

“E”

Use Permit Application Packet



Planning, Building, & Environmental Services
 1195 Third Street, Suite 210
 Napa, CA 94559
 Main: (707) 253-4417
 Fax: (707) 253-4336

PLANNING APPLICATION FORM

Applicant Information

A Tradition of Stewardship
 A Commitment to Service

Applicant's Name: Rombauer Vineyards, Inc.	Phone: 707.963.5170	E-Mail Address: lynns@rombauer.com
Applicant's Mailing Address: 3522 Silverado Trail	City: St. Helena	State/Zip Code: CA., 94574
Property Owner's Name: (if different from Applicant) Sheana and KR Rombauer, Co-Trustees	Phone: 707.963.5170	E-Mail Address: lynns@rombauer.com
Property Owner's Mailing Address: same as above	City:	State/Zip Code:
Agent's Name: (if different from Applicant) Lynn Sletto	Phone: 707.963.6629	E-Mail Address: lynns@rombauer.com
Agent's Mailing Address: same as above	City: same as above	State/Zip Code: same as above
Other Representative: (Engineer/Architect)	Phone:	E-Mail Address:
Representative's Mailing Address:	City:	State/Zip Code:

Property Information

Project Name and Address: Rombauer Vineyards 3522 Silverado Trail St. Helena, CA. 94574

Assessor's Parcel Number(s): 021-410-025/-21-410-024

Site of site (acreage and/or square footage): 31.85/5.15

General Plan Designation: _____ Zoning: AP

Application Type¹ (For Staff Use)

Administrative	Zoning Administrator	Planning Commission/ALUC/BOS	Misc. Services
<input type="checkbox"/> Admin Viewshed	<input type="checkbox"/> Certificate of Legal Non Conformity	<input type="checkbox"/> AG Preserve Contract	<input type="checkbox"/> Use Determination
<input type="checkbox"/> Erosion Control Plan: Track II	<input type="checkbox"/> Viewshed	<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Status Determination
<input type="checkbox"/> Erosion Control Plan: Track I	<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Airport Land Use Consistency Determination	
<input type="checkbox"/> Fence Entry Structure Permit	<input type="checkbox"/> Road Exception	<input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment	
<input type="checkbox"/> Land Division/Mergers	<input type="checkbox"/> Variance	<input type="checkbox"/> Use Permit	
<input type="checkbox"/> Site Plan Approval/Modif.		<input type="checkbox"/> Major Modification	
<input type="checkbox"/> Temporary Event: _____		<input type="checkbox"/> Variance	
<input type="checkbox"/> Very Minor Modification		<input type="checkbox"/> Zoning Map/Text Amendment	
<input type="checkbox"/> Addressing		<input type="checkbox"/> Road Exception	
<input type="checkbox"/> Signs		<input type="checkbox"/> Con. Reg. Exception	
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

¹: Include corresponding submittal requirements for each application type.

Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by Board of Supervisor Resolution No. 2018-102 including the establishment of an hourly fee application agreement and initial deposit (Section 80.250 Hourly Project Policies and Procedures). Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

Koerner Rombauer Revocable Trust dtd 7/6/95, as amended and Joan K. Rombauer Marital Trust B dtd 7/6/95


Property Owner's Signature and Date
Sheana Rombauer, Co-Trustee



Property Owner's Signature and Date
Koerner Rombauer III, Co-Trustee

Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.



Applicant's Signature and Date

Date Received: _____ Received by: _____ Receipt No. _____ File No. _____	Application Fees	
	Deposit Amount	\$
	Flat Fee Due	\$
	Total	\$
	Check No	

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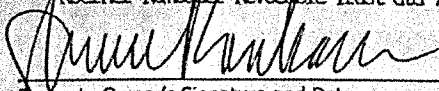
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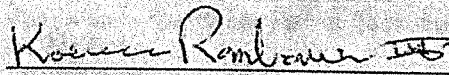
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Koerner Rambauer Revocable Trust dtd 7/6/95, as amended and Joan K. Rambauer Marital Trust B dtd 7/6/95



Property Owner's Signature and Date
Sheana Rambauer, Co-Trustee



Property Owner's Signature and Date
Koerner Rambauer III, Co-Trustee

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Applicant's Signature and Date

Date Received: _____ Received by: _____ Receipt No. _____ File No. _____	Application Fees	
	Deposit Amount	\$ _____
	Flat Fee Due	\$ _____
	Total	\$ _____
	Check No	_____

AMENDED AND RESTATED STATEMENT OF REQUEST

Rombauer Vineyards ("Winery") requests approval of a modification to its use permit modification #P10-00039-UP, as amended, to allow the following:

1. Increase the number of full-time employees from twenty-five (25) to fifty-five (55) and increase the number of part-time/seasonal employees from nine (9) to twenty-six (26)
2. Designate additional AB 2004 on-premise wine consumption and outdoor picnicking areas and arbor
3. Allow seasonal tastings in an existing unenclosed and uncovered patio area
4. Revise the marketing plan
5. Add a VIP tasting area in an existing conference room on the main level (level-2) of the administration building
6. Convert a 75 square foot portion of an existing production bathroom on the second level of the Winery to an office
7. Add a 260 square foot grounds storage structure
8. Establish a temporary break room within the area of the existing tasting room
9. Request removal of the standard condition of approval regarding outdoor amplified music
10. Correct a scrivener's error regarding the 75% rule condition of approval listed in #P10-00039-UP
11. Request approval to utilize a remnant temporary construction road as a service access road on a permanent basis
12. Clarify the number of parking spaces and add 4 additional spaces
13. Revise the overall site plan by improving the entrance to the property
14. Road Exception request

Note: these items are similarly keyed on the architectural exhibits included with this application.

1. Number of Employees

Under #P10-00039, Winery was authorized to increase the number of full-time personnel from eighteen (18) to twenty-five (25). In addition, Winery was authorized to increase the number of its part-time/seasonal employees from five (5) to nine (9). Since that use permit modification was approved over six (6) years ago, Winery constructed a new administration building which replaced two (2) small temporary trailers. This has allowed Winery to finally increase the number of its much-needed staff to support its operations and to do so in a central location. In addition, Winery now undertakes a red-wine fermentation process that is much more labor intensive requiring an increase in harvest interns, as well as the sharing of some of its fulltime staff from its 601 Airpark facility. The harvest interns are provided housing on a parcel that is adjacent to the Winery allowing them to easily walk to work on internal roads. Winery requests approval to increase its full-time staff to fifty-five (55) and its part time and seasonal staff to twenty-six (26).

2. AB 2004 and Arbor

Winery is currently in the process of undertaking a lot line adjustment with an adjacent parcel owned by the owners of the Winery parcel. One of the purposes of this lot line adjustment is to include an existing picnic area, accessible through a garden path from the Winery parcel, as an AB 2004 area. In addition, Winery seeks to comply with State accessibility requirements by specifically designating an “accessible AB 2004” area adjacent to the tasting room parking lot. Winery also requests approval to install an arbor to serve as an entryway focal point for the garden path.

3. Seasonal Tastings

Winery would like to add a mobile tasting bar near the primary cave entrance to conduct tastings as permitted by weather conditions. The size of the patio area is 567 square feet. Winery is not requesting an increase in the number of its private tours and tastings of a maximum of 400 persons per day.

4. Revised Marketing Plan

Winery is currently approved for the following marketing events:

<u>Event</u>	<u>Frequency</u>	<u>Visitation</u>
1. Private Tours and Tastings	Daily	maximum of 400
2. Wine Club Release Event	1 per year	maximum of 300
3. Food and Wine Pairings	10 per day	maximum of 8 per pairing
4. Wine Club Events	4 per year	maximum of 250
5. Barrel Tastings	1 per year	maximum of 40
6. Auction Related Events	1 per year	maximum of 40
7. Lunch or Dinner Events	4 per month	maximum of 40 per event

The Wine Club events occur between 4 pm and 7 pm.

