

“E”

Use Permit Application Packet



NAPA COUNTY
Planning, Building, and Environmental Services
 1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
 web www.countyofnapa.org email planning@countyofnapa.org

NOV 16 2016

NOV 16 2016

Use Permit Application

Napa County Planning, Building
& Environmental Services

To be completed by Planning staff...

Application type: Use Permit

Date Submitted: 11/18/16 Resubmittal(s): _____ Date Complete: _____

Request: New 30,000 gpy winery with by-appointment tours & tastings, marketing plan and AB 2004 on-site consumption of wine

*Application Fee Deposit: \$ 5000.00 Receipt No. 117683 Received by: DA Date: 11/18/16

**Total fees will be based on actual time and materials.*

To be completed by applicant....

Project Name: Scarlett Winery

Assessor's Parcel #: 030
~~032~~-280-010 Existing Parcel Size: 47.88 ac

Site Address/Location: 1052 Ponti Rd. St. Helena CA 94574
No Street City State Zip

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

Property Owner: Sherrett Reicher, Alsace Company LTD

Mailing Address: 3200 Danville Blvd., Ste. 100 Alamo CA 94507
No Street City State Zip

Telephone No.: (925) 314-0193 E-mail: _____

Applicant (if other than property owner): Sherrett Reicher

Mailing Address: 3200 Danville Blvd., Ste. 100 Alamo CA 94507
No Street City State Zip

Telephone No.: (925) 314-0193 E-mail: mc cooper@scarlettwin.es.com

Representative (if applicable): Donna B. Oldford, Plans4Wine

Mailing Address: 2620 Pinot Way St. Helena CA 94574
No Street City State Zip

Telephone No.: (707) 963-5832 E-mail: DBOldford@aol.com

**SCARLETT WINERY USE PERMIT
PROJECT STATEMENT
Revised on June 30, 2017**

RECEIVED

JUN 30 2017

Napa County Planning, Building
& Environmental Services

**APN 030-280-010
1052 Ponti Road, Napa, CA**

The proposed project is a new 30,000-gallons per year winery with winery coverage of 61,261 square feet. Winery structures include 18,022 square feet of production space and 4,514 square feet of accessory space. There is a covered outdoor crush pad area comprising 5,406 square feet.

In addition to the above noted winery spaces, the proposal includes a 486-square foot commercial kitchen and an outdoor area that will be utilized for A.B. 2004 activities and some of the winery marketing events.

A sanitary and process wastewater treatment system is proposed. There is also a transient water company plan proposed, since the winery includes a 480-square foot commercial kitchen. A winery access road is part of the proposal, along with a total of 13 parking spaces.

The application also includes a proposal for the winery to have up to 15 persons on busiest day for tours/tastings, and it includes a Winery Marketing Plan. Winery marketing events include two food and wine pairing events per month, with up to 10 persons at each; one wine club/release event with up to 100 persons; one with up to 200 persons; and one auction-related events per year with up to 125 persons.

The proposal also requests the ability to serve food with some of the wine tastings and we are requesting approval of A.B. 2004. The outdoor area envisioned for the A.B. 2004 activities is indicated on the site plans submitted with this application.

The application does not involve any variances or exceptions to the County standards and regulations.

Local Plans and Ordinances

The General Plan land use designation for this parcel is Agriculture. The zoning is a combination of AP (Agricultural Preserve) and AW (Agricultural Watershed). The portion of the parcel zoned AP is 47.17 acres and the portion zoned AW is 0.71 acres. In both the AP and AW zoning districts, wineries are an allowed use with an approved winery use permit.

Also approved in this district are agriculture and residential dwelling units. In the AP zone, a primary residential unit of any size is allowed, with a guest unit. (So-called “second units” are not an allowed in the AP zoning, as differentiated from the allowance in AW (Agricultural Watershed) zoning, which does allow the “second unit.” Farmworker or caretaker units are allowed in any numbers appropriate to the site parameters, with residents of these units qualifying relative to their jobs and County designated income levels for such housing.

There are no variances proposed as part of this winery program, nor are any exceptions to the County *Conservations Regulations* or *County Road and Streets Standards* requested. The applicant will apply for and be in compliance with all building permits (and other relevant permits) associated with the proposal, assuming approval of the use permit.

Napa County Geographic Information Systems

Alquist Priolo Faults: None indicated.

Archaeology: Potential archaeological or other cultural resources may be found on or near this site. A cultural resources records search will be prepared, accordingly.

California Planar Coordinate: CZ248

CalVeg: AG – Agriculture
BA – Barren/Rock
Multiple results found.

CalWater Watershed: HR: San Francisco Bay
HU: San Pablo
HA: Napa River

HSA: Napa River
SPW: Lower Napa River
PW: Mouth of Napa River; Rector Reservation
Multiple results found.

Faults: No faults found.

FEMA Flood Zone: Parcel falls within FEMA Flood Zone.

Fire Hazard Severity: Moderate Fire Hazard Severity (SRA). Compliance with Chapter 7 A of the *California Building Code* is required for new construction.

GW Ordinance: Parcel not in a designated Groundwater Deficient Area (actual groundwater conditions may vary).

Landslides: No landslides found.

Local Drainage: Vinehill Creek

Soil Type: Bale clay loam, 0 to 2 percent slopes.
Boomer-Forward-Felta complex, 30 to 50 percent slopes.
Clear Lake clay- drained.
Cole silt loam, 0 to 2 percent slopes
Perkins gravelly loam, 2 to 5 percent slopes
Pleasanton loam, 0 to 2 percent slopes
Multiple results found.

