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Water Availability Analysis

**WATER AVAILABILITY ANALYSIS FOR
THE ROMBAUER VINEYARDS WINERY
3522 SILVERADO TRAIL, NAPA COUNTY, CA
APN 021-410-025**

As required by Napa County Planning, Building & Environmental Services (PBES), this study outlines the availability of groundwater for an existing winery located at 3522 Silverado Trail, St. Helena, CA 94574.

PROJECT DESCRIPTION

It is our understanding that Rombauer Vineyards Winery is proposing to increase the number of full-time employees from 25 to 55 and to increase the number of part-time and seasonal employees from 9 to 26, while maintaining the existing wine production capacity at 450,000 gallons and the number of daily visitors at 400 as stated in the existing approved Use Permit (# P10-00039).

It is also our understanding that Rombauer Vineyards Winery would like to make the following changes to the approved marketing plan:

- Remove four (4) Wine Club Events per year with a maximum of 250 guests at each event
- Add five (5) Marketing Events per year with a maximum of 350 guests at each event
- Increase the number of Lunch/Dinner Event guests from forty (40) to sixty (60) guests per event.

All food served out of the tasting room's "plating area" for special marketing events will be catered by an offsite company that will provide clean plates, utensils, etc. for dining and remove all soiled dishes, utensils, etc. for offsite cleaning. The small plates and wine glasses used by the guests during daily food and wine pairings will be washed after each event using the tasting room glass dishwasher.

Table 1 summarizes the approved and proposed employee staffing plan:

TABLE 1: EMPLOYEE STAFFING PLAN SUMMARY				
Description	Approved		Proposed	
	Frequency	Number of Employees	Frequency	Number of Employees
Full-time Employees	Year-round	25	Year-round	55
Part-time Employees	Year-round	0	Year-round	6
Seasonal Employees	Daily during Harvest	9	Daily during Harvest	20

Table 2 summarizes the approved and proposed marketing plan:

TABLE 2: MARKETING PLAN SUMMARY				
Description	Approved		Proposed	
	Frequency	Number of Guests	Frequency	Number of Guests
Private Tours & Tastings	daily	400 per day	daily	400 per day
Food (cheese) & Wine Pairings ¹	10 per day	8 per pairing	10 per day	8 per pairing
Marketing Events ²	1 per year	300 max	5 per year	350 max
Wine Club Events	4 per year	250 max	Removed	Removed
Wine Auction Event ^{1,3}	1 per year	40 max	1 per year	40 max
Barrel Tasting Event ^{1,3}	1 per year	40 max	1 per year	40 max
Lunch or Dinner Events ^{1,3}	4 per month	40 max per event	4 per month	60 max per event

EXHIBITS

The associated USGS “Topographic Site Location Information” included in the Use Permit Modification application package shows the project site and approximate property line locations. Information regarding the location of the existing wells and structures are shown on the attached “Well Location Exhibit”. All exhibits and drawings mentioned above were prepared by Bartelt Engineering.

¹ Number of Guests per event are included in the maximum daily visitor count of 400.

² Event cannot be held the same day of tours & tasting, barrel tastings, lunch/dinner events, wine club events, or auction related events; portable toilets are required for all events.

³ Events cannot be held on the same day with any other event, but can be held in conjunction with tours & tastings such that the combination is not to exceed a maximum daily visitor count of 400.

WATER USE CRITERIA

TABLE 3: GROUNDWATER OVERVIEW	
Parcel Zoning	Agricultural Preserve (AP)
Project Parcel Location ⁴	Napa Valley Floor
Parcel Size	31.85 ± acres (APN 021-410-025) 5.15 ± acres (APN 021-410-024)
Water Use Criteria	1.0 acre-feet per acre per year
Well and Spring Interference	No
Groundwater/Surface Water Interaction	No
Screening Tier	Tier 1

As summarized in Table 3 Groundwater Overview, the subject parcel is located in the Agricultural Preserve (AP) Zoning District. Per the PBES Water Availability Analysis (WAA)-Guidance Document dated May 12, 2015 the water use criteria for a parcel located in the Napa Valley Floor and/or All Other Areas that are not designated as a groundwater deficient area without any well or spring interference must follow Tier 1 requirements.

SOURCE WATER INFORMATION

There are currently three (3) groundwater wells maintained on the Rombauer Vineyards, Inc. property. A description of each water source is summarized below:

- Water Well “Upper” (Public Water System ID# 28-01033-001) is the primary well for domestic water use. Well #-001 is located on APN 021-410-024 approximately 45 feet northeast of the residence.
- Water Well “Lower” (Public Water System ID# 28-01033-002) is the secondary well for domestic water use. Well #-002 is located on APN 021-410-025 approximately 430 feet northeast of the winery facility and sits adjacent to the main access driveway that serves the winery facility.
- Well no. 3 (Public Water System ID# 28-01033-003) is currently exclusively used for irrigation. Well #-003 is located on APN 021-410-022 approximately 700 feet northwest of the winery facility.