In order to minimize impact on the wastewater system, the following restrictions are in place:

1. The Wine Club Release Event and Wine Club Events do not occur simultaneously, nor are they held the same day as, the Barrel Tastings, Auction Related Events, Lunch/Dinner Events, or tours and tastings.
2. If Wine Club Release Events or Wine Club Events are scheduled August through December, then portable toilets are required.
3. The food and wine pairing visitors are included in the current maximum 400 daily private tours and tastings visitors.

Winery proposes to revise its approved marketing plan in its entirety and replacing it with the following:

<u>Event</u>	<u>Frequency</u>	<u>Visitation</u>
1. Private Tours and Tastings	Daily	maximum of 400
2. Marketing Events	5 per year	maximum of 350
3. Food and Wine Pairings	10 per day	maximum of 8 per pairing
4. Barrel Tastings	1 per year	maximum of 40
5. Auction Related Events	1 per year	maximum of 40
6. Lunch or Dinner Events	4 per month	maximum of 60 per event

In order to minimize impact on the wastewater system, the following restrictions would be adhered to:

1. The Marketing Events do not occur simultaneously, nor are they held the same day as, the Barrel Tastings, Auction Related Events, Lunch/Dinner Events, or tours and tastings.
 2. Portable toilets are required for all Marketing Events.
 3. The food and wine pairing visitors are included in the current maximum 400 daily private tours and tastings visitors.
 4. Auction Related Events, Lunch or Dinner Events, and Barrel Tastings do not occur simultaneously, but individually can be held in conjunction with the tours and tastings and Food and Wine Pairings and such event participants shall be included in the current maximum 400 daily private tours and tastings visitors.
5. VIP Tasting Area

In 2016, Winery received approval in #P16-00209 VMM to conduct invitation only tastings for its guests and trade partners in the basement (level 3) of the recently constructed Administration building. To accommodate smaller invitation only guests and trade partners in a more intimate setting, Winery requests approval to also utilize its main level conference room (level 2) for such activities. The main level conference room is ±515 square feet.

6. Production Space Conversion

Showers are provided in the new administration offices and it has been numerous years since Winery personnel used the shower adjacent to the lab. As a result, and to allow the facilities manager to work near the production staff, Winery requests approval to convert 75 square feet of a 100 square foot bathroom to production office space. The 25 square foot production toilet will remain.

7. New Grounds Storage Space

The second purpose of the lot line adjustment detailed above is to include a 260 square foot storage structure that is currently located on the adjacent parcel onto the Winery parcel. This structure, which is located adjacent to the garden area will be used by the grounds staff for equipment storage.

8. Temporary Breakroom

Winery received approval in #P10-00038 to expand its tasting room to up to 2500 square feet. Although Winery has not yet undertaken this approved expansion, it does request approval to construct a 207 square foot temporary break room for its tasting room staff within this approved footprint until the full expansion has been constructed.

9. Outdoor Amplified Music

Winery requests approval to remove the last sentence in standard condition No. 13 that was added on #P10-00039-UP, even though this pre-WDO winery did not previously have this condition placed on any prior use permit or modification. Winery is located on a hillside and the outdoor areas where amplified music would be played are more than 600 feet from the Silverado Trail. Winery requests approval to use outdoor speakers located on the deck off the tasting room. In addition, Winery requests approval to use a band for music at its marketing events. The band locations are on the crush pad, the tasting room parking area, and the parking area located near a cave entrance.

10. 75% Rule Condition Error

In 1998, Winery received approval of #96010-MOD to, among other changes, increase annual wine production from 120,000 to 450,000 gallons. Condition number 5 of that modification provides that “[a]t least 75% of the grades used to make the winery’s additional 330,000 gal/yr. production (over the previously approved 120,000 gallons per year) shall be grown within the County of Napa.” In preparing for this application, Winery noticed that condition number 5 in #P10-00038 states that “[a]t least 75% of the grapes used to make the winery’s wine shall be grown within the County of Napa.” There is no distinction made for the pre-WDO production. Winery believes this was merely an oversight and requests that it be corrected in this request.

11. Conversion of a Construction Road

During construction of the administration building, it was necessary to construct a road from the driveway to an area behind the building for excavation and construction equipment. Winery has placed large boulders along the path of the construction road to delineate the edge and it intends to install landscaping to further delineate the edge of this road. Winery requests approval to authorize the use of this road for service vehicles and catering trucks to park on this road during events for offloading and onloading.

12. Parking Spaces and Increase Size of Overflow Parking Area

With this application, Winery clarifies the number of parking spaces as 79 and requests to expand the number of regular parking spaces to 83. The increase results from the request to slightly expand the size of the overflow parking area

13. Improving the Entrance to the Property

Winery requests approval to develop a deceleration and acceleration lane at the entrance to the property. The reason for this request is solely based on safety. Since the Silverado Trail curves near the driveway entrance, even providing requisite advance notice with a turn signal of a right turn into the Winery property results in southbound traffic following very closely behind staff, vendors, or visitors as they are turning into the Winery. Oftentimes impatient drivers will simply maintain maximum speed and veer to the left and pass the Winery driver using the existing left-turn lane pocket.

14. Road Exception Request

Please refer to the enclosed "Road Exception Letter" prepared by Bartelt Engineering.

Conclusion

Winery respectfully requests approval of this use permit modification and looks forward to working with County staff to process this application.

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.

Koerner Rombauer Revocable Trust dtd 7/6/95, as amended Rombauer Vineyards, Inc.
Joan K. Rombauer Marital Trust B dtd 7/6/95

Sheana Rombauer/Koerner Rombauer III

Robert Knebel

Print Name of Property Owner

Print Name Signature of Applicant (if different)

Koerner Rombauer III 3-22-19

Robert Knebel 3/23/2019

Signature of Property Owner

Date

Signature of Applicant

Date

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.

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Sheana Rombauer/Koerner Rombauer III

Robert Knebel

Name of Property Owner

Print Name Signature of Applicant (if different)

 3-21-19

Signature of Property Owner

Date

Signature of Applicant

Date

Hourly Fee Agreement

PROJECT File: _____; request for _____

_____. I,
Rombauer Vineyards, Inc., the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ 10,000 as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

Rombauer Vineyards, Inc.

Mailing Address of the Applicant responsible for paying processing fees:

3522 Silverado Trail

St. Helena, CA. 94574

Signature:*



Email Address:

bobk@rombauer.com

Date:

3/23/2019

Phone Number:

707.963.5170

*ATTENTION - The applicant will be held responsible for all charges.

**NAPA COUNTY CODE COMPLIANCE PROGRAM
RESOLUTION NO. 2018-164
ACKNOWLEDGEMENT DOCUMENTATION**

PLEASE SELECT ONE BOX:

Applicant represents that this project **WILL NOT BE** participating in the County's Voluntary Compliance Program established through Resolution No. 2018-164. This application represents a standard Major Modification of the project's existing Use Permit.



Applicant represents that this project **WILL BE** participating in the County's Voluntary Compliance Program.

The following information shall be submitted with this application in order to qualify under this program:

1. Visitation and/or Marketing Changes - Please provide visitation logs/records for all "Public" and "By Appointment Only" tours and tastings and/or all marketing events occurring at the winery within the past 12 months based upon your date of application submittal. Please include a complete listing of temporary events conducted at the winery under Napa County Code Chapter 5.36, Temporary Events.
2. Employee Changes – Please provide official employee records and/or signed employee affidavits confirming the number of all employees at the winery within the past 12 months, including vineyard workers, based upon your date of application submittal.
3. Production Changes – Please provide the following information from the past 12 months, based upon your date of application submittal:
 - One copy of the Federal *Report of Wine Premises Operations* TTB Form 5120.17 (sometimes referred to as the 702 form). Please provide only the forms for the winery located at the subject application address.
 - A copy of your current license from the California Department of Alcoholic Beverage Control.
 - One copy of the State of California of Food and Agriculture Grape Crush Workbook, showing all sources and amounts of grapes/juice and/or bulk use.
 - Information for all custom crush clients who utilize your winery for their production. Please write a very short narrative describing the name of each client and the amount of wine produced for each client.