Special Species: No special species found.

Spotted Owls: No spotted owls found.

HazMat Releases – Local Oversight Program (LOP (within 1500 ft.):
No LOP hazardous materials releases found.

HazMat Releases – Non-Local oversight Program (Non-LOP) (within 1500 ft.): John Pina, Jr. & sons; Laird Property

County Zoning: AP (Agricultural Preserve)
AW (Agricultural Watershed ‘

Existing Site Conditions

This is a 47.88-acre parcel currently developed with a primary residence, a guest house, miscellaneous structures associated with vineyard operations, and an irrigation pond. The site currently contains 38 acres of vineyards. The amount of existing vineyards requiring removal for development of the winery is two acres. The applicant proposes to replant 0.4 acres of vineyards.

Access to the property is via Ponti Road, which intersects with Skellenger Lane, just west of the Silverado Trail.

Views of the property extent to mountainous ranges to both the east and west. The property fronts onto the Silverado Trail on its easternmost boundary and the 600-ft. road setback contained in the County's *Winery Definition Ordinance* is observed in that location.

The site is generally level and portions of it are located within a FEMA Flood Control designated area. The winery development area is not located within the designated floodplain area.

Winery Structures and Design

There are two winery structures proposed, one production-oriented and the other a hospitality and winery accessory (offices) structure. The two are linked by an entry terrace. The façade of the winery is plaster with steel sash doors and metal windows, a redwood screen wall, and a corrugated metal roof. Maximum height of the structures is 28 feet.

In addition to the two winery structures, there is a production covered storage/refuse collection structure. There is also a covered outdoor work area and winery parking area.

The production building houses areas devoted to crush, fermentation, and barrel storage, along with mechanical equipment areas.

The accessory building houses winery offices and a multi-purpose conference room, a tasting room and wine library, a commercial kitchen, and an outdoor terrace where some of the wine tastings will be hosted. Outdoor

areas include an A.B. 2004 (“Picnic” Ordinance) area on the north side of the accessory building. This area may be used for some of the winery marketing events, weather permitting.

Landscape Concept

The landscape concept envisions drought-tolerant plantings that are compatible with the natural environs of the site. The WELO calculations for water use are included with these plans.

Winery Access Road

The proposed winery access road is consistent with the County *Road and Streets Standards* relative to the road width and surfacing requirements. There is no road exception requested in association with this project. Areas conducive to effective fire protection have been incorporated into the winery access road design. Winery parking areas are also part of the design and there are 13 parking spaces proposed, including space for ADA parking.

Water Use

The property and its existing uses currently utilize a water demand of 29.55 acre-feet/year. With the proposed winery uses, the resulting water use will be 29.38 acre-feet/year. A *Water Availability Analysis* prepared by Bartelt Engineering finds that the estimated water demand for the parcel, including the proposed winery, is projected to be less than the allowable water allotment in accordance with the Napa County Water Availability Policy.

Wastewater Treatment Systems

The proposed winery will require sanitary and process wastewater treatment. Bartelt Engineering prepared a *Wastewater Feasibility Study* to assess the suitability of this parcel for effective wastewater treatment and prepared the report submitted with this use permit application. According to this analysis, the parcel will be able to support the proposed 30,000-gallons per year winery facility and tasting room by using a pressure distribution wastewater dispersal system to dispose of sanitary wastewater and process wastewater. The alternative would be use of a pressure distribution system to dispose of sanitary wastewater only and conversion of the existing irrigation/frost

protection pond into a wastewater evaporation pond to treat process wastewater.

The details of the *Wastewater Feasibility Report* are contained in the report by Bartelt Engineering.

Public Water System

Because the proposed winery includes a commercial kitchen component, a *Transient Public Water System Report* will be required. The technical, managerial and financial capacity worksheet for the project is included in the Bartelt Engineering technical reports submitted with this application.

Water Storage Tanks/Fire Protection Water Source

The vineyards on the property are presently irrigated by the existing groundwater well. The site plan reflects three new proposed water tanks, located on the eastern side of the winery structure. The two smaller tanks will be for irrigation water storage, the larger tank for fire protection.

The applicant requests that the existing reservoir on the property be utilized for fire protection water source, eliminating the necessity of the tanks shown on the site plan, if possible.

The existing reservoir is used for irrigation and frost protection (not used in any association with wastewater treatment) and is located about halfway through the parcel between Ponti Road and the Silverado Trail, on the east side of the proposed winery development area.

Visitation and Winery Marketing Plan

The winery proposes up to 15 persons for daily tours/tastings on the busiest day. Applicant requests the ability to serve food with some of the tastings.

The proposed Winery Marketing Plan includes the following:

Food & Wine Pairings: Maximum of two per month, each with up to 10 persons.

Wine Club/Release Events: One annually with up to 100 persons and one annually with up to 200 persons.

Larger Auction-related Events: One per year with a maximum of 125 persons.

There is a commercial kitchen proposed with this winery. The kitchen will be used for some of the food preparation and it will also serve as a caterers' staging area for some of the marketing events where licensed caterer services are utilized.

The applicant requests recognition of the A.B. 2004, which allows the sale and consumption on-site of alcoholic beverages. The outdoor area devoted to A.B. 2004 (and some of the described winery marketing events) is located on the north side of the winery hospitality structure, as reflected in the site plans submitted with this application.