Refer to the Technical, Managerial and Financial (TMF) Capacity worksheet for additional information on the existing water system and proposed modifications included with this Use Permit Modification Application.

⁴ As displayed on the Napa County Watershed Information & Conservation Council (WICC) website, November 2014 Updates, Interactive Map.

Well Description

Well #-001 is approximately 250 feet deep with a static water level of 210± feet. The well has a 6 inch steel casing. The 2 horse power Goulds submersible pump is set at 231± feet.

Well #-002 has an unconfirmed depth with a static water level of 20± feet. The well has an 8 inch steel casing. The 3 horse power and 5 horse power submersible pumps are set at 85± feet.

According to the Well Completion Report, Well #-003 is 980 feet deep with a static water level of 206 feet. The well casing is 8 inch diameter SDR-17 polyvinyl chloride (PVC) with 0.032 inch slots from a depth of 300 feet to 320 feet and 480 feet to 500 feet. The well was constructed with a 69 foot deep concrete annular seal.

Well Yield Information

Well #-001 is rated at 18± gallons per minute and discharges to the treatment equipment and into a 135,447 gallon storage tank located adjacent to well no. 3.

Well #-002 is rated at 90± gallons per minute and discharges to the treatment equipment and into the 135,447 gallon storage tank located adjacent to well no. 3.

Well #-003 is currently exclusively used for irrigation.

Water System Classification

The water system at Rombauer Vineyards Winery is permitted as a state regulated Public Water System (PWS)⁵ that is classified as “non-community” because it does not serve 25 or more yearlong residents⁶ with less than 15 service connections⁷. Furthermore, the water system is also classified as “non-transient” because it serves 25 or more of the same people at least six (6) months of the year. The water system classification of a non-transient non-community (NTNC) public water system will not change as part of this Use Permit Modification Application.

Neighboring Water Source(s)

Based on review of neighboring property records at Napa County PBES and discussions with PBES staff, potential well interference may occur with the existing wells located on APN(s) 021-410-034, 021-410-019, and 021-410-027.

Refer to the attached “Well Location Exhibit” prepared by Bartelt Engineering for the locations of the existing onsite wells and neighboring wells.

⁵ The public water system source code number is 28-01033; refer to the public water system permit for additional information.

⁶ A yearlong resident must be served by the water system for a least 183 days per year.

⁷ Service connection means the point of connection between the user’s piping or constructed conveyance, and the water system’s meter, service pipe, or constructed conveyance.

Water Quality

Raw water has been collected from the domestic wells (#-001 and #-002) and analyzed by Caltest Analytical Laboratory, an accredited lab located in Napa, CA per the California Code of Regulations Title 22. In general, the results do not show any primary constituents testing above the maximum contaminant level. Water quality results are on file with Napa County PBES as part of the Public Water System Permit with the State of California Drinking Water Program.

GROUNDWATER SUBAREA

According to the Napa County Watershed Information & Conservation Council (WICC), the subject parcel is located within the Napa Valley Floor – Calistoga groundwater subarea. The Calistoga groundwater subarea of the Napa Valley Floor consists of 8,950± acres.

WATERSHED INFORMATION

The subject parcel is located within the lower Calistoga Reach of the Napa River Watershed which is not considered a municipal watershed. The Napa River Basin Watershed consists of 234,194± acres.

GEOLOGICAL FEATURES

According to the Soil and Geology Map located on the WICC website, the subject parcel and surrounding areas appear to be underlain with Rhyolitic Lava Flows – Sonoma Volcanics (Pliocenc-Miocene).

WATER DEMAND

Estimated Water Use

The total water demand for the existing and proposed uses for the project is calculated below based on the *Guidelines for Estimating Residential and Non-residential Water Use* from the WAA Guidance Document (2015):

TABLE 4: EXISTING WATER DEMAND SUMMARY	
Description	Estimated Water Usage
Primary Residence (APN 021-410-024)	0.75 acre-feet/year
Winery (450,000 gallons per year)	
Process Water	9.68 acre-feet/year
Domestic and Landscaping Water	2.25 acre-feet/year
Agricultural	
Vineyard Irrigation Only (5.4± acres)	2.70 acre-feet/year
Heat Protection (5.4± acres)	1.35 acre-feet/year
Frost Protection (5.4± acres)	1.35 acre-feet/year
Commercial	
Office Space	
25 Full-Time employees	0.25 acre-feet/year
-0- Part-Time Employees	
9 Seasonal Employees (5 months/year)	0.04 acre-feet/year
Total Existing Water Demand	18.37 acre-feet/year