Pursuant to Napa County Resolution No. 2018-164, I hereby certify that the current application submittal and submitted documentation with regards to the requested information above is to the best of my knowledge true and correct under penalty of perjury.

Rombauer Vineyards, Inc.

By: *Robert Koerner*

3/23/2019

Winery Owner's Signature Its: CEO and President

Date

Koerner Rombauer Revocable Trust dtd 7/6/95, as amended & Joan K. Rombauer Marital Trust B dtd 7/6/95

Property Owner's Signature

Sheana Rombauer, Co-Trustee

Koerner Rombauer III

3-22-19

Date

Koerner Rombauer III, Co-Trustee

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Applicant represents that this project WILL BE participating in the County's Voluntary Compliance Program.

The following information shall be submitted with this application in order to qualify under this program:

1. Visitation and/or Marketing Changes - Please provide visitation logs/records for all "Public" and "By Appointment Only" tours and tastings and/or all marketing events occurring at the winery within the past 12 months based upon your date of application submittal. Please include a complete listing of temporary events conducted at the winery under Napa County Code Chapter 5.36, Temporary Events.
2. Employee Changes - Please provide official employee records and/or signed employee affidavits confirming the number of all employees at the winery within the past 12 months, including vineyard workers, based upon your date of application submittal.
3. Production Changes - Please provide the following information from the past 12 months, based upon your date of application submittal:
 - One copy of the Federal Report of Wine Premises Operations TTB Form 5120.17 (sometimes referred to as the 702 form). Please provide only the forms for the winery located at the subject application address.
 - A copy of your current license from the California Department of Alcoholic Beverage Control.
 - One copy of the State of California of Food and Agriculture Grape Crush Workbook, showing all sources and amounts of grapes/juice and/or bulk use.
 - Information for all custom crush clients who utilize your winery for their production. Please write a very short narrative describing the name of each client and the amount of wine produced for each client.

Pursuant to Napa County Resolution No. 2018-164, I hereby certify that the current application submittal and submitted documentation with regards to the requested information above is to the best of my knowledge true and correct under penalty of perjury.

Rimbauer Vineyards, Inc.

By:

Winery Owner's Signature:  Date: 3-21-19
Koerner Rimbauer Revocable Trust dtd 7/6/95, as amended & Joan K. Rimbauer Marital Trust B dtd 7/6/95

Property Owner's Signature:  Date:
Steve Rimbauer, Co-Trustee Koerner Rimbauer, III, Co-Trustee

Marketing Events

March 2018 to March 2019

Date	Type of Marketing Event	Number of Attendees	Total Daily Visitor Count
April 19, 2018	Dinner	28	118
April 21, 2018	Wine Club Event	250	250
May 3, 2018	Lunch	15	115
May 17, 2018	Dinner	26	120
June 21, 2018	Dinner	21	118
July 27, 2018	Wine Club Event	180	180
July 28, 2018	Wine Club Release Event	350	350
August 23, 2018	Dinner	8	101
September 7, 2018	Lunch	30	205
October 13, 2018	Wine Club Event	262	262
November 2, 2018	Dinner	30	203
November 9, 2018	Dinner	25	197
November 10, 2018	Dinner	40	394



Visits By Day

Year	Month	Day	Weekday	Res Count	Tot Party Size
2019	March	19	Tuesday	14	33
2019	March	18	Monday	22	53
2019	March	17	Sunday	41	121
2019	March	16	Saturday	56	192
2019	March	15	Friday	33	98
2019	March	14	Thursday	18	47
2019	March	13	Wednesday	20	47
2019	March	12	Tuesday	16	42
2019	March	11	Monday	28	83
2019	March	10	Sunday	36	110
2019	March	9	Saturday	50	170
2019	March	8	Friday	35	95
2019	March	7	Thursday	16	49
2019	March	6	Wednesday	14	32
2019	March	5	Tuesday	19	60
2019	March	4	Monday	20	52
2019	March	3	Sunday	46	152
2019	March	2	Saturday	45	162
2019	March	1	Friday	24	73
2019	February	28	Thursday	15	31
2019	February	27	Wednesday	11	29
2019	February	26	Tuesday	12	30
2019	February	25	Monday	19	63
2019	February	24	Sunday	38	122
2019	February	23	Saturday	44	168
2019	February	22	Friday	29	85
2019	February	21	Thursday	21	71
2019	February	20	Wednesday	18	45
2019	February	19	Tuesday	24	54
2019	February	18	Monday	43	114
2019	February	17	Sunday	63	237
2019	February	16	Saturday	63	235
2019	February	15	Friday	49	153
2019	February	14	Thursday	26	63
2019	February	13	Wednesday	16	42
2019	February	12	Tuesday	11	33
2019	February	11	Monday	22	55
2019	February	10	Sunday	57	156
2019	February	9	Saturday	57	166
2019	February	8	Friday	29	84
2019	February	7	Thursday	18	43
2019	February	6	Wednesday	11	26
2019	February	5	Tuesday	20	63
2019	February	4	Monday	19	54
2019	February	3	Sunday	30	95
2019	February	2	Saturday	49	180
2019	February	1	Friday	27	75
2019	January	31	Thursday	18	48
2019	January	30	Wednesday	11	29
2019	January	29	Tuesday	12	34
2019	January	28	Monday	14	42

2019	January	27	Sunday	52	160
2019	January	26	Saturday	97	301
2019	January	25	Friday	32	87
2019	January	24	Thursday	17	48
2019	January	23	Wednesday	14	43
2019	January	22	Tuesday	17	39
2019	January	21	Monday	46	115
2019	January	20	Sunday	62	216
2019	January	19	Saturday	80	270
2019	January	18	Friday	29	81
2019	January	17	Thursday	15	49
2019	January	16	Wednesday	14	40
2019	January	15	Tuesday	8	23
2019	January	14	Monday	11	43
2019	January	13	Sunday	45	133
2019	January	12	Saturday	51	167
2019	January	11	Friday	20	59
2019	January	10	Thursday	20	53
2019	January	9	Wednesday	11	31
2019	January	8	Tuesday	13	33
2019	January	7	Monday	9	21
2019	January	6	Sunday	29	80
2019	January	5	Saturday	40	125
2019	January	4	Friday	36	104
2019	January	3	Thursday	34	90
2019	January	2	Wednesday	30	74
2018	December	31	Monday	35	105
2018	December	30	Sunday	58	190
2018	December	29	Saturday	93	286
2018	December	28	Friday	47	144
2018	December	27	Thursday	46	171
2018	December	26	Wednesday	34	159
2018	December	23	Sunday	41	153
2018	December	22	Saturday	58	201
2018	December	21	Friday	25	72
2018	December	20	Thursday	17	42
2018	December	19	Wednesday	19	61
2018	December	18	Tuesday	17	43
2018	December	17	Monday	18	61
2018	December	16	Sunday	33	110
2018	December	15	Saturday	57	189
2018	December	14	Friday	27	73
2018	December	13	Thursday	16	37
2018	December	12	Wednesday	15	40
2018	December	11	Tuesday	17	44
2018	December	10	Monday	15	49
2018	December	9	Sunday	52	146
2018	December	8	Saturday	59	183
2018	December	7	Friday	36	109
2018	December	6	Thursday	17	48
2018	December	5	Wednesday	12	38
2018	December	4	Tuesday	19	52
2018	December	3	Monday	20	71
2018	December	2	Sunday	49	130
2018	December	1	Saturday	79	249
2018	November	30	Friday	30	97
2018	November	29	Thursday	12	26
2018	November	28	Wednesday	14	36