Hours of operation for tours/tastings are proposed as 10:00 AM until 6:00 PM, seven days per week. Evening events will commence at 6:00 PM or later and will be concluded by 10:00 PM.

No outdoor amplified music is proposed with any of the marketing events.

Scarlett Winery

Building Area Summary

| | |
|--|---------------|
| Total Accessory Use (Gross Floor Area) | 4,514 |
| Total Production Use (Gross Floor Area) | 18,022 |
| Total Building Floor Area | 22,536 |
| Accessory Use to Production Use | 25.0% |

BUILDING AREA DETAILS**Ground Floor**

| Room Name | Accessory Use (s.f) | Production Use (s.f.) |
|------------------------------|----------------------------|------------------------------|
| Hospitality Building | | |
| Hospitality Foyer | 603 | - |
| Hall | 128 | |
| Men's Restroom | 140 | |
| Women's Restroom | 138 | |
| Reception Office | 168 | |
| Tasting Bar | 177 | |
| Wine Library | 89 | |
| Glass Storage | 161 | |
| Case Goods Storage | 129 | |
| Comm. Kitchen/Break Room | 486 | |
| West Terrace | 800 | |
| | | |
| Production Building | | |
| Barrel 1 | | 2,405 |
| Barrel 2 | | 2,405 |
| Crush/Covered Work Area | | 3,540 |
| Mechanical | | 111 |
| Electrical | | 128 |
| Men's Restroom | | 106 |
| Women's Restroom | | 80 |
| Hall | | 160 |
| Janitor's Closet | | 38 |
| Employee Lockers | | 96 |
| General Storage | | 197 |
| Chemical Storage | | 171 |
| Refrigeration Equipment | | 347 |
| Tank Room 1 | | 1,980 |
| Tank Room 2 | | 2,433 |
| Winemaker's Office | 151 | |
| Lab | | 181 |
| Cellar Master's Office | 121 | |
| Covered Outdoor Work Area | | 1,280 |
| | | |
| Covered Storage/Trash | | |
| Trash Enclosure | | 187 |
| Pomace Bin Storage | | 538 |
| Tractor Barn | | 411 |
| | | |
| Total | 3,291 | 16,794 |

Second Floor

| Room Name | Accessory Use (s.f.) | Production Use (s.f.) |
|-----------------------------|----------------------|-----------------------|
| Hospitality Building | | |
| Mezzanine | 112 | |
| Open Work Area | 203 | |
| Office | 101 | |
| Copy/Storage | 123 | |
| Conference Room | 163 | |
| Hall | 232 | |
| Women's Restroom | 82 | |
| Men's Restroom | 81 | |
| Janitor's Closet | 20 | |
| Mec./Elec./Network | 106 | |
| Production Building | | |
| Storage Loft 1 | | 381 |
| Storage Loft 2 | | 378 |
| Storage Loft 3 | | 469 |
| | | |
| Total | 1,223 | 1228 |

USE PERMIT INFORMATION SHEET

USE

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

New 30,000 gpy winery with winery coverage of 61,261 sq. ft. Includes 18,022 sq. ft of production space and 4,514 sq. ft. of accessory space; 486-sq. ft. commercial kitchen. Covered crush pad and other outdoor work areas of 5,406 sq. ft.

Winery access road; no road exception request.

Public water company filing (due to commercial kitchen).

Commercial kitchen (486 sq. ft.)

Private by-appointment tours/tastings with max 15/day, 80/wk.

Winery marketing plan and A.B. 2004.

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

District N/A

Regional RWQCB

State ABC and CA Fish & Wildlife

Federal BATF

IMPROVEMENTS

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

See above and Project Statement narrative.

No off-site improvements with this project.

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Napa County Planning, Building & Environmental Services

Improvements, cont.

Total on-site parking spaces: N/A existing 13 proposed
Loading areas: N/A existing 1 proposed

Fire Resistivity (check one, if not checked, Fire Marshall 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 [X] 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 [X]

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

Employment and Hours of Operation

Days of operation: N/A existing 7 days/week proposed
Hours of operation: N/A existing 6 am – 6 pm proposed
Anticipated number of employee shifts: N/A existing 1 proposed
Anticipated shift hours: N/A existing 6 am – 6 pm 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:

[X] other (specify number)

Full-time employees: 6

Part-time employees: 3

Part-time harvest employees: 2

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 no 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.*

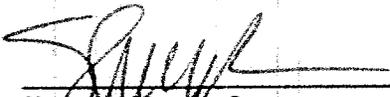
Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and 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.

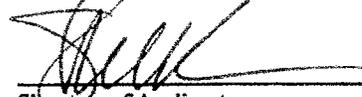
In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not 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.

Sherrett Reicher
Print Name of Property Owner

Sherrett Reicher
Print Name of Applicant (if different)


Signature of Property Owner

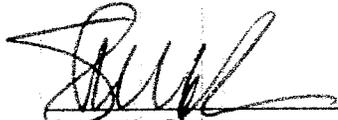
11/2/16
Date


Signature of Applicant

11/2/16
Date

Initial Statement of Grape Source

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



Owner's Signature

11/2/14

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.

