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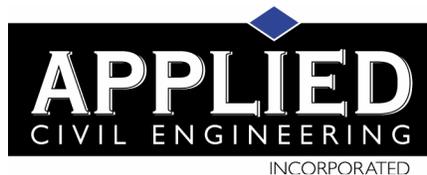
Water Availability Analysis
Sullivan Rutherford Estate
P19-00156-MOD

TIER I WATER AVAILABILITY ANALYSIS
FOR THE
SULLIVAN RUTHERFORD ESTATE
USE PERMIT MODIFICATION

LOCATED AT:
1090 Galleron Lane
St. Helena, CA 94574
Napa County APN 030-070-010

PREPARED FOR:
Vite Galleron Vineyards, LLC
DBA: Sullivan Rutherford Estate
Care Of: Juan Pablo Torres-Padilla
1090 Galleron Lane
St. Helena, CA 94574
Telephone: (707) 963-9646

PREPARED BY:



2074 West Lincoln Avenue
Napa, California 94558
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 19-1111

Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

9/23/2019

Date



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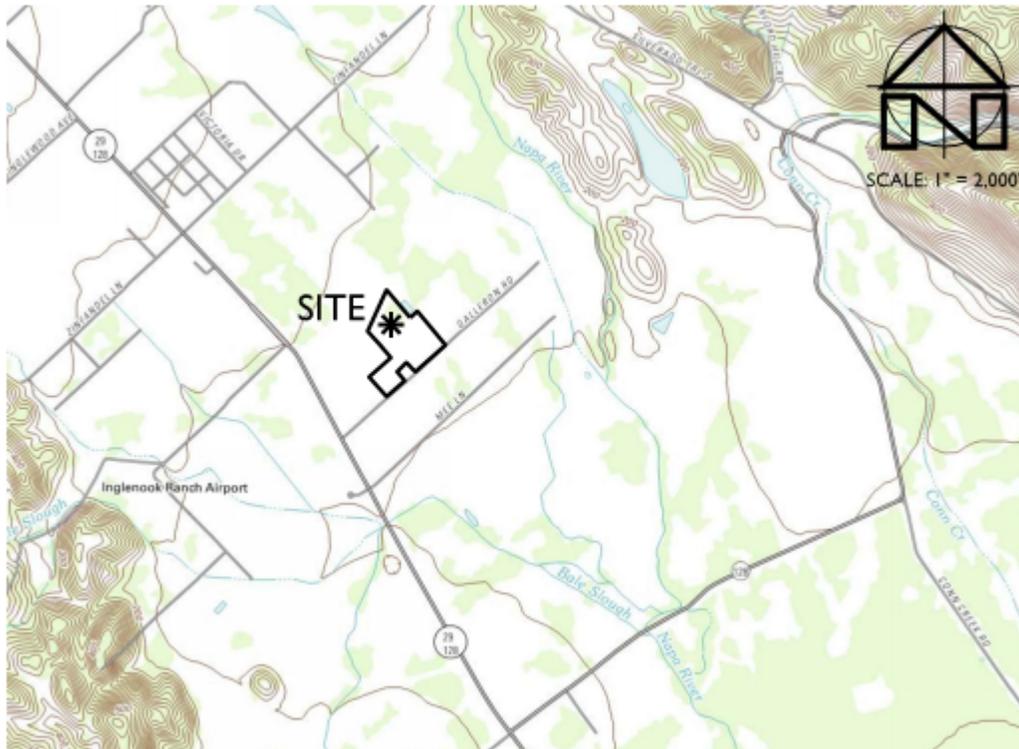
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INTRODUCTION

Sullivan Rutherford Estate is applying for a Use Permit Modification to change the entitlements for their existing winery located at 1090 Galleron Lane in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 030-070-010, is located on the north side of Galleron Lane, approximately 2,000 feet northeast of the intersection of Galleron Lane and State Route 29.



LOCATION MAP

Figure 1: Location Map

The Use Permit Modification application under consideration proposes the following characteristics:

- Wine Production:
 - 33,000 gallons of wine per year
 - Crushing, fermenting, aging and bottling
- Employees:
 - 20 full time employees
- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 45 visitors per day maximum

- 300 visitors per week maximum
- Marketing Events #1
 - 12 per year
 - 25 guests maximum
 - Food prepared offsite by catering company or in new onsite kitchen
- Marketing Events #2
 - 6 per year
 - 100 guests maximum
 - Food prepared offsite by catering company

Existing development on the property includes a single-family residence, winery buildings, a groundwater well, vineyard and the access and utility infrastructure typical of this type of rural residential and agricultural development. Please see the Sullivan Rutherford Estate Winery Use Permit Modification Conceptual Site Plans for approximate locations of existing and proposed features.