2018	November	27	Tuesday	12	31
2018	November	26	Monday	12	33
2018	November	25	Sunday	42	126
2018	November	24	Saturday	80	274
2018	November	23	Friday	40	177
2018	November	21	Wednesday	25	77
2018	November	20	Tuesday	22	73
2018	November	19	Monday	28	77
2018	November	18	Sunday	52	156
2018	November	17	Saturday	82	272
2018	November	16	Friday	31	91
2018	November	15	Thursday	18	64
2018	November	14	Wednesday	23	60
2018	November	13	Tuesday	27	78
2018	November	12	Monday	33	97
2018	November	11	Sunday	61	199
2018	November	10	Saturday	98	354
2018	November	9	Friday	49	172
2018	November	8	Thursday	28	72
2018	November	7	Wednesday	22	59
2018	November	6	Tuesday	23	77
2018	November	5	Monday	30	90
2018	November	4	Sunday	75	244
2018	November	3	Saturday	102	327
2018	November	2	Friday	56	173
2018	November	1	Thursday	26	80
2018	October	31	Wednesday	14	40
2018	October	30	Tuesday	25	58
2018	October	29	Monday	34	115
2018	October	28	Sunday	56	161
2018	October	27	Saturday	101	309
2018	October	26	Friday	56	175
2018	October	25	Thursday	27	79
2018	October	24	Wednesday	24	69
2018	October	23	Tuesday	23	77
2018	October	22	Monday	29	87
2018	October	21	Sunday	74	230
2018	October	20	Saturday	96	322
2018	October	19	Friday	46	162
2018	October	18	Thursday	29	93
2018	October	17	Wednesday	23	72
2018	October	16	Tuesday	30	94
2018	October	15	Monday	29	85
2018	October	14	Sunday	44	143
2018	October	13	Saturday	2	262
2018	October	12	Friday	56	178
2018	October	11	Thursday	30	105
2018	October	10	Wednesday	25	98
2018	October	9	Tuesday	25	83
2018	October	8	Monday	33	108
2018	October	7	Sunday	67	236
2018	October	6	Saturday	100	393
2018	October	5	Friday	81	251
2018	October	4	Thursday	28	86
2018	October	3	Wednesday	30	82
2018	October	2	Tuesday	24	79
2018	October	1	Monday	31	87
2018	September	30	Sunday	72	222

Harvest Celebration
4-7 PM

2018	September	29	Saturday	76	265
2018	September	28	Friday	40	148
2018	September	27	Thursday	34	112
2018	September	26	Wednesday	38	111
2018	September	25	Tuesday	36	91
2018	September	24	Monday	30	99
2018	September	23	Sunday	48	157
2018	September	22	Saturday	84	284
2018	September	21	Friday	49	160
2018	September	20	Thursday	24	64
2018	September	19	Wednesday	25	81
2018	September	18	Tuesday	38	111
2018	September	17	Monday	44	114
2018	September	16	Sunday	79	216
2018	September	15	Saturday	96	307
2018	September	14	Friday	54	146
2018	September	13	Thursday	35	111
2018	September	12	Wednesday	31	95
2018	September	11	Tuesday	28	81
2018	September	10	Monday	28	110
2018	September	9	Sunday	57	168
2018	September	8	Saturday	86	280
2018	September	7	Friday	55	175
2018	September	6	Thursday	33	87
2018	September	5	Wednesday	38	99
2018	September	4	Tuesday	32	90
2018	September	3	Monday	57	150
2018	September	2	Sunday	80	263
2018	September	1	Saturday	94	302
2018	August	31	Friday	48	157
2018	August	30	Thursday	24	60
2018	August	29	Wednesday	31	81
2018	August	28	Tuesday	31	76
2018	August	27	Monday	35	96
2018	August	26	Sunday	55	183
2018	August	25	Saturday	78	287
2018	August	24	Friday	59	176
2018	August	23	Thursday	32	93
2018	August	22	Wednesday	40	108
2018	August	21	Tuesday	26	75
2018	August	20	Monday	29	85
2018	August	19	Sunday	49	153
2018	August	18	Saturday	80	269
2018	August	17	Friday	49	132
2018	August	16	Thursday	27	73
2018	August	15	Wednesday	33	84
2018	August	14	Tuesday	27	74
2018	August	13	Monday	36	101
2018	August	12	Sunday	55	166
2018	August	11	Saturday	83	258
2018	August	10	Friday	67	220
2018	August	9	Thursday	33	88
2018	August	8	Wednesday	31	82
2018	August	7	Tuesday	29	72
2018	August	6	Monday	34	97
2018	August	5	Sunday	57	160
2018	August	4	Saturday	78	268
2018	August	3	Friday	50	167

2018	August	2	Thursday	29	81
2018	August	1	Wednesday	29	70
2018	July	31	Tuesday	22	53
2018	July	30	Monday	39	110
2018	July	29	Sunday	66	217
2018	July	28	Saturday	1	350
2018	July	27	Friday	1	180
2018	July	26	Thursday	29	92
2018	July	25	Wednesday	28	77
2018	July	24	Tuesday	27	74
2018	July	23	Monday	28	100
2018	July	22	Sunday	66	201
2018	July	21	Saturday	84	257
2018	July	20	Friday	49	132
2018	July	19	Thursday	43	124
2018	July	18	Wednesday	29	89
2018	July	17	Tuesday	26	64
2018	July	16	Monday	35	111
2018	July	15	Sunday	56	177
2018	July	14	Saturday	92	295
2018	July	13	Friday	56	179
2018	July	12	Thursday	38	104
2018	July	11	Wednesday	23	61
2018	July	10	Tuesday	26	77
2018	July	9	Monday	27	64
2018	July	8	Sunday	62	182
2018	July	7	Saturday	78	278
2018	July	6	Friday	69	211
2018	July	5	Thursday	45	133
2018	July	3	Tuesday	33	87
2018	July	2	Monday	43	133
2018	July	1	Sunday	79	232
2018	June	30	Saturday	83	259
2018	June	29	Friday	52	137
2018	June	28	Thursday	36	96
2018	June	27	Wednesday	26	69
2018	June	26	Tuesday	27	73
2018	June	25	Monday	40	123
2018	June	23	Saturday	80	246
2018	June	22	Friday	69	206
2018	June	21	Thursday	38	97
2018	June	20	Wednesday	25	70
2018	June	19	Tuesday	30	81
2018	June	18	Monday	42	119
2018	June	17	Sunday	72	216
2018	June	16	Saturday	79	253
2018	June	15	Friday	49	128
2018	June	14	Thursday	35	109
2018	June	13	Wednesday	28	75
2018	June	12	Tuesday	31	84
2018	June	11	Monday	33	88
2018	June	10	Sunday	56	173
2018	June	9	Saturday	78	246
2018	June	8	Friday	50	154
2018	June	7	Thursday	32	90
2018	June	6	Wednesday	27	74
2018	June	4	Monday	30	87
2018	June	3	Sunday	51	146