REVISED 9-9-19

Proposed Project Winery Traffic Information / Trip Generation Sheet

C. Gallina

Maximum Daily Weekday Traffic (non-harvest season)

| | | | | | |
|-------------------------------|---------------|--|---------|-----------|----------------|
| Total number of FT employees: | <u>6</u> | x 3.05 one-way trips per employee | = | <u>19</u> | daily trips. |
| Total number of PT employees: | <u>3</u> | x 1.90 one-way trips per employee | = | <u>6</u> | daily trips. |
| Anticipated weekday visitors: | <u>15</u> | / 2.6 visitors per vehicle x 2 one-way trips | = | <u>12</u> | daily trips. |
| Gallons of production: | <u>30,000</u> | / 1,000 x .009 truck trips daily ³ x 2 one-way trips | = | <u>1</u> | daily trips. |
| | | | Total = | <u>38</u> | daily trips. |
| | | (No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38) | = | <u>14</u> | PM peak trips. |

Maximum Daily Weekend Traffic (non-harvest Saturday)

| | | | | | |
|--|-----------|---|---------|-----------|----------------|
| Number of FT employees (on Saturdays): | <u>6</u> | x 3.05 one-way trips per employee | = | <u>19</u> | daily trips. |
| Number of PT employees (on Saturdays): | <u>3</u> | x 1.90 one-way trips per employee | = | <u>6</u> | daily trips. |
| Anticipated Saturday visitors: | <u>15</u> | / 2.8 visitors per vehicle x 2 one-way trips | = | <u>11</u> | daily trips. |
| | | | Total = | <u>36</u> | daily trips. |
| | | (No of FT employees) + (No of PT employees/2) + (visitor trips x .57) | = | <u>16</u> | PM peak trips. |

Maximum Daily Weekend Traffic - Saturday Harvest Season

| | | | | | |
|--|---------------|--|---------|-----------|---------------|
| Number of FT employees (during crush): | <u>6</u> | x 3.05 one-way trips per employee | = | <u>19</u> | daily trips. |
| Number of PT employees (during crush): | <u>5</u> | x 1.90 one-way trips per employee | = | <u>10</u> | daily trips. |
| Anticipated Saturday visitors: | <u>15</u> | / 2.8 visitors per vehicle x 2 one-way trips | = | <u>11</u> | daily trips. |
| Gallons of production: | <u>30,000</u> | / 1,000 x .009 truck trips daily x 2 one-way trips | = | <u>1</u> | daily trips. |
| Avg. annual tons of grape on-haul: | <u>98</u> | / 144 truck trips daily ⁴ x 2 one-way trips | = | <u>2</u> | daily trips. |
| | | | Total = | <u>43</u> | daily trips. |
| | | | | <u>18</u> | PM peak trips |

Largest Marketing Event- Additional Traffic

| | | | | | |
|--|------------|--|---|------------|-------------|
| Number of event staff (largest event): | <u>10</u> | x 2 one-way trips per staff person | = | <u>20</u> | trips. |
| Number of visitors (largest event): | <u>200</u> | / 2.8 visitors per vehicle x 2 one-way trips | = | <u>143</u> | trips. |
| Number of special event truck trips (largest event): | <u>2</u> | x 2 one-way trips | = | <u>4</u> | trips. |
| | | | | <u>167</u> | daily 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)

Winery Traffic Information / Trip Generation Sheet

FEB 18 2018

Napa County Planning, Building & Environmental Services

Traffic during a Typical Weekday

| | | |
|--|---|--------------------------|
| Number of FT employees: <u>6</u> x 3.05 one-way trips per employee | = | <u>19</u> daily trips. |
| Number of PT employees: <u>3</u> x 1.90 one-way trips per employee | = | <u>6</u> daily trips. |
| Average number of weekday visitors: <u>15</u> / 2.6 visitors per vehicle x 2 one-way trips | = | <u>6</u> daily trips. |
| Gallons of production: <u>30,000</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips | = | <u>1</u> daily trips. |
| Total | = | <u>32</u> daily trips. |
| Number of total weekday trips x .38 = | | <u>12</u> PM peak trips. |

Traffic during a Typical Saturday

| | | |
|--|---|--------------------------|
| Number of FT employees (on Saturdays): <u>6</u> x 3.05 one-way trips per employee | = | <u>19</u> daily trips. |
| Number of PT employees (on Saturdays): <u>3</u> x 1.90 one-way trips per employee | = | <u>6</u> daily trips. |
| Average number of weekend visitors: <u>15</u> / 2.8 visitors per vehicle x 2 one-way trips | = | <u>6</u> daily trips. |
| Total | = | <u>31</u> daily trips. |
| Number of total Saturday trips x .57 = | | <u>18</u> PM peak trips. |

Traffic during a Crush Saturday

| | | |
|---|---|--------------------------|
| Number of FT employees (during crush): <u>6</u> x 3.05 one-way trips per employee | = | <u>19</u> daily trips. |
| Number of PT employees (during crush): <u>5</u> x 1.90 one-way trips per employee | = | <u>10</u> daily trips. |
| Average number of weekend visitors: <u>15</u> / 2.8 visitors per vehicle x 2 one-way trips | = | <u>6</u> daily trips. |
| Gallons of production: <u>30,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips | = | <u>1</u> daily trips. |
| Avg. annual tons of grape on-haul: <u>98</u> x .11 truck trips daily ⁴ x 2 one-way trips | = | <u>22</u> daily trips. |
| Total | = | <u>58</u> daily trips. |
| Number of total Saturday trips x .57 = | | <u>33</u> PM peak trips. |