TABLE 5: PROPOSED WATER DEMAND SUMMARY	
Description	Estimated Water Usage
Primary Residence (APN 021-410-024)	0.75 acre-feet/year
Winery (450,000 gallons per year)	
Process Water	9.68 acre-feet/year
Domestic Water and Landscaping Water	2.25 acre-feet/year
Agricultural	
Vineyard Irrigation Only (5.4± acres)	2.70 acre-feet/year
Heat Protection (5.4± acres)	1.35 acre-feet/year
Frost Protection (5.4± acres)	1.35 acre-feet/year
Commercial	
Office Space	
55 Full-Time Employees	0.55 acre-feet/year
6 Part-Time Employees	0.06 acre-feet/year
20 Seasonal Employees (5 months/year)	0.08 acre-feet/year
Total Proposed Water Demand	18.77 acre-feet/year

As shown in Tables 4 and 5, the water demand is estimated to increase from 18.37 acre-feet/year to 18.77 acre-feet/year as part of the proposed Use Permit Modification.

NAPA VALLEY FLOOR ALLOWABLE WATER ALLOTMENT

Per *Table 2A: Water Use Criteria* from the WAA Guidance Document (2015), the water use criteria for a parcel located in the Napa Valley Floor is defined as 1 acre-feet per acre per year. The subject parcel is entirely located within the Napa Valley Floor. The allowable water allotment for the applicable area is calculated below.

Allowable Water Allotment (acre-ft/yr) =

$$\begin{aligned} & \text{Napa Valley Floor parcel area (acres) x Water use criteria (acre-ft/acre-yr)} \\ & = 31.85 \text{ acres} \times 1 \text{ acre-ft/acres-yr} = 31.85 \text{ acre-ft/yr} \quad (\text{APN } 021-410-025) \\ & = 5.15 \text{ acres} \times 1 \text{ acre-ft/acres-yr} = 5.15 \text{ acre-ft/yr} \quad (\text{APN } 021-410-024) \end{aligned}$$

The allowable water allotment for the combined parcels is estimated to be 37.00 acre-feet per year.

SUMMARY

The groundwater demand generated as a result of the proposed project, that includes an increase in additional staff members is estimated to increase. Groundwater is proposed to be sourced from the existing onsite wells to supply all parcel uses that includes domestic, process, and irrigation demands. The proposed project water demand is 18.77 acre-feet per year. The annual water allotment for APN 021-410-025 parcel is calculated to be 31.85 acre-feet and 5.15 acre-feet for APN 021-410-024 for a total 37.00 acre-feet.

CONCLUSION

The above analysis shows that the increase in groundwater demand from the proposed project is less than APN 021-410-025's water allotment and the estimated available water satisfies the Tier 1 Water Use Criterion of the Napa County Water Availability Analysis.

ATTACHMENTS

- Topographic Site Location Map
- Well Location Exhibit
- Table I – Existing Water Demand
- Table II – Proposed Water Demand