JOW Celebration
JOW Dinner 4-7
← none

2018	June	2	Saturday	83	234
2018	June	1	Friday	51	139
2018	May	31	Thursday	32	84
2018	May	30	Wednesday	26	74
2018	May	29	Tuesday	27	65
2018	May	28	Monday	60	178
2018	May	27	Sunday	87	257
2018	May	26	Saturday	99	321
2018	May	25	Friday	60	174
2018	May	24	Thursday	32	74
2018	May	23	Wednesday	21	53
2018	May	22	Tuesday	27	69
2018	May	21	Monday	36	117
2018	May	20	Sunday	83	246
2018	May	19	Saturday	109	319
2018	May	18	Friday	72	217
2018	May	17	Thursday	32	94
2018	May	16	Wednesday	30	92
2018	May	15	Tuesday	26	72
2018	May	14	Monday	28	77
2018	May	13	Sunday	82	246
2018	May	12	Saturday	90	286
2018	May	11	Friday	46	134
2018	May	10	Thursday	33	86
2018	May	9	Wednesday	35	90
2018	May	8	Tuesday	23	71
2018	May	7	Monday	31	87
2018	May	6	Sunday	90	249
2018	May	5	Saturday	88	265
2018	May	4	Friday	43	126
2018	May	3	Thursday	32	100
2018	May	2	Wednesday	25	62
2018	May	1	Tuesday	24	60
2018	April	30	Monday	43	124
2018	April	29	Sunday	80	280
2018	April	28	Saturday	99	314
2018	April	27	Friday	70	229
2018	April	26	Thursday	34	101
2018	April	25	Wednesday	25	65
2018	April	24	Tuesday	29	78
2018	April	23	Monday	31	86
2018	April	22	Sunday	81	225
2018	April	21	Saturday	1	250
2018	April	20	Friday	82	240
2018	April	19	Thursday	33	90
2018	April	18	Wednesday	18	56
2018	April	17	Tuesday	25	56
2018	April	16	Monday	16	44
2018	April	15	Sunday	65	181
2018	April	14	Saturday	103	323
2018	April	13	Friday	45	136
2018	April	12	Thursday	38	100
2018	April	11	Wednesday	24	67
2018	April	10	Tuesday	28	80
2018	April	9	Monday	26	74
2018	April	8	Sunday	79	257
2018	April	7	Saturday	102	320
2018	April	6	Friday	45	127

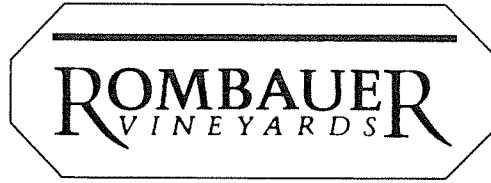
Spring Release 4-7

2018	April	5	Thursday	32	94
2018	April	4	Wednesday	34	88
2018	April	3	Tuesday	30	82
2018	April	2	Monday	38	110
				14160	44077

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EMPLOYEE CHANGES

As of March 25, 2019, the following is the employee count for those who work at the Rombauer Vineyards winery located at 3522 Silverado Trail North, St. Helena, CA:

Full time – 41 (2 additional staff are scheduled to report March 26, 2019; we also currently have 5 vacancies)

Part time year-round - 2

Part time Harvest – 8 (some of our winemaking staff from 601 Airpark shift to 3522 during a portion of harvest)

Seasonal – 12 (1 current intern plus 11 additional interns during harvest)

We use a Farm Labor Contractor for our vineyard work so do not have any vineyard workers on our payroll.

A handwritten signature in black ink, appearing to read "Lynn S. Sletto".

Lynn S. Sletto

Director, Human Resources

Rombauer Vineyards, Inc.

3522 Silverado Trail St. Helena, California 94574

Phone (707) 963-5170 Fax (707) 963-5752 www.rombauer.com

WINERY OPERATIONS

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...	<input checked="" type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?		
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Wine Sales/Consumption – AB 2004	<input checked="" type="checkbox"/> Existing		<input type="checkbox"/> Proposed	<input type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing permitted 450,000 gal/y Per permit : 9601000 Permit date: 1998
production capacity:

Current maximum actual production: 140,000 gal/y For what year? 2019

Average 3 year production: 130,000 gal/y

Proposed production capacity: no change

lower production due to lack of access to existing barrel space during construction of admin building until 2018.

* For this section, please see "Winery Production Process," at page 11.

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation: 400 existing 400 proposed

Maximum weekly tours/tastings visitation: 2800 existing 2800 proposed

Visitation hours (e.g. M-Sa, 10am-4pm): M-Su; 10 am to 6 pm existing same proposed

Production days and hours¹: M-Th; 7 am to 5:30 pm existing same proposed

¹ It is assumed that wineries will operate up to 24 hours per day during crush.

Existing Conditions Winery Traffic Information / Trip Generation

Determine Winery Daily Trips. Complete Sections A through H below to determine your winery project's estimated baseline daily and peak hour trips.

Section A. Maximum Daily Weekday Traffic (Friday, non-harvest season)

1. Total number of FT employees¹: 43 x 3.05 one-way trips per employee = 131 daily trips
2. Total number of PT employees¹: 3 x 1.90 one-way trips per employee = 5.7 daily trips
3. Maximum weekday visitors¹: 300/2.6 visitors per vehicle x 2 one-way trips = 231 daily trips
4. Gallons of production: 6500/1,000 x 0.009 daily truck trips² x 2 one-way trips = .12 daily trips
5. TOTAL = 368 daily trips

Section B. Maximum Daily Weekday Traffic (Friday, harvest season)

6. Total number of FT employees¹: 56 x 3.05 one-way trips per employee = 171 daily trips
7. Total number of PT employees¹: 4 x 1.90 one-way trips per employee = 7.6 daily trips
8. Maximum weekday visitors¹: 400/2.6 visitors per vehicle x 2 one-way trips = 308 daily trips
9. Gallons of production: 45000/1,000 x 0.009 daily truck trips x 2 one-way trips = 1 daily trips
10. Avg. annual tons of grape on-haul: 9 / 144 truck trips x 2 one-way trips = .13 daily trips
11. TOTAL = 487 daily trips

Section C. Maximum Daily Weekend Traffic (Saturday, non-harvest season)

12. Total number of FT Sat. employees¹: 12 x 3.05 one-way trips per employee = 37 daily trips
13. Total number of PT Sat. employees¹: 1 x 1.90 one-way trips per employee = 1.90 daily trips
14. Maximum Saturday visitors¹: 400/2.8 visitors per vehicle x 2 one-way trips = 285 daily trips
15. TOTAL = 324 daily trips

Section D. Maximum Daily Weekend Traffic (Saturday, harvest season)

16. Total number of FT Sat. employees¹: 25 x 3.05 one-way trips per employee = 76 daily trips
17. Total number of PT Sat. employees¹: 1 x 1.90 one-way trips per employee = 1.90 daily trips
18. Maximum Saturday visitors¹: 400/2.8 visitors per vehicle x 2 one-way trips = 285 daily trips
19. Gallons of production: 45000/1,000 x 0.009 daily truck trips x 2 one-way trips = 1 daily trips
20. Avg. annual tons of grape on-haul: 9 / 144 truck trips x 2 one-way trips = 2 daily trips
21. TOTAL = 366 daily trips

Existing Conditions Winery Traffic Information / Trip Generation

Section E. PM Peak Hour Trip Generation (Friday, non-harvest season)

(Sum of daily trips from Sec. A, lines 3 and 4) x 0.38 + (No. of FTE) + (No. of PTE / 2) = 67 PM peak trips

Section F. PM Peak Hour Trip Generation (Friday, harvest season)

(Sum of daily trips, Sec. B, lines 8, 9, 10) x 0.38 + (No. of FTE) + (No. of PTE / 2) = 89 PM peak trips

Section G. PM Peak Hour Trip Generation (Saturday, non-harvest season)

(Daily trips from Sec. C, line 14) x 0.57 + (No. of FTE) + (No. of PTE / 2) = 88 PM peak trips

¹ The number of weekday visitors shall include guests of the largest of any event that is proposed to occur two or more times in a month, on average. Full-time and part-time employees that staff such events shall also be included in the employee numbers.

² Assumes 1.47 materials and supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see Traffic Information Sheet Addendum for reference.)

Section H. PM Peak Hour Trip Generation (Saturday, harvest season)

(Sum of daily trips Sec. D, lines 18, 19, 20) x 0.57 + (No. of FTE) + (No. of PTE / 2) = 95 PM peak trips

Section I. Estimated Annual Trips

(Sec. A, line 5 x 206) + (Sec. B, line 11 x 55) + (Sec. C, line a5 x 82) + (Sec. D, line 21 x 22) = 137,213 Annual trips

Proposed Project Winery Traffic Information / Trip Generation

Determine Winery Daily Trips. Complete Sections J through M below to determine your winery project's estimated future daily and peak hour trips.