Largest Marketing Event- Additional Traffic

| | | |
|---|---|-------------------|
| Number of event staff (largest event): <u>10</u> x 2 one-way trips per staff person | = | <u>20</u> trips. |
| Number of visitors (largest event): <u>200</u> / 2.8 visitors per vehicle x 2 one-way trips | = | <u>143</u> trips. |
| Number of special event truck trips (largest event): <u>2</u> x 2 one-way trips | = | <u>4</u> trips. |

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

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

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

Page 1 of 1

I. FACILITY IDENTIFICATION

| | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------------------|--|------------|--|
| FACILITY ID# (Agency Use Only) | | | | | | | | | | | | | | | | | EPA ID # (Hazardous Waste Only) ² |
| BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) – Scarlett Winery | | | | | | | | | | | | | | | | | |
| BUSINESS SITE ADDRESS: 1052 Ponti Road | | | | | | | | | | | | | | | | | |
| BUSINESS SITE CITY: St. Helena | | | | | | | | | | | | | | CA | | ZIP: 94574 | |
| CONTACT NAME: Mattie Cooper | | | | | | | | | | | | | | PHONE: (925) 314-0193 | | | |

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 UPCP... | |
|---|--|---|
| A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CPR Parts 30, 40 or 70? | <input type="checkbox"/> Yes <input type="checkbox"/> No | HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION |
| B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release Prevention Program (CalARP)? | <input type="checkbox"/> Yes <input type="checkbox"/> No | Coordinate with you local agency responsible for CalARP. |
| C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks? | <input type="checkbox"/> Yes <input type="checkbox"/> No | UST FACILITY (Formerly SWRCD Form A) UST TANK (one page per tank) (Formerly Form B) |
| D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers. | <input type="checkbox"/> Yes <input type="checkbox"/> No | NO FORM REQUIRED TO CUPA |
| E. HAZARDOUS WASTE Generate hazardous waste? | <input type="checkbox"/> Yes <input type="checkbox"/> No | EPA ID NUMBER-provide at the of this page |
| Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)? | <input type="checkbox"/> Yes <input type="checkbox"/> No | Recyclable Materials Report (one per recyclable) |
| Treat hazardous waste on-site? | <input type="checkbox"/> Yes <input type="checkbox"/> No | On-site Hazardous Waste Treatment – Facility On-site Hazardous Waste Treatment – Unit (one page per unit) |
| Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)? | <input type="checkbox"/> Yes <input type="checkbox"/> No | Certification of Financial Assurance |
| Consolidate hazardous waste generated at a remote site? | <input type="checkbox"/> Yes <input type="checkbox"/> No | Remote Waste / Consolidation Site Annual Notification |
| Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site? | <input type="checkbox"/> Yes <input type="checkbox"/> No | Hazardous Waste Tank Closure Certification |
| Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of Federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste. | <input type="checkbox"/> Yes <input type="checkbox"/> No | Obtain Federal EPA ID Number, file Biennial Report (EPA Form 8700-13 A/B), and satisfy requirements for RCRA Large Quantity Generator |
| Household Hazardous Waste (HHW) Collection site? | <input type="checkbox"/> Yes <input type="checkbox"/> No | See CUPA for required forms. |

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



Project name & APN: Scarlett Winery – 032-280-010
 Project number if known: _____
 Contact person: Mattie Cooper
 Contact email & phone number: (925) 314-0193 – mcooper@scarlettwinery.com
 Today's date: 10-04-2016

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 | <p>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.</p> <hr/> <hr/> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-2 | <p>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.</p> <hr/> <hr/> <hr/> <hr/> |

| Already Doing | Plan To Do | ID # | BMP Name |
|--------------------------|--------------------------|-------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-3 | <p>Habitat restoration or new vegetation (e.g. planting of additional trees over ½ acre) <i>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.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-4 | <p>Alternative fuel and electrical vehicles in fleet <i>The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.</i></p> <p>Number of total vehicles _____</p> <p>Typical annual fuel consumption or VMT _____</p> <p>Number of alternative fuel vehicles _____</p> <p>Type of fuel/vehicle(s) _____</p> <p>Potential annual fuel or VMT savings _____</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-5 | <p>Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2 <i>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 1 and CALGREEN Tier 2. 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 1 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).</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-6 | <p>Vehicle Miles Traveled (VMT) reduction plan <i>Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.</i></p> <p>Tick box(es) for what your Transportation Demand Management Plan will/does include:</p> <p><input type="checkbox"/> employee incentives</p> <p><input type="checkbox"/> employee carpool or vanpool</p> <p><input type="checkbox"/> priority parking for efficient transportation (hybrid vehicles, carpools, etc.)</p> <p><input type="checkbox"/> bike riding incentives</p> <p><input type="checkbox"/> bus transportation for large marketing events</p> <p><input type="checkbox"/> Other: _____</p> <hr/> <p>Estimated annual VMT _____</p> <p>Potential annual VMT saved _____</p> <p>% Change _____</p> |

| Already Doing | Plan To Do | ID # | BMP Name |
|--------------------------|-------------------------------------|--------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-7 | Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1 <i>See description below under BMP-5</i> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-8 | Solar hot water heating <i>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.</i> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-9 | Energy conserving lighting <i>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 ¼ the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.</i> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-10 | Energy Star Roof/Living Roof/Cool Roof <i>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.</i> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-11 | Bicycle Incentives <i>Napa County Zone 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!</i> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-12 | Bicycle route improvements <i>(Refer to the Napa County Bicycle Plan (NCTPA, 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 only proposed improvements as part of the project on the site plan or describe below.</i> <hr/> <hr/> |