Sullivan Rutherford Estate has requested that Applied Civil Engineering Incorporated (ACE) prepare a Tier I Water Availability Analysis in accordance with the Water Availability Analysis (WAA) – Guidance Document adopted by the Napa County Board of Supervisors on May 12, 2015 to accompany the Use Permit Modification application. The remainder of this report describes the estimated groundwater demand on the subject property for existing and proposed conditions, compares the estimated demand to the prescribed water use screening criteria and demonstrates compliance with the WAA – Guidance Document requirements.

ESTIMATED GROUNDWATER DEMAND

Groundwater is currently used for residential, landscape irrigation and winery purposes located on the subject parcel. The estimated groundwater demand is summarized in the table below and details of the calculations supporting these estimates are included in the Water Use Estimate Supporting Calculations in Appendix I.

Table I: Estimated Groundwater Demand

	Existing (ac-ft/yr)	Proposed (ac-ft/yr)
Residential	0.75	0.75
Winery	0.81	1.24
Vineyard Irrigation	10.80	10.00
Landscape Irrigation	7.62	7.62
Total	20.0	19.6

WATER USE SCREENING CRITERIA

According to the WAA - Guidance Document properties located in the Napa Valley Floor area are subject to a Water Use Screening Criteria of 1.0 acre-feet of water per acre of land per year. A project complies with the requirements of the Tier 1 WAA if the total water use on the property is less than 1.0 acre-feet per acre per year. If the Tier 1 Water Use Screening Criteria is met and the property is in the Napa Valley Floor Area Tier 2 and Tier 3 Analyses are not required unless substantial evidence exists in the record that indicates a potential significant impact from the project.

The subject property is located in the Napa Valley Floor Area and the geology is mapped as Qha (alluvium) on the USGS geology maps as shown in Figure 2.