Section J. Maximum Daily Weekday Traffic (Friday, non-harvest season)

1. Total number of FT employees¹: 55 x 3.05 one-way trips per employee = 168 daily trips
2. Total number of PT employees¹: 3 x 1.90 one-way trips per employee = 5.7 daily trips
3. Maximum weekday visitors³: 300 / 2.6 visitors per vehicle x 2 one-way trips = 231 daily trips
4. Gallons of production: 6500 / 1,000 x 0.009 daily truck trips⁴ x 2 one-way trips = .12 daily trips
5. TOTAL = 387 daily trips

Section K. Maximum Daily Weekday Traffic (Friday, harvest season)

6. Total number of FT employees¹: 65 x 3.05 one-way trips per employee = 198 daily trips
7. Total number of PT employees¹: 5 x 1.90 one-way trips per employee = 9.5 daily trips
8. Maximum weekday visitors¹: 400 / 2.6 visitors per vehicle x 2 one-way trips = 307 daily trips
9. Gallons of production: 45000 / 1,000 x 0.009 daily truck trips x 2 one-way trips = 1 daily trips
10. Avg. annual tons of grape on-haul: 9 / 144 truck trips x 2 one-way trips = 2 daily trips
11. TOTAL = 518 daily trips

Section L. Maximum Daily Weekend Traffic (Saturday, non-harvest season)

12. Total number of FT Sat. employees¹: 15 x 3.05 one-way trips per employee = 46 daily trips
13. Total number of PT Sat. employees¹: 2 x 1.90 one-way trips per employee = 4 daily trips
14. Maximum Saturday visitors¹: 400 / 2.8 visitors per vehicle x 2 one-way trips = 285 daily trips
15. TOTAL = 335 daily trips

Section M. Maximum Daily Weekend Traffic (Saturday, harvest season)

16. Total number of FT Sat. employees¹: 25 x 3.05 one-way trips per employee = 76 daily trips
17. Total number of PT Sat. employees¹: 1 x 1.90 one-way trips per employee = 1.9 daily trips
18. Maximum Saturday visitors¹: 400 / 2.8 visitors per vehicle x 2 one-way trips = 285 daily trips
19. Gallons of production: 45000 / 1,000 x 0.009 daily truck trips x 2 one-way trips = 1 daily trips
20. Avg. annual tons of grape on-haul: 9 / 144 truck trips x 2 one-way trips = 2 daily trips
21. TOTAL = 366 daily trips

³ The number of weekday visitors shall include guests of the largest of any event that is proposed to occur two or more times in a month, on average. Full-time and part-time employees that staff such events shall also be included in the employee numbers.

⁴ Assumes 1.47 materials and supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see Traffic Information Sheet Addendum for reference.)

Proposed Project Winery Traffic Information / Trip Generation

Determine Winery Peak Hour Trips. If the number of daily trips on either Section J, line 5, or Section L, line 15, is greater than 20, or Public Works Director determines that other circumstances such as access safety or other potential network impacts warrant further analysis, then the potential transportation impacts of your project must be evaluated in a transportation impact study (TIS) prepared in accordance with Napa County Public Works TIS Guidelines. Follow the direction outlined in Transportation Impact Study Analysis, below. If the number of daily trips on either Section J, line 5, or Section L, line 15, is equal to or less than 20, complete Sections N through Q below to determine your project's estimated peak hour trips. In lieu of completing Sections N through Q, you may opt to prepare a project-specific transportation impact analysis if you anticipate the number of peak hour trips from your proposal is different from that estimated here.

Section N. PM Peak Hour Trip Generation (Friday, non-harvest season)

(Sum of daily trips from Sec. J, lines 3 and 4) x 0.38 + (No. of FTE) + (No. of PTE / 2) = 73 PM peak trips

Section O. PM Peak Hour Trip Generation (Friday, harvest season)

(Sum of daily trips from Sec. K, lines 8, 9, 10) x 0.38 + (No. of FTE) + (No. of PTE / 2) = 94 PM peak trips

Section P. PM Peak Hour Trip Generation (Saturday, non-harvest season)

(Daily trips from Sec. L, line 14) x 0.57 + (No. of FTE) + (No. of PTE / 2) = 90 PM peak trips

Section Q. PM Peak Hour Trip Generation (Saturday, harvest season)

(Sum of daily trips, Sec. M, lines 18, 19, 20) x 0.57 + (No. of FTE) + (No. of PTE / 2) = 95 PM peak trips

Section R. Estimated Annual Trips

(Sec. J, line 5 x 206) + (Sec. K, line 11 x 55) + (Sec. L, line 15 x 82) + (Sec. M, line 21 x 22) = 143,734 Annual trips

Transportation Impact Study Analysis. If the number of daily trips on either Section J, line 5, or Section L, line 15, is greater than 20, then the potential transportation impacts of your project must be evaluated in a traffic impact study (TIS) prepared in accordance with Napa County Public Works TIS Guidelines. Existing trip counts on the transportation network should be collected during the harvest season (August 16 – October 31). If collected outside of the harvest season, during the months of November through February, counts shall be adjusted upward by 15 percent to estimate harvest season network volumes. If collected during the weeks between March 1 and August 15, counts shall be adjusted upward by seven percent.

For peak hour analysis in the TIS, the County will allow any one of the following methodologies:

- a) Use the peak hour factors in Sections F through I, above, to estimate the peak hour trips generated by the project. To determine the potential peak hour impacts of the project, apply the harvest season estimated peak hour project trips (Sections G and I for the existing condition, and Sections O and Q for the proposed project) to roadway volumes during the hour between 3:00 p.m. and 4:00 p.m. on Fridays and Saturdays; or***
- b) Use peak hour trip counts as projected using the Institute for Transportation Engineers' (ITE) peak hour factors for winery land uses from the most current version of ITE Trip Generation. To determine the potential peak hour impacts of the project, apply the estimated peak hour project trips from ITE to roadway volumes during the hour between 4:00 p.m. and 5:00 p.m. on a Friday and 1:45 p.m. and 2:45 p.m. on a Saturday; or***
- c) Conduct a site-specific analysis informed by actual trip counts at the driveway of the project (for winery use permit modifications) or at the driveway of a project with comparable operating characteristics to that proposed (for new winery use permits). To determine the potential peak hour impacts of the project, apply the site-specific peak hour of generator to the peak hour of the network on a Friday and the peak hour of the roadway on a Saturday, based on the assembled trip count data.***

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.

N/A as to this application

Owner's Signature

Date

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Winery Coverage and Accessory/Production Ratio

PLEASE REFER TO ENCLOSURE

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing _____ sq. ft. _____ acres
 Proposed _____ sq. ft. _____ acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

_____ sq. ft. _____ acres _____ % of parcel

Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing _____ sq. ft. Proposed _____ sq. ft.

Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing _____ sq. ft. _____ % of production facility
 Proposed _____ sq. ft. _____ % of production facility

Caves and Crush pads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- None – no visitors/tours/events (Class I) Guided Tours Only (Class II) Public Access (Class III)
 Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area (total) Existing: 26,340 sq. ft. Proposed: Same sq. ft.
 Cave area (Production) Existing: 26,340 sq. ft. Proposed: Same sq. ft.
 Cave area (Accessory) Existing: entrances and walkways* sq. ft. Proposed: Same sq. ft.
 Covered crush pad area Existing: 10,077 sq. ft. Proposed: Same sq. ft.
 Uncovered crush pad area Existing: 0 sq. ft. Proposed: Same sq. ft.
 Cave Spoils total: Proposed: 0 cy.

Cave Spoils Use: Onsite Offsite.

* Also includes the area in the caves previously approved for private tasting and dining under P10-00039-UF.

Use Permit Information Sheet

Use

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

Please refer to attached Statement of Request.

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

District N/A Regional N/A

State CA ABC Federal TIB

Improvements

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

Please refer to the enclosed plans and Statement of Request.