| Already Doing | Plan To Do | ID # | BMP Name |
|--------------------------|-------------------------------------|---------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-13 | Connection to recycled water <i>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.</i> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-14 | Install Water Efficient fixtures <i>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%.</i> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-15 | Low-impact development (LID) <i>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.</i> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-16 | Water efficient landscape <i>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).</i> <i>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.</i> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-17 | Recycle 75% of all waste <i>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 the goal in mind.</i> <hr/> <hr/> |

| Already Doing | Plan To Do | ID # | BMP Name |
|--------------------------|-------------------------------------|--------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-18 | <p>Compost 75% food and garden material <i>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</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-19 | <p>Implement a sustainable purchasing and shipping program <i>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.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-20 | <p>Planting of shade trees within 40 feet of the south side of the building elevation <i>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 the site or landscape plan to indicate where trees are proposed and which species you are using.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-21 | <p>Electrical Vehicle Charging Station(s) <i>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.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-22 | <p>Public Transit Accessibility <i>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.</i></p> <hr/> <hr/> |

| Already Doing | Plan To Do | ID # | BMP Name |
|---|-------------------------------------|---------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-23 | <p>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.</p> <p><i>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.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-24 | <p>Limit the amount of grading and tree removal</p> <p><i>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.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-25 | <p>Will this project be designed and built so that it could qualify for LEED?</p> <p>BMP-25(a) <input type="checkbox"/> LEED™ Silver (check box BMP-25 and this one)</p> <p>BMP-25(b) <input type="checkbox"/> LEED™ Gold (check box BMP-25 (a), and this box)</p> <p>BMP-25(c) <input type="checkbox"/> LEED™ Platinum (check all 4 boxes)</p> |
| Practices with Un-Measured GHG Reduction Potential | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-26 | <p>Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?</p> <p><i>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.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-27 | <p>Are you, or do you intend to become a Certified "Napa Green Land"?</p> <p><i>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.</i></p> |

| Already Doing | Plan To Do | ID # | BMP Name |
|--------------------------|-------------------------------------|--------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-28 | Use of recycled materials <i>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.</i> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-29 | Local food production <i>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.</i> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-30 | Education to staff and visitors on sustainable practices <i>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.</i> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-31 | Use 70-80% cover crop <i>Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-32 | Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site <i>By selecting this BMP, you agree not to burn the material pruned on site.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-33 | Are you participating in any of the above BMPs at a 'Parent' or outside location? <hr/> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-34 | Are you doing anything that deserves acknowledgement that isn't listed above? <hr/> <hr/> <hr/> |
| | | | Comments and Suggestions on this form? <hr/> <hr/> <hr/> |



RECEIVED

FEB 15 2018

Napa County Planning, Building
& Environmental Services

February 15, 2018

Ms. Charlene Gallina
Planning Supervisor
Dept. of Planning, Building & Environmental Services
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

RE: P16-00428 SCARLETT WINERY
1052 Ponti Road, St. Helena APN 030-280-010-000

Dear Charlene:

Please accept the enclosed materials as our response to your letter dated July 30, 2017. The winery design team has been working on some minor revisions to the project design and we are submitting the updated application and plans, along with a response to Mr. Mtunga's letter of "incompleteness" dated December 15, 2016.

Planning Division

1. The WAA report has been revised to include those items outlined in Appendix B of the *WAA Guidance Document (WAAGD)* when estimating non-residential water usage. This is contained in the enclosed revised reports from Bartelt Engineering.
2. The proposed landscape concept has been updated to include landscape treatment to adequately screen, year round the proposed water storage tank area and other outdoor work areas located behind the winery and facing neighbor properties and Silverado Trail. We have also included some enhancement of the landscape concept that will provide more effective landscape screening for the winery structure. The water assessment for the current plan is reflected in the water use report done by Bartelt Engineering.

The following represents a response to those items noted in Mr. Mtunga's "completeness" letter dated December 15, 2016.

1. Mr. Mtunga was incorrect that the County requires elevations of the project in color. We have always worked with black-and-white elevations. Those were submitted originally, but revised elevations reflecting some changes in the structures are part of this submittal.

2. The building materials are noted in the elevations. Again, the County has never required this information in color.
3. An archaeology report for the site was prepared by Origer & Associates and is submitted herewith. As you know, the archaeological/cultural resources report is not available to the public but is proprietary. We assume the standard mitigation measure will be included for purposes of the CEQA analysis and that tribal representatives may be interested in reviewing this report and doing a site visit.
4. The coverage page from the use permit application (which is page 12, not page 4 as Mr. Mtunga noted) is included with this submittal. It has been revised very slightly to reflect the minor change in building footprint and the civil engineering technical reports have been updated to reflect this change.
5. The correct number of employees is 6 full-time employees; 2 part-time employees; and 2 harvest/seasonal employees. This is consistent with the water and wastewater studies submitted in association with the project.
6. The traffic generation form from the use permit application is page 15 (not page 7 as indicated in Mr. Mtunga's letter). For sake of consistency, I have collaborated with Mark Crane of Crane Transportation Group, whose revised traffic report will include this. The revised traffic report, which also responds to comments from the County's initial review, is also included with this submittal.