REFERENCES

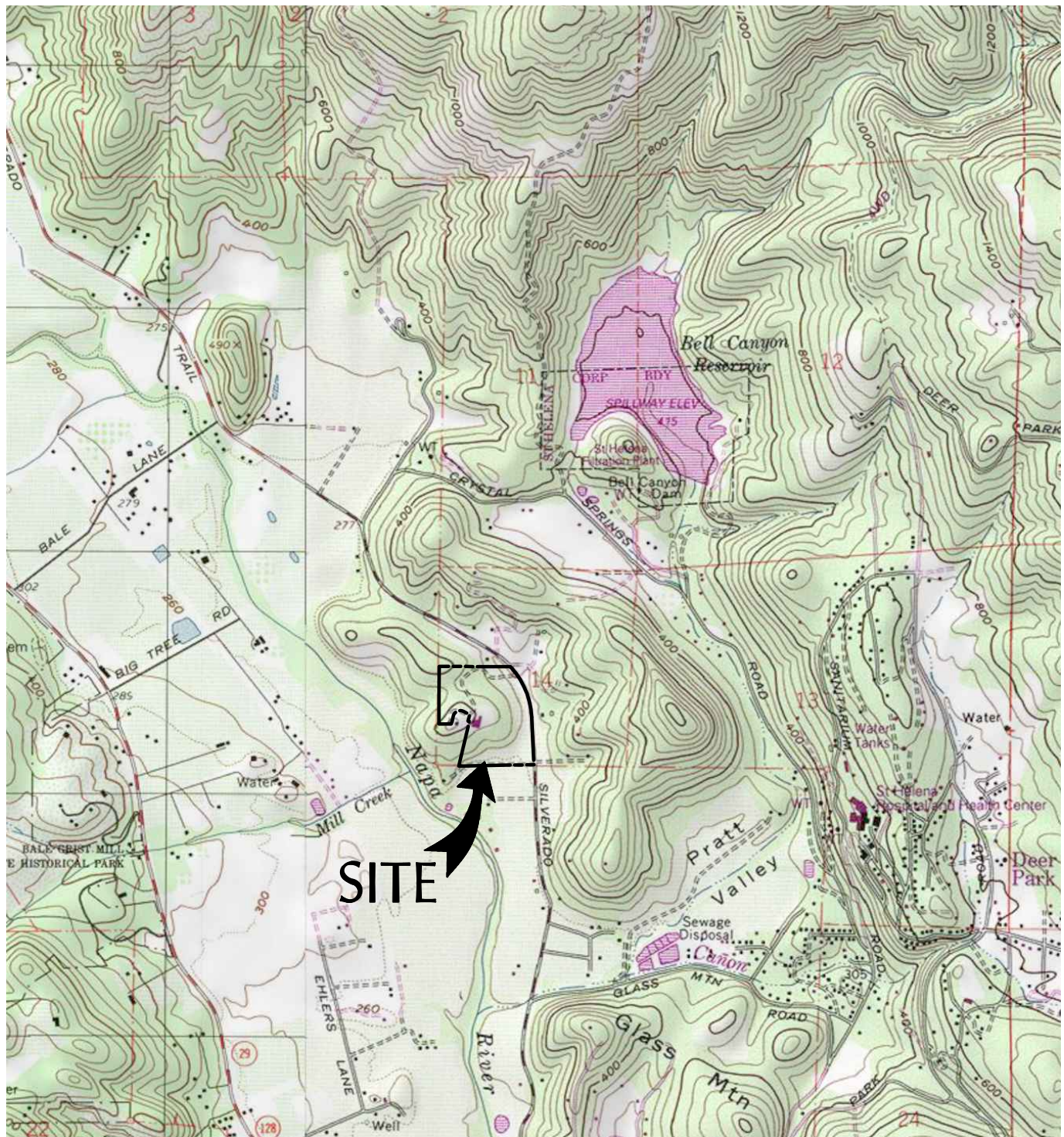
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- Stamski, R. (2007). Geologic map and map database of eastern Sonoma and western Napa Counties, California. U.S. Geological Survey Scientific Investigations Map 2956.
- United States Geological Survey (USGS). (1960). Geology and Ground Water in the Napa and Sonoma Valleys, Napa and Sonoma Counties, California. *US Geological Survey Water Supply Paper 1495.*

TOPOGRAPHIC SITE LOCATION INFORMATION



USGS 7.5 MINUTE QUADRANGLE "ST. HELENA"

Scale: 1" = 2000'