Improvements, cont.

Total on-site parking spaces: 74 existing 74 proposed

Loading areas: 2 existing 2 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): Please refer to enclosures acres

Employment and Hours of Operation

Days of operation: Monday-Sunday existing Monday-Sunday proposed

Hours of operation: 8 am to 6 pm existing 7 am to 10 pm proposed
Retail hours 10 am to 6 pm existing Retail hours 10 am to 6 pm proposed

Anticipated number of employee shifts: 1 existing 2 proposed

Anticipated shift hours: 8 am to 6 pm existing 7 am to 5 pm proposed
11 am to 10 pm proposed

Maximum Number of on-site employees:

- 10 or fewer
 11-24
 25 or greater (specify number) 81

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.):	2 wells	2 wells/fire tank
Name of proposed water supplier (if water company, city, district):	N/A	N/A
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	3,000 gallons per day (gal/d)	
Current water source:	well	well/tank
Anticipated future water demand:	11,365 gal/d	_____ gal/d
Water availability (in gallons/minute):	275 gal/m	275 gal/m
Capacity of water storage system:	135,000 gal	75,000 gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	tank	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage	winery septic
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	Septic	Septic
Name of disposal agency (if sewage district, city, community system):	N/A	N/A
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	Please refer to enclosed wastewater report gal/d	_____ gal/d
Anticipated future waste flows (peak flow):	Please refer to enclosed wastewater report gal/d	_____ gal/d
Future waste disposal design capacity:	Please refer to enclosed wastewater report gal/d	_____ gal/d

Solid Waste and Recycling Storage and Disposal

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

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

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

I FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) <u>Rothbauer Vineyards, Inc.</u>			
BUSINESS SITE ADDRESS <u>3522 Silverado Trail</u>			
BUSINESS SITE CITY <u>St. Helena</u>	STATE <u>CA</u>	ZIP CODE <u>94574</u>	
CONTACT NAME <u>Jim Davis</u>	PHONE <u>707 963 5170</u>		

II ACTIVITIES DECLARATION

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

Does your facility...	If Yes, please complete these pages of the UPCF....
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 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4 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 checked="" type="checkbox"/> NO 4a Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 5 UST FACILITY (Formerly SWRCB 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 checked="" type="checkbox"/> NO 6 NO FORM REQUIRED TO CUPA.
E. HAZARDOUS WASTE Generate hazardous waste?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 9 EPA ID NUMBER - provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 10 RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 11 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 checked="" type="checkbox"/> NO 12 CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 13 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 checked="" type="checkbox"/> NO 14 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 checked="" type="checkbox"/> NO 14a Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14b See CUPA for required forms.

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

Please submit the Business Activities page, the Business Owner/Operator Identification page, and Hazardous Materials Inventory - Chemical Description pages for all submissions. (Note: the numbering of the instructions follows the data element numbers that are on the Unified Program Consolidated Form (UPCF) pages. These data element numbers are used for electronic submission and are the same as the numbering used in Division 3, Electronic Submittal of Information). Please number all pages of your submittal. This helps your CUPA or AA identify whether the submittal is complete and if any pages are separated.

1. FACILITY ID NUMBER - Leave this blank. This number is assigned by the Certified Unified Program Agency (CUPA) or Administering Agency (AA). This is the unique number which identifies your facility.
2. EPA ID NUMBER - If you generate, recycle, or treat hazardous waste, enter your facility's 12-character U.S. Environmental Protection Agency (U.S. EPA) or California Identification number. For facilities in California, the number usually starts with the letters "CA". If you do not have a number, contact the Department of Toxic Substances Control (DTSC) Telephone Information Center at (916) 324-1781, (800) - 61-TOXIC or (800) 61-86942, to obtain one.
3. BUSINESS NAME - Enter the full legal name of the business. This is the same as the terms "Facility Name" or "Business Name" that might have been used in the past.
103. BUSINESS SITE ADDRESS - Enter the street address where the facility is located. No post office box numbers are allowed. This information must provide a means to geographically locate the facility.
104. BUSINESS SITE CITY - Enter the city or unincorporated area in which business site is located.
105. ZIP CODE - Enter the zip code of business site. The extra 4 digit zip may also be added.
106. CONTACT- Enter a contact person's name.
107. PHONE- Enter a contact phone number

4. HAZARDOUS MATERIALS -

Check the box to indicate whether you have a hazardous material onsite. You have a hazardous material onsite if:

- It is handled in quantities equal to or greater than 500 pounds, 55 gallons, or 200 cubic feet of compressed gas (calculated at standard temperature and pressure),
- It is handled in quantities equal to or greater than the applicable federal threshold planning quantity for an extremely hazardous substance listed in 40 CFR Part 355, Appendix A,
- Radioactive materials are handled in quantities for which an emergency plan is required to be adopted pursuant to Part 30, Part 40, or Part 70 of Chapter 10 of 10 CFR, or pursuant to any regulations adopted by the state in accordance with these regulations.

If you have a hazardous material onsite, then you must complete the Business Owner/Operator Identification page and the Hazardous Materials Inventory - Chemical Description page, as well as an Emergency Response Plan and Training Plan.

UPCF NUMBER 11-0310 is the element you enter only if you have a regulated substance stored onsite.