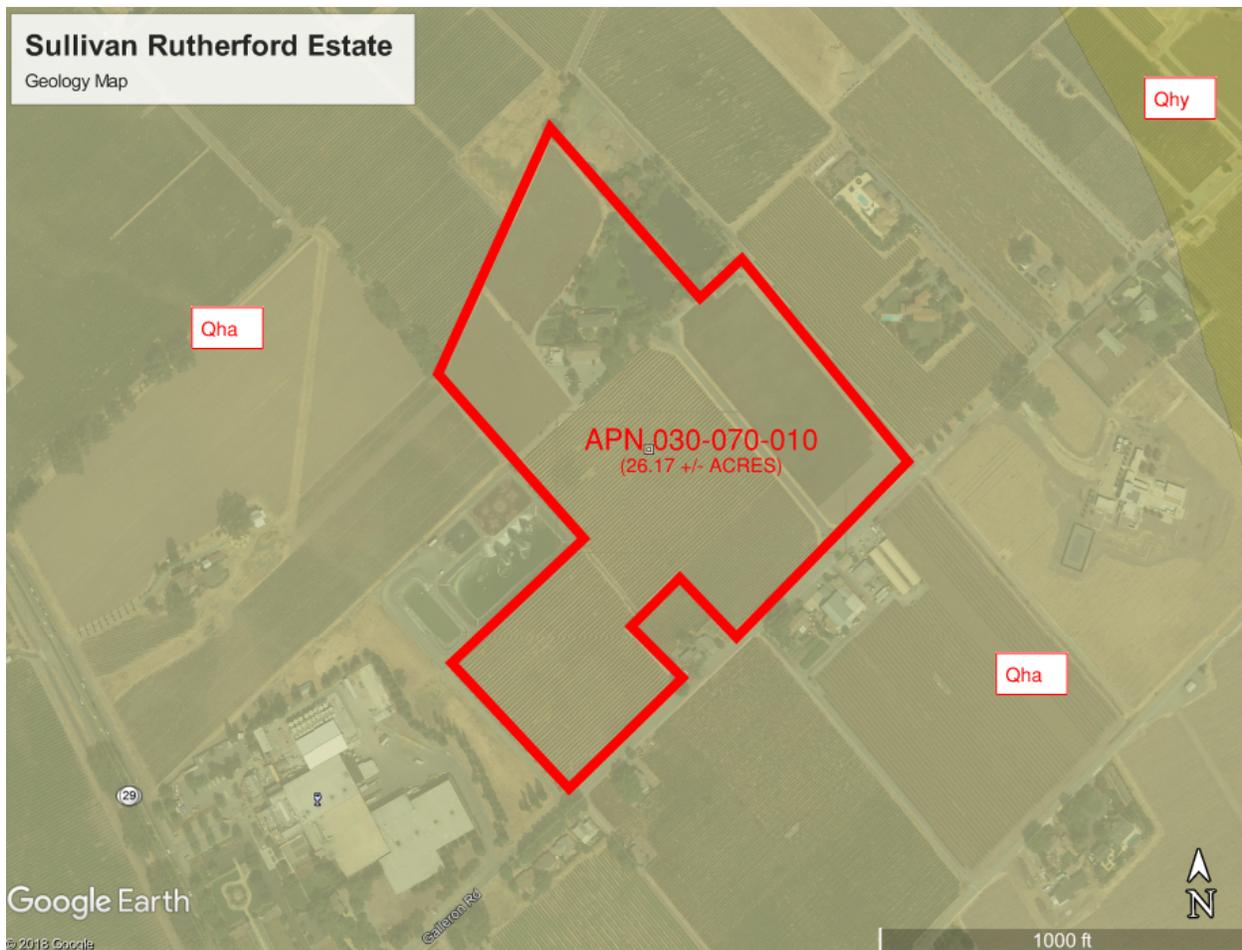


Figure 2: Geology Map Created with Google Earth Pro
(Source USGS Scientific Investigations Map 2918)

Since all groundwater extraction is from the Napa Valley Floor Area we have evaluated the screening criteria associated with the Napa Valley Floor.

The parcel size is approximately 26.17 acres and therefore the water use screening criteria is calculated as follows:

Water Use Screening Criteria = 26.17 acres x 1.0 acre-foot per acre per year

Water Use Screening Criteria = 26.17 acre-feet per year

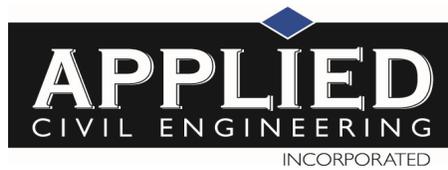
ANALYSIS

The total Estimated Water Use for existing conditions (20.0 ac-ft/yr) and proposed conditions (19.6 ac-ft/yr) are both significantly less than the Water Use Screening Criteria (26.17 ac-ft/yr).

CONCLUSION

Since the Water Use Screening Criteria is met the project is found to comply with the Napa County Water Availability Analysis requirements. Tier 2 and Tier 3 Analyses are not required according to the WAA – Guidance Document.

APPENDIX I: Water Use Estimate Supporting Calculations



**Sullivan Rutherford Estate
Groundwater Use Estimate**

	Estimated Water Use (Acre-Feet / Year)	
	Existing	Proposed
Residential Water Use		
Primary Residence ⁽¹⁾	0.750	0.750
Pool - Not Applicable	0.000	0.000
Second Dwelling Unit/FLD - Not Applicable	0.000	0.000
Guest Cottage - Not Applicable	0.000	0.000
Total Residential Domestic Water Use	0.750	0.750
Winery Domestic & Process Water Use		
Winery - Daily Visitors ⁽²⁾⁽³⁾	0.023	0.144
Winery - Events with Meals Prepared Onsite ⁽²⁾⁽⁴⁾	0.000	0.041
Winery - Events with Meals Prepared Offsite ⁽²⁾⁽⁵⁾	0.014	0.000
Winery - Employees ⁽²⁾⁽⁶⁾	0.286	0.336
Winery - Event Staff ⁽²⁾⁽⁶⁾	0.004	0.004
Winery - Process ⁽²⁾⁽⁷⁾	0.484	0.710
Total Winery Water Use	0.811	1.235
Irrigation Water Use		
Lawn ⁽⁸⁾	6.534	6.534
Other Landscape ⁽⁹⁾	1.089	1.089
Vineyard - Irrigation ⁽¹⁰⁾	10.800	10.000
Vineyard - Frost Protection - Not Applicable	0	0
Vineyard - Heat Protection - Not Applicable	0	0
Total Irrigation Water Use	18.423	17.623
Total Combined Water Use	20.0	19.6

Estimates per Napa County Water Availability Analysis - Guidance Document, May 12, 2015 unless noted

⁽¹⁾0.5 to 0.75 ac-ft/yr for Primary Residence, includes some landscaping per Napa County WAA Guidance Document

⁽²⁾ See attached Winery Production, Guest, Employee and Event Staff Statistics

⁽³⁾ 3 gallons of water per guest per Napa County WAA Guidance Document

⁽⁴⁾ 15 gallons of water per guest per Napa County WAA - Guidance Document

⁽⁵⁾ 5 gallons of water per guest used because all food preparation, dishwashing, etc. to occur offsite