R. 6 W.

BARTELT

ENGINEERING

 CIVIL ENGINEERING · LAND PLANNING

 1303 Jefferson Street, 200 B, Napa, CA 94559

www.barteltengineering.com

 Telephone: 707-258-1301

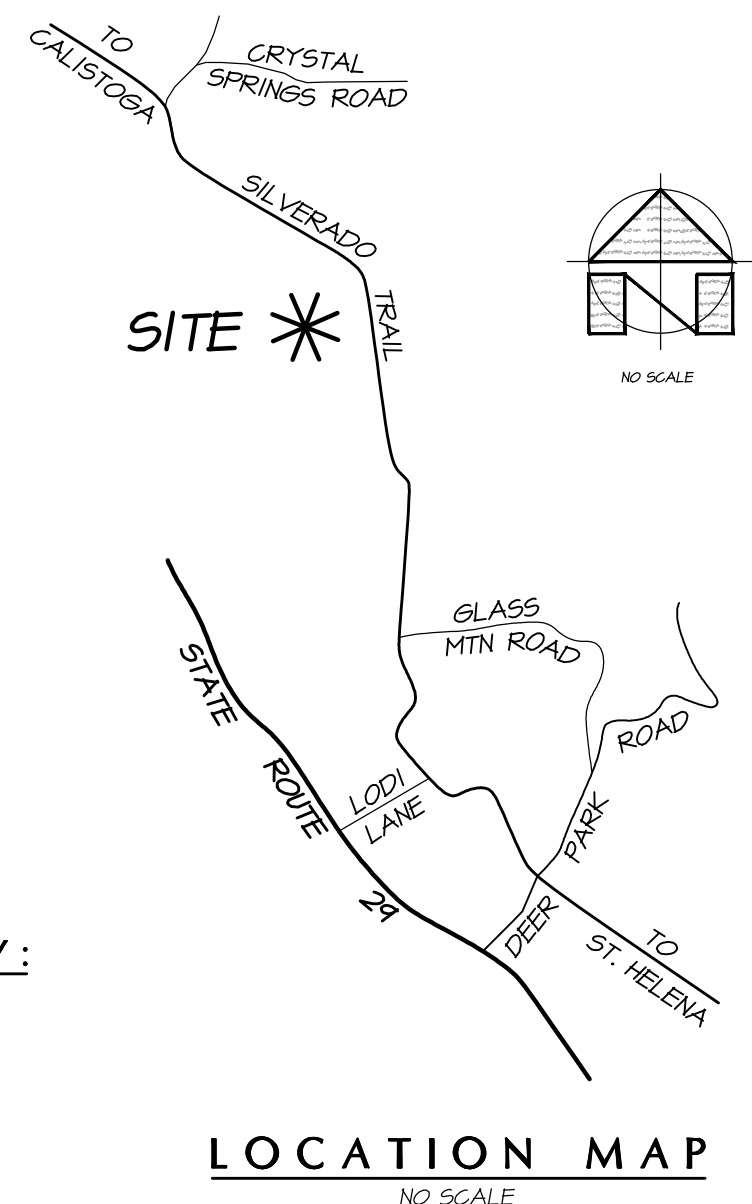
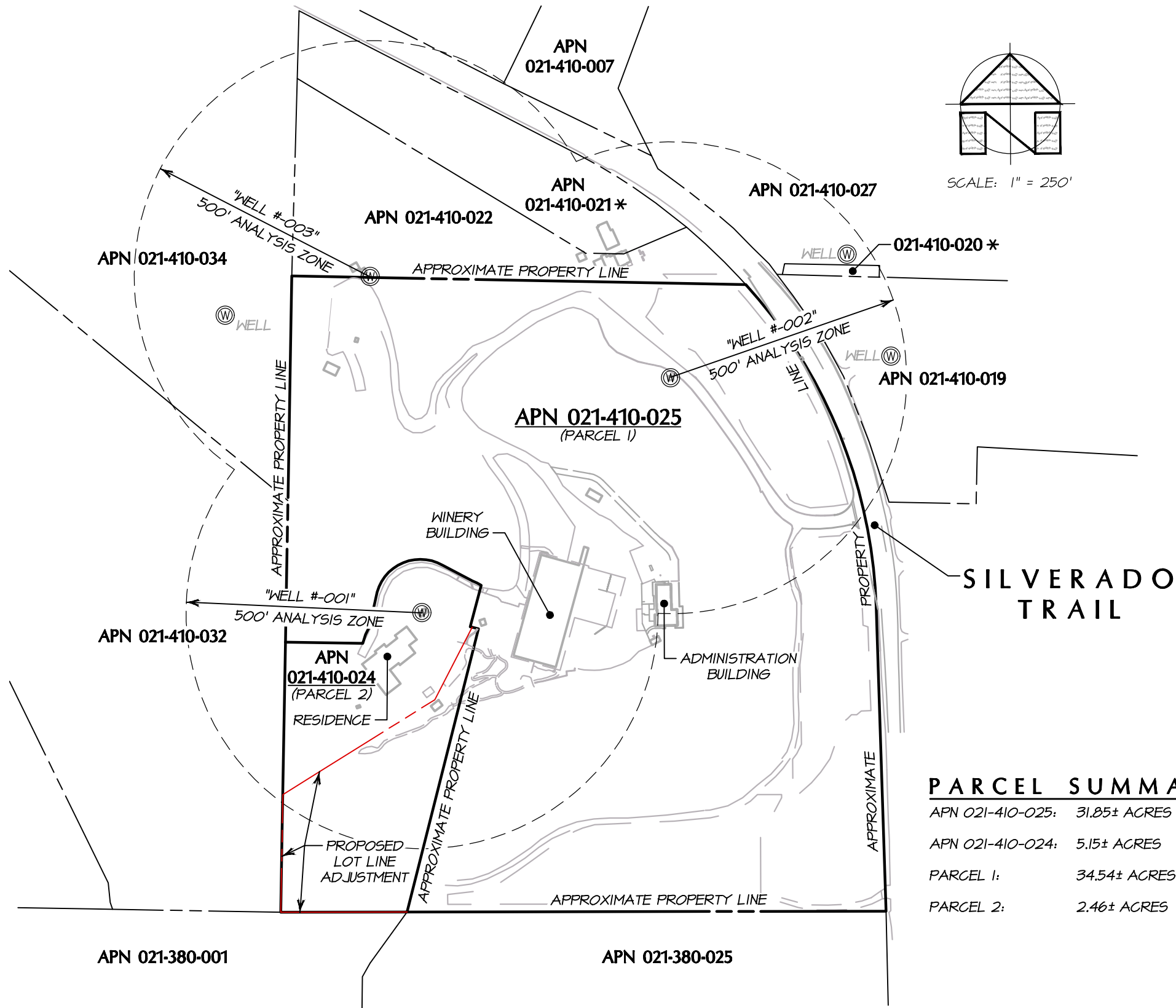
Rombauer Vineyards

