (250 days/yr): 0.8 trips/1000 gal/yr

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

A Tradition of Stewardship
A Commitment to Service

Project name & APN: 057-240-015
Project number if known: P19-00109
Contact person: Beth Painter/Lynn Sletto
Contact email & phone number:
Today's date: August 1, 2019

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
☑	☐	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 calcuate how much electrical energy your project may need.

Solar Panels; estimated annual electric production - 632.081 kwh

☐	☐	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 Doing	Plan To Do		
☐	☐	**BMP-3**	**Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

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

☐ ☐ **BMP-4** **Alternative fuel and electrical vehicles in fleet**

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

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____

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

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

☑ ☐ **BMP-6** **Vehicle Miles Traveled (VMT) reduction plan**

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

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

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

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Doing	Plan To Do		
☐	☐	**BMP-7**	**Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

☐	☐	**BMP-8**	**Solar hot water heating**

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

☑	☐	**BMP-9**	**Energy conserving lighting**

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

All indoor and outdoor lighting replaced with LED.

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

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

☐	☐	**BMP-11**	**Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

☐	☐	**BMP-12**	**Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Doing	Plan To Do		
☐	☑	**BMP-13**	**Connection to recycled water**

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

☑	☐	**BMP-14**	**Install Water Efficient fixtures**

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

Fixtures and toilets

☐	☐	**BMP-15**	**Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

☐	☑	**BMP-16**	**Water efficient landscape**

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

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

☑	☐	**BMP-17**	**Recycle 75% of all waste**

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

Napa recycling

Already Doing	Plan To Do		
☐	☐	**BMP-18**	**Compost 75% food and garden material**

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

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

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

☐ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Doing	Plan To Do		
☐	☐	**BMP-23**	**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.** *The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.*
☐	☐	**BMP-24**	**Limit the amount of grading and tree removal** *Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.*
☐	☐	**BMP-25**	**Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a)	☐	**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.*
☑	☐	**BMP-27**	**Are you, or do you intend to become a Certified "Napa Green Land"?** *Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*

Already Doing	Plan To Do		
☑	☐	**BMP-28**	**Use of recycled materials** *There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.*
☐	☐	**BMP-29**	**Local food production** *There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*
☑	☐	**BMP-30**	**Education to staff and visitors on sustainable practices** *This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.* Hold employee meetings.
☑	☐	**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?** 3522 Silverado Trail, St. Helena CA. 94574 12225 Steiner Road, Plymouth, CA. 95669
☑	☑	**BMP-34**	**Are you doing anything that deserves acknowledgement that isn't listed above?** Installation of a new wastewater pretreatment system that significantly reduces the water usage and truck trips to East Bay MUD. Also, researching use of reverse osmosis system to reuse process waste water.

Comments and Suggestions on this form?

Sources:

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7. U.S. Department of Energy (2010). Cool roof fact sheet.

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