- 4a. REGULATED SUBSTANCES - Refer to 19 CCR 2770.5 for regulated substances. Check the box to indicate whether your facility has CalARP regulated substances stored onsite.
5. OWN OR OPERATE UNDERGROUND STORAGE TANK (UST) - Check the appropriate box to indicate whether you own or operate USTs containing hazardous substances as defined in Health and Safety Code (HSC) 25111 - 25115. If YES, then you must complete one UST Facility page and UST Tank pages for each tank. You must also submit a plot plan and a monitoring program plan.
6. OWN OR OPERATE ABOVEGROUND PETROLEUM STORAGE TANK OR CONTAINER - Check the appropriate box to indicate whether there are ASTs onsite which exceed the regulatory thresholds. (There is no UPCF page for ASTs.) This program applies to all facilities storing petroleum in aboveground tanks. Petroleum means crude oil, or any fraction thereof, which is liquid at 60 degrees Fahrenheit temperature and 14.7 pounds per square inch absolute pressure (HSC 25170.2 (g)). The facility must have a cumulative storage capacity greater than 1,320 gallons for all ASTs. NOT SUBJECT to the Act (exemptions):
An aboveground petroleum storage tank (AST) facility with one or more of the following (HSC H&S 25170.2 (c)) is exempt from this act and its implementation:
 - A pressure vessel or boiler which is subject to Division 5 of the Labor Code,
 - A storage tank containing hazardous waste if a hazardous waste facility permit has been issued for the storage tank by DTSC,
 - An aboveground oil production tank which is regulated by the Division of Oil and Gas,
 - Certain oil-filled electrical equipment including but not limited to transformers, circuit breakers, or capacitors.
9. HAZARDOUS WASTE GENERATOR - Check the appropriate box to indicate whether your facility generates hazardous waste. A generator is the person or business whose acts or processes produce a hazardous waste or who causes a hazardous substance or waste to become subject to State hazardous waste law. If your facility generates hazardous waste, you must obtain and use an EPA identification number (ID) in order to properly transport and dispose of it. Report your EPA ID number in #2. Hazardous waste means a waste that meets any of the criteria for the identification of a hazardous waste adopted by DTSC pursuant to HSC 25141. "Hazardous waste" includes, but is not limited to, federally regulated hazardous waste. Federal hazardous waste law is known as the Resource Conservation and Recovery Act (RCRA). Unless explicitly stated otherwise, the term "hazardous waste" also includes extremely hazardous waste and acutely hazardous waste.
10. RECYCLE - Check the appropriate box to indicate whether you recycle more than 100 kilograms per month of recyclable material under a claim that the material is excluded or exempt per HSC 25142. Check "YES" and complete the Recyclable Material Report pages. You can't recycle plastic or recycled excluded recyclable materials which were generated onsite. Check "NO" if you only send recyclable materials to a private recycler. You do not need to report.
11. ONSITE HAZARDOUS WASTE TREATMENT - Check the appropriate box to indicate whether your facility engages in onsite treatment of hazardous waste. "Treatment" means any method, technique, or process which is designed to change the physical, chemical, or biological character or composition of any hazardous waste or any material contained therein, or removes or reduces its harmful properties or characteristics for any purpose. "Treatment" does not include the removal of residues from manufacturing process equipment for the purposes of cleaning that equipment. Amendments (effective 1/1/99) add exemptions from the definition of treatment for certain processes under certain limited conditions. Refer to HSC 25142.5 (b) for these specific exemptions. Treatment means any standard wastewater treatment or air pollution control. Refer to HSC 25142.5 (c) for specific information. Please contact your CUPA to determine if any exemptions apply to your facility. If your facility engages in onsite treatment of hazardous waste then complete the Onsite Hazardous Waste Treatment Notification - Facility page and one set of Onsite Hazardous Waste Treatment Notification - Unit pages with waste and treatment process information for each unit.
12. FINANCIAL ASSURANCE - Check the appropriate box to indicate whether your facility is subject to financial assurance requirements for closure of an onsite treatment unit. Unless they are exempt, Permit by Rule (PBR) and Conditionally Authorized (CA) operations are required to provide financial assurance to ensure compliance with the provisions of HSC 25142.5 (b) and (c). If your facility requires financial assurance requirements or claiming an exemption, then complete the Certification of Financial Assurance page.
13. REMOTE WASTE CONSOLIDATION SITE - Check the appropriate box to indicate whether your facility consolidates hazardous waste generated at a remote site. Facility ID #11-0311 you are a hazardous waste generator that collects hazardous waste initially at remote sites and subsequently transports the hazardous waste to a consolidation site you also operate. You must be eligible pursuant to the conditions in HSC 25110.70. If your facility consolidates hazardous waste generated at a remote site, then complete the Remote Waste Consolidation Site Annual Notification page.
14. HAZARDOUS WASTE TANK CLOSURE - Check the appropriate box to indicate whether the tank being closed would be classified as hazardous waste after its contents are removed. Classification could be based on:
 - Your knowledge of the tank and its contents
 - The mixture rule
 - Testing of the tank
 - The listed wastes in 40 CFR 261.31 or 40 CFR 261.32.
 - Inability to remove hazardous materials stored in the tank.
 If the tank being closed would be classified as hazardous waste after its contents are removed, then you must complete the Hazardous Waste Tank Closure Certification page.
- 14a. RCRA LQG - Check the appropriate box to indicate whether your facility is a Large Quantity Generator. If YES, you must have or obtain a US EPA ID Number.
- 14b. HOUSEHOLD HAZARDOUS WASTE COLLECTION - Check the appropriate box to indicate whether your facility is a HHW Collection site.
15. LOCAL REQUIREMENTS - Some CUPAs or AAs may require additional information. Check with your CUPA before submitting the UPCF to determine if any supplemental information is required.



A Tradition of Stewardship
A Commitment to Service

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

Project name & APN: Rombauer Vineyards; 021-410-025
Project number if known: _____
Contact person: Lynn Sletto
Contact email & phone number: lynn@srombauer.com; 707.963.5170
Today's date: February 8, 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i>

Already Plan
Doing To Do

BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)

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

BMP-4 Alternative fuel and electrical vehicles in fleet

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

Number of total vehicles _____

Typical annual fuel consumption or VMT _____

Number of alternative fuel vehicles _____

Type of fuel/vehicle(s) _____

Potential annual fuel or VMT savings _____

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

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

BMP-6 Vehicle Miles Traveled (VMT) reduction plan

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

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

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

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Plan
Doing To Do

- BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**
See description below under BMP-5.
-
-

- BMP-8 Solar hot water heating**
Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.
-
-

- BMP-9 Energy conserving lighting**
Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.
-
-

- BMP-10 Energy Star Roof/Living Roof/Cool Roof**
Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.
-
-

- BMP-11 Bicycle Incentives**
*Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!
Offer financial incentives for biking to work; two on-site showers.*
-
-

- BMP-12 Bicycle route improvements**
Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.
-
-

Already Plan
Doing To Do

BMP-13 Connection to recycled water

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

BMP-14 Install Water Efficient fixtures

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

BMP-15 Low-impact development (LID)

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

BMP-16 Water efficient landscape

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

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

BMP-17 Recycle 75% of all waste

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

Already Plan
Doing To Do

BMP-18 Compost 75% food and garden material

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

BMP-19 Implement a sustainable purchasing and shipping programs

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

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

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

BMP-21 Electrical Vehicle Charging Station(s)

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

BMP-22 Public Transit Accessibility

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

Already Plan
Doing To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

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

BMP-25 (a) **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.

BMP-31 Use 70-80% cover crop

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site

By selecting this BMP, you agree not to burn the material pruned on site.

BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?

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

Comments and Suggestions on this form?

Sources:

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



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David Morrison
Director

**PROJECT GUIDANCE FOR
STORMWATER QUALITY COMPLIANCE**

PROJECT INFORMATION

Project Name	Rombauer Vineyards Winery Use Permit Modification	Project Number	
Project Address	3522 Silverado Trail, St. Helena, CA	Assessor's Parcel Number	021-410-025
Existing Development Permits Under Review or Issued	#P10-00039-UP		

EROSION & SEDIMENT CONTROL PLAN (ESCP) APPLICABILITY

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

- Does the project require a Grading Permit?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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- Does the project proposed soil disturbance greater or equal to 10,000 square feet?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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 Proposed Disturbed Soil Area: sq.ft. acres
- Does the project propose soil disturbance on slopes greater or equal to 5%?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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 Maximum Percent Slope:
- Does the project propose installation of new and/or reconstructed storm drains which discharge to a municipal storm system or receiving water body?

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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For County Use Only:

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

Construction General Permit WDID# (if applicable):



POST-CONSTRUCTION STORMWATER CONTROL PLAN (SCP) APPLICABILITY

Under Provision E.12 of a statewide Phase II municipal stormwater NPDES permit reissued by the California State Water Resource Control Board in 2013, requires Napa County to regulate development projects to control pollutants in runoff from newly created or replaced impervious surface. Prior to submittal of a use, building, or grading permit, applicants must determine the Project Type, Project Requirements and submittal requirements. Refer to Napa County's BASMAA Post- Construction Manual Table 1-1, Requirements at a Glance, for a summary of project type requirements.

TYPE OF PROJECT:

Single Family Dwelling*

Larger Plan of Development**

Commercial / Industrial / Non-Residential

Roads / Linear-Utility Project (LUP)

Total New or Replaced Impervious Surface Area (sq.ft.):

±11,220sf

Total Pre-Project Impervious Surface Area (sq.ft.): Total

±170,665sf

Post-Project Impervious Surface Area (sq.ft.):

±180,885sf

See sheet T-3 for additional coverage information

*Single-Family home or dwelling unit means a dwelling unit containing not more than one kitchen, designed to be occupied by not more than one family, and includes a manufactured home as defined in Section 18.08.360 which is installed on a permanent foundation and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 and following).

**Larger Plan of Development means a development consisting of more than a single family home or dwelling unit and two accessory structures (e.g. detached garage, guest cottage, pool house, etc.).

For County Use Only:

	Single-Family Dwelling	Small Project	Regulated Project	Roads & LUPs	N/A
Project Category	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operation & Maintenance Agreement Required:

Yes

No

I hereby certify that the information presented herein by myself or my representative is accurate and complete. Incorrect information on proposed activities or uses may delay your application(s) or permit(s).

Name of Owner / Agent:

Robert Knebel

Title:

President & CEO

Signature of Owner / Agent

Robert Knebel

Date:

3/23/2019