 3522 Silverado Trail

 St. Helena, California

 APN 021-410-025

 Job No. 96-07



PARCEL SUMMARY:

APN 021-410-025:	31.85± ACRES
APN 021-410-024:	5.15± ACRES
PARCEL 1:	34.54± ACRES
PARCEL 2:	2.46± ACRES

**EXISTING CONDITIONS
WELL LOCATION EXHIBIT**

SCALE: 1" = 250'

NOTES:

* NO RECORDED WELL INFORMATION FOUND FOR THIS PARCEL.

WELL LOCATIONS ARE APPROXIMATE AND ARE BASED ON DATA OBTAINED FROM NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION RECORDS. WELL LOCATION RECORDS VARY IN ACCURACY. LOCATION OF WELLS SHOULD BE FIELD VERIFIED.

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ENGINEERING

CIVIL ENGINEERING · LAND PLANNING
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www.barteltengineering.com
Telephone: 707-258-1301

**Rombauer Vineyards Winery
 Existing Water Demand
 Table I**

Winery Production Limit:	450,000 gallons/year
Vineyard Area (used for irrigation and heat protection):	5.4 acres
Vineyard Area (use for frost protection):	5.4 acres
Number of Full-Time Employees	25
Number of Part-Time Employees	0
Number of Seasonal Employees	9 (5 months/year)

EXISTING WATER DEMAND		
Description	Water Usage Rate¹	Water Demand (acre-feet/year)
<u>Residential</u>		
Primary Residence (APN 021-410-024)	0.75 acre-feet/acre-year	0.75
Secondary Residence or Farm Labor Dwelling	0.5 acre-feet/acre-year	-
<u>Agricultural</u>		
Vineyards		
Irrigation Only	0.5 acre-feet/acre-year	2.70
Heat Protection	0.25 acre-feet/acre-year	1.35
Frost Protection	0.25 acre-feet/acre-year	1.35
Irrigated Pastures	4 acre-feet/acre-year	-
Orchards	4 acre-feet/acre-year	-
Livestock (sheep or cows)	0.01 acre-feet/acre-year	-
<u>Winery</u>		
Process Water	2.15 acre-feet/100,000 gallon of wine	9.68
Domestic & Landscaping	0.5 acre-feet/100,000 gallon of wine	2.25
<u>Industrial</u>		
Food Processing	31 acre-feet/employee-year	-
Printing/Publishing	0.06 acre-feet/employee-year	-
<u>Commercial</u>		
Office Space		
Full-Time Employees	0.01 acre-feet/employee-year	0.25
Part-Time Employees	0.01 acre-feet/employee-year	0.00
Seasonal Employees (5 months / year)	0.01 acre-feet/employee-year	0.04
Warehouse	0.05 acre-feet/employee-year	-

Total Existing Water Demand (acre-feet/year): 18.37
 Estimated Existing Water Demand (gallons/year): 5,985,883

Notes:

1) Water usage rates referenced from Appendix B: Estimated Water Use of Specified Land Use from Napa County WAA-Guidance Document (2015)

**Rombauer Vineyards Winery
 Proposed Water Demand
 Table II**

Winery Production Limit:	450,000 gallons/year
Vineyard Area (used for irrigation and heat protection):	5.4 acres
Vineyard Area (use for frost protection):	5.4 acres
Number of Full-Time Employees	55
Number of Part-Time Employees	6
Number of Seasonal Employees	20 (5 months/year)