Departmental Comments Responses

Please see the attached letter from the offices of Bartelt Engineering for specific responses to comments submitted by other departments. All comments are noted in revised exhibits submitted herewith.

Update on Request from George Montgomery, Neighbor to the Proposed Project

The applicant sent out a letter and reduced-scale site plan and elevations exhibits to neighbors on the 1,000-ft. noticing list. We have had meetings with several of the neighbors to date. Mr. George Montgomery has informed us of his opposition to the project in any form and as you probably know, has retained legal representation. To that end, we have respectfully requested that he should acquire all project materials from the public record. This is for the sake of accuracy and consistency.

Mr. Montgomery suggested that he prefers the entry to the proposed winery to come from Silverado Trail to the east, rather than from Ponti Road, a County maintained road with a very low traffic volume. We have spent several months now considering the implications of a Silverado Trail entry, as per his request. Regrettably, this does not work for a number

of reasons. First, there are drainage ditches, grade differentials, and utilities in place along Silverado Trail that make this a challenging point of entry. This alternative entry would also result in the removal of almost four acres of prime (existing) vineyard land, which is not consistent with the goals of the *Napa County General Plan*.

Even without the physical constraints and necessity of removing vineyard, a Silverado Trail entry would require flipping the winery so that the tasting and hospitality areas are facing the east instead of west. And this would site the production uses closer to the Montgomery residence. Since the tasting room will be smaller in-scale and screened better with decorative landscaping, we assume that the neighbor would prefer this to a covered crush pad area where there would be much outdoor activity during harvest and other times of the year. In short, this is not a feasible option for either the applicant or, we assume, the neighbor. As evidence of this, our design team prepared a series of photomontage images of the winery as it is currently sited, with vantage points from the closest public roads, Silverado Trail and Ponti Road. These are included in this submittal.

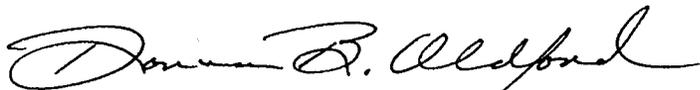
In the interest of aesthetics, we have refined the winery design to lower the height and to include design features for the façade of the building. We have also refined the proposed landscape plan to show more plantings for purposes of screening the structure. Those revisions are included in this submittal.

In summary, this is an all estate-grown winery on a 47.88-acre parcel zoned AP (Agricultural Preserve). Vineyards and wineries are considered by the *General Plan* as the “highest and best use” of the land. The long-time owners of this parcel also have family residing on-site. Their objective is to continue making wine with an on-site production capability that protects the quality of their product.

Summary

We look forward to the project progressing to a CEQA document and a hearing before the Napa County Planning Commission soon. Please contact me directly should you have any questions about the enclosed materials or the revisions to the project. Thank you.

Sincerely,



Donna B. Oldford
Planning Consultant, Plans4Wine

Enclosures: Revised plans and reports
Revised pages 12 and 15 from Use Permit Application
Archaeology Report prepared by Origer & Associates
Response letter from Bartelt Engineering

January 31, 2018
Job No. 15-02

Charlene Gallina, Supervising Planner
Napa County Planning, Building
& Environmental Services Department
1195 Third Street, Second Floor
Napa, CA 94558

Re: Scarlett Winery, 1052 Ponti Road, Napa County, CA, APN 030-280-010, P16-00428
Response to County's Second Review Comments

Dear Ms. Gallina:

We are in receipt of your Application Status Letter – Second Submittal dated July 30, 2017, a Memorandum from Napa County Engineering and Conservation Division dated July 18, 2017, a Memorandum from Napa County Department of Public Works dated July 17, 2017 and a Memorandum from Napa County Building Department dated July 19, 2017 regarding the above mentioned project located at 1052 Ponti Road in Napa County, California (APN 030-280-010) and offer the following responses to your comments:

PLANNING DIVISION

1. WAA - Pursuant to the WAA guidelines for estimating non-residential water usage for a winery, please breakdown further proposed domestic and landscaping water demand for the winery as follows: employees, tastings room visitation, marketing events, and landscaping.

As requested, the WAA report has been revised to include those items outlined in Appendix B of the WAA Guidance Document (WAAGD) when estimating non-residential water usage.

2. Proposed landscape plan should be revised to also include landscape treatment to adequately screen year round the proposed water storage tank area and other outdoor work areas located behind the winery facing neighboring properties and Silverado Trail.

See the response from the Landscape Architect.

ENGINEERING AND CONSERVATION DIVISION

New Comment as of 7-17-2017:

- **Permit Application, Various Winery Information Sheets, Project Description and Supporting**

- 1) Based on the information provided in the Project Guidance for Stormwater Compliance Checklist, this project increases the onsite impervious surface area by more than 50% of the previous impervious surface. Therefore, runoff from new, replaced, and previously existing impervious surfaces must be included to the extent feasible. Please include an updated complete Stormwater Control Plan (SCP) that addresses this. Please make sure to include the DMA exhibit with your SCP as no exhibit was included in this latest submittal.

Section E.12.c.(II) (a) of Order No. 2013-0001-DWQ states:

"Where a redevelopment project results in an increase of more than 50 percent of the impervious surface of a previously existing development, runoff from the entire project, consisting of all existing, new, and/or replaced impervious surfaces, must be included to the extent feasible."