PROPOSED WATER DEMAND		
Description	Water Usage Rate¹	Water Demand (acre-feet/year)
<u>Residential</u>		
Primary Residence (APN 021-410-024)	0.75 acre-feet/acre-year	0.75
Secondary Residence or Farm Labor Dwelling	0.5 acre-feet/acre-year	-
<u>Agricultural</u>		
Vineyards		
Irrigation Only	0.5 acre-feet/acre-year	2.70
Heat Protection	0.25 acre-feet/acre-year	1.35
Frost Protection	0.25 acre-feet/acre-year	1.35
Irrigated Pastures	4 acre-feet/acre-year	-
Orchards	4 acre-feet/acre-year	-
Livestock (sheep or cows)	0.01 acre-feet/acre-year	-
<u>Winery</u>		
Process Water	2.15 acre-feet/100,000 gallon of wine	9.68
Domestic & Landscaping	0.5 acre-feet/100,000 gallon of wine	2.25
<u>Industrial</u>		
Food Processing	31 acre-feet/employee-year	-
Printing/Publishing	0.6 acre-feet/employee-year	-
<u>Commercial</u>		
Office Space		-
Full-Time Employees	0.01 acre-feet/employee-year	0.55
Part-Time Employees	0.01 acre-feet/employee-year	0.06
Seasonal Employees (5 months / year)	0.01 acre-feet/employee-year	0.08
Warehouse	0.05 acre-feet/employee-year	-

Estimated Proposed Water Demand (acre-feet/year): 18.77
Estimated Proposed Water Demand (gallons/year): 6,117,309

Notes:

1) Water usage rates referenced from *Appendix B: Estimated Water Use of Specified Land Use* from Napa County WAA-Guidance Document (2015)

**TECHNICAL, MANAGERIAL AND FINANCIAL CAPACITY WORKSHEET FOR
ROMBAUER VINEYARDS WINERY
3522 SILVERADO TRAIL, NAPA COUNTY, CA
APN 021-410-025**

As required by Napa County Planning, Building & Environmental Services Department (PBES), the following Technical, Managerial and Financial (TMF) Capacity Worksheet outlines the potential requirements associated with an existing public water system serving the subject parcel located at 3522 Silverado Trail, St. Helena, CA 94574.

PROJECT DESCRIPTION

It is our understanding that Rombauer Vineyards Winery is proposing to increase the number of full-time employees from 25 to 55 and to increase the number of part-time and seasonal employees from 9 to 26, while maintaining the existing wine production capacity at 450,000 gallons and the number of daily visitors at 400 as stated in the existing approved Use Permit (# P10-00039).

It is also our understanding that Rombauer Vineyards would like to make the following changes to the approved marketing plan:

- Remove four (4) Wine Club Events per year with a maximum of 250 guests at each event
- Add five (5) Marketing Events per year with a maximum of 350 guests at each event
- Increase the number of Lunch/Dinner Event guests from forty (40) to sixty (60) guests per event.

All food served out of the tasting room's "plating area" for special marketing events will be catered by an offsite company that will provide clean plates, utensils, etc. for dining and remove all soiled dishes, utensils, etc. for offsite cleaning. The small plates and wine glasses used by the guests during the daily food and wine pairings will be washed after each event using the tasting room glass dishwasher.

WATER SYSTEM OVERVIEW

TABLE 1: WATER SYSTEM OVERVIEW	
Water System Name	Rombauer Vineyards Winery
Location/Address	3522 Silverado Trail, St. Helena, CA APN 021-410-025
Application Type	Amendment to permitted system (if required)
Water System ID	28-01033
Water System Classification	Non-transient Non-community (NTNC)
Name of Person(s) Who Prepared the Report	Richard Paxton, P.E. Project Engineer Bartelt Engineering
Water Source	Well #-001, Well #-002

TECHNICAL CAPACITY

System Description

Ground water is pumped from the well locations (#-001 & #-002) to the water treatment system located adjacent to the existing water storage tank. The water treatment process consists of a chlorination injection system prior to the water storage tank. The chlorinated water will be stored in an existing 135,447 gallon storage tank. The storage tank is configured to maintain approximately 70,000 gallons of storage capacity for fire protection and allows for approximately 65,447 gallons of storage capacity for potable water use.

From the storage tank, potable water will be pumped on a demand basis to the winery facility, offices, tasting room, and residence on APN 021-410-024. Potable water delivered to the winery facility passes through an activated carbon adsorption system to remove chlorination. Backwash from the chlorination removal system is captured in the process wastewater treatment system and is disposed of in the existing onsite leach field. Potable water being delivered to the residence on APN 021-410-024 passes through an ultraviolet purifier.

One Year Projection

Based on the proposed wine production capacity, staffing plan, and marketing plan as well as the vineyard/landscape irrigation, the total annual water demand is estimated to be 6,106,488 gallons per year. The average water usage flow rate from all sources (domestic, process, and irrigation) is estimated to be 16,730 gallons per day (gpd) or 11.6 gallons per minute (gpm). Refer to the Water Availability Analysis prepared by Bartelt Engineering for information on annual water usage and the Onsite Wastewater Dispersal Feasibility Study prepared by Bartelt Engineering for information on peak daily domestic water usage.