Section C.3.b.ii.(3)(a) of the SFRWQCB's Order No. R2-2015-0049 provides better clarification on the relationship between existing and proposed projects and states:

"Where a redevelopment project results in an alteration of 50 percent or more of the impervious surface of a previously existing development that was not subject to Provision C.3, the entire project, consisting of all existing, new, and/or replaced impervious surfaces, must be included in the treatment system design (i.e., stormwater treatment systems must be designed and sized to treat stormwater runoff from the entire redevelopment project)."

I discussed your request with Bill Hereth, PE of the State Water Resources Control Board's Phase II Small Municipal MS4 Program and after review of the above Orders, he agreed that the spirit of the regulation is meant to address stormwater runoff from a project when the proposed redevelopment of impervious surface is 50 percent or more and occurs in relation to an existing development. The word "of" (underlined above in the quoted § of 2013-0001-DWQ) provides the nexus between a proposed redevelopment project and an existing development's impervious surface. This proposed project is not redeveloping any portion of the existing development (residential area) previously not subject to the provision; therefore, the existing residential area should not be included in this project's SCP. Mr. Hereth agrees with my assessment that the provisions set forth in the Order do not apply to the existing residential improvements since those improvements are not part of the proposed project.

- **Conceptual Site Plan and Grading Plan:**

- 2) Please provide additional details about the proposed gate. On the included elevation plan view of the gate please note the height, width, direction of swing, etc.
 - o Although the written response was included from the project engineer stating that it was addressed by the architect there was no response included from the architect and this was not addressed. Please address as requested.

A detail of the proposed gate is provided on Sheet UP-A1 that shows the height, width, and direction of swing.

- 3) Please provide the dimensions (including back out distances) of the parking stalls and drive aisles for all existing and proposed parking on-site. Please note that the proposed visitor parking stalls appear to not meet the required back out distance.
 - o Please provide the back out distances of both parking areas on the plans.

UP3 has been revised to include back out dimensions of both (public and employee) parking areas.

- 4) Please revise the inside turning radius of the driveway to meet the minimum 50 foot requirement as outlined in the Napa County Road and Street Standards.
 - o Thank you for providing the updated inside radius. For clarity on the graphics for your Use Permit, please include the dimension of the road width on the plans to illustrate that you have met the additional 4 foot of shoulder requirement for turns with an inside radius of 50 feet to 100 feet.

UP 3 has been revised to include dimensions of the 20 foot driveway width and associated additional 4 foot width where the inside radius is 50 feet to 100 feet.

DEPARTMENT OF PUBLIC WORKS

The traffic study should address employee impacts. The difference between harvest and summer peak is only 1 %, so employees could be added to harvest and this could accurately assess both summer and harvest. If the county's peak hour factor is not used, an appropriate alternative method for obtaining peak hour counts shall be submitted for approval as part of the study.

See response from Traffic Engineer.

On the site plan, Roadway sight triangles based on AASHTO standards need to be shown at each driveway, alley, and intersection. For this triangle, place one leg of the triangle in the center of the exit lane of the driveway or intersecting street 18' back of the edge of travelled way and the other leg's length should be per AASHTO guidelines for departure triangles and

located in the center of the approaching lane. Add the following note to the site plan: No items that are wider than 18 inches may be taller than 30" within this triangle except for street trees and traffic control devices and equipment.

UP1 has been revised to include Case B1 (left turn from stop) and Case B2 (right turn from stop) departure site triangles based on AASHTO standards as requested. The departure site triangles are based on an approach vehicle speed of 25 mph since there is no posted speed limit sign on Ponti Road.

NAPA COUNTY BUILDING DIVISION

The plans provided for the Use Permit application P16-00428 do not provide enough information in sufficient detail to determine code requirements. A complete plan check will be performed at the time of application and plan submittal to the building division for required permits. The following are provided to prepare the applicant for some standard submittal requirements for the plan review of the building permit process.

Comment is noted.

Any existing structures and/or buildings on the property that will be demolished require a separate demolition permit issued by The Napa County Building Division prior to demolition. The applicant will be required to provide a J number form Bay Area Air Quality Management District at the time of application for the permit.

No existing structures and/or buildings are proposed to be demolished.

The site and associated buildings are required to be accessible to persons with disabilities. This includes but not limited to, parking, accessible path of travel from parking to all buildings and areas on site that are available to employees and the public. Plans must also include all accessibility features for the interior work. An Accessible Upgrade Worksheet must be submitted with plans as a part of the permit process.

An Accessible Upgrade Worksheet will be provided by others as part of the Building Permit Application.

Occupant load will determine occupancy types, exiting requirements, and restroom facilities.

Comment is noted.

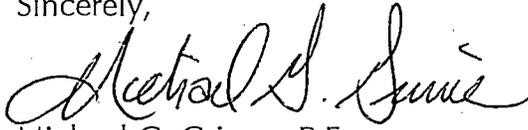
Any change in occupancy or use will require building to comply with the requirements of the California Building Code for a new occupancy or use.

Comment is noted.

January 31, 2018
Job No. 15-02

If you require any additional information or have any questions regarding the information provided, please feel free to contact me at your earliest convenience at (707) 258-1301.

Sincerely,



Michael G. Grimes, P.E.
Project Engineer

MGM:sd

enclosures

cc: Mattie Cooper, Scarlett Winery
Donna Oldford, Plans4Wine