The water system service area, water demand, and the number of users are expected to remain constant over the next several years with no future plan for expansion.

SOURCE ADEQUACY

Groundwater & Water Supply Capacity

The source of water for the subject water system is two (2) groundwater wells; one (1) well is located on APN 021-410-025, the second well is located on APN 021-410-024.

Well #-001 ("Upper" Well, Public Water System ID# 28-01033-001) is located on APN 021-410-024 approximately 45± feet northeast of the residence. Well #-001 is approximately 250± feet deep with a static water level of 210± feet. The well has a 6 inch steel casing and yields 18± gallons per minute. The 2 horse power Goulds submersible pump is set at 231± feet that discharges to the treatment equipment and into the existing 135,447 gallon storage tank.

Well #-002 ("Lower" Well, Public Water System ID# 28-01033-002) is located on APN 021-410-025 approximately 430± feet northeast of the winery facility and sits adjacent to the main access driveway that serves the winery facility. Well #-002 has an unconfirmed depth with a static water level of 20± feet. The well has an 8 inch steel casing and yields 90± gallons per minute. The 3 horse power and 5 horse power submersible pumps are set at 85± feet and discharge to the treatment equipment and into the existing 135,447 gallon storage tank.

Surface Water Treatment

The source for the water system will be the two (2) groundwater wells discussed above; therefore, no surface water treatment is anticipated or required.

Water Quality

Water quality results from the existing groundwater wells were analyzed as part of the permitting process for the public water system. Ongoing chemical and bacteriological sampling is performed as part of the existing public water system permit. Additional water sampling is not required since no modifications are proposed to the existing public water system.

CONSOLIDATION WITH OTHER WATER SYSTEMS

The closest large-scale municipal water system is operated by the City of St. Helena. The City of St. Helena's moratorium for new water connections outside the St. Helena City Limits continues to be in effect. The existing winery is not connected to the City of St. Helena Water System. If municipal water service becomes available in the future, it is anticipated that the domestic water wells will continue to be utilized for wine production. The existing irrigation well will continue to provide irrigation water uses. Any municipal water service would be utilized for domestic purposes. There is no anticipated consolidation with other (existing) water systems near the site.

MANAGERIAL

Organizational Ability

The Owner of the water system is primarily responsible for the review and overseeing of all winery financial and business decisions to ensure financial stability of the winery, in addition to allocating appropriate staffing levels and assigning responsibilities to ensure continuous water system quality. The water system will be primarily managed by the winery Facilities Manager. The Facilities Manager is responsible for managing the day-to-day operations of the winery including periodic inspection of the water system and will obtain sufficient training to inspect, operate, and maintain the water system equipment within specified parameters to meet state water quality standards; in addition, the Facilities Manager will also take groundwater samples as necessary and submit the samples to a local laboratory for testing. If necessary, the Facilities Manager and any other employees working with the water system will attend classes in water distribution systems for certification at Solano Community College (or other suitable school) and will maintain a working knowledge of changes in codes and requirements associated with the water system. The Facilities Manager will obtain support from a Certified Operator if it becomes necessary to make modifications to the water system. Approximately five percent (5%) of the Facilities Manager's time will be dedicated to inspecting, monitoring, and quality sampling of the water system.

The Facilities Manager will typically perform visual inspections, routine operation, and maintenance of the well head, storage and pressure tanks, booster pumps, pressure gauges, meters, and valves checking for signs of leaks or damage, proper operation, maintain lubricant levels, eliminate potential electrical or chemical hazards, clean storage tanks, etc.; in addition, to bacteriological and chemical monitoring and reporting.

Water Rights

The subject groundwater wells are all located on parcels that are currently owned by the Rombauer family.

FINANCIAL

The water system will generate no revenue of its own. The water system expenses are covered as part of the general fund for winery operations. Most of the capital expenditures over a 10 year period will be minor. Annual maintenance and repair will be accomplished by onsite winery personnel, assisted by a private contractor (such as Oakville Pump or North Coast Water Works), and will be covered in the winery general fund. The expenses associated with water testing are covered as part of the winery general fund and tests are conducted by a private testing company (such as CalTest or Brelje and Race Laboratory).

Operational costs are not anticipated to increase as part of the proposed Use Permit Modification. Refer to the Public Water System Technical Report prepared by Bartelt Engineering for additional information on the Capital Improvement Plan and Budget.

CONCLUSION

The proposed project is not anticipated to have a negative impact on nor will it require an expansion to the existing public water system. Any unforeseen modifications to the existing public water system would be included with a Public Water System Permit Amendment Application to Napa County PBES following approval of the Use Permit Modification.