⁽⁶⁾ 15 gallons per shift per Napa County WAA - Guidance Document

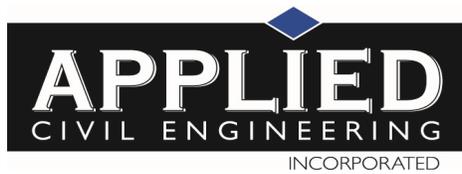
⁽⁷⁾2.15 ac-ft per 100,000 gallons wine per Napa County WAA - Guidance Document

⁽⁸⁾0.1 ac-ft/yr per 1,000 sf of lawn per Napa County WAA - Guidance Document - 1.5 +/- acres

includes lawn and conservative assumption that pond is kept full with well water)

⁽⁹⁾0.1 ac-ft/yr per 2,000 sf landscape per Napa County WAA - Guidance Document - 0.5 +/- acres assumed

⁽¹⁰⁾0.5 ac-ft per year per acre of vines per Napa County WAA Guidance Document (21.1 ac E, 20.1 ac (P))



Sullivan Rutherford Estate

Existing Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production⁽¹⁾ 22,500 gallons per year

Tours and Tastings by Appointment⁽¹⁾

Monday through Thursday	7 guests max per day	
Friday through Sunday	7 guests max per day	
Total Guests Per Year		2,548

Events - Meals Prepared Offsite⁽¹⁾

6 per year	100 guests max	600
12 per year	25 guests max	300
0 per year	0 guests max	0
Total Guests Per Year		900

Events - Meals Prepared Onsite⁽¹⁾

0 per year	0 guests max	0
0 per year	0 guests max	0
0 per year	0 guests max	0
Total Guests Per Year		0

Winery Employees⁽²⁾

17 employees	1 shift per day	
Total Employee Shifts Per Year		6,205

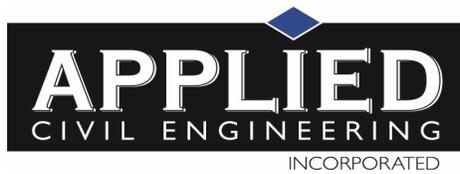
Event Staff⁽³⁾

6 per year, 100 guests	10 event staff	60
12 per year, 0 guests	3 event staff	36
0 per year, 0 guests	0 event staff	0
Total Event Staff Per Year		96

⁽¹⁾ Winery production, tours and tasting and event guest statistics per existing Use Permit

⁽²⁾ Employee counts per existing Use Permit

⁽³⁾ Assumes 1 event staff per 10 guests (in addition to regular winery employees)



Sullivan Rutherford Estate

Proposed Winery Production, Visitor, Employee & Event Staff Statistics

Winery Production⁽¹⁾ 33,000 gallons per year

Tours and Tastings by Appointment⁽¹⁾

Total Guest 15,600 visitors per year
 Total Guests Per Year 15,600

Events - Meals Prepared Offsite⁽¹⁾

0 per year 0 guests max 0
 0 per year 0 guests max 0
 0 per year 0 guests max 0
 Total Guests Per Year 0

Events - Meals Prepared Onsite⁽¹⁾

12 per year 25 guests max 300
 6 per year 100 guests max 600
 0 per year 0 guests max 0
 Total Guests Per Year 900

Winery Employees⁽²⁾

20 employees 1 shift per day
 Total Employee Shifts Per Year 7,300

Event Staff⁽³⁾

12 per year, 25 guests 3 event staff 36
 6 per year, 100 guests 10 event staff 60
 0 per year, 0 guests 0 event staff 0
 Total Event Staff Per Year 96

⁽¹⁾ Winery production, tours and tasting and event guest statistics per Winery Use Permit Application
 Events with more than 25 guests will be catered but use of onsite kitchen is assumed for worst-case
 scenario analysis.

⁽²⁾ Employee counts per Winery Use Permit Application

⁽³⁾ Assumes 1 event staff per 10 guests (in addition to regular winery employees)

TRANSIENT NON-COMMUNITY
WATER SYSTEM INFORMATION

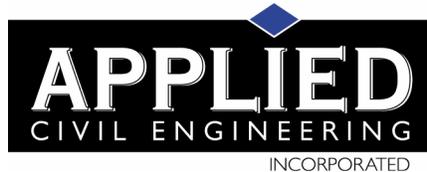
FOR

SULLIVAN RUTHERFORD ESTATE

LOCATED AT:
1090 Galleron Lane
St. Helena, CA 94574
Napa County APN 030-070-010

PREPARED FOR:
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DBA: Sullivan Rutherford Estate
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Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

9/23/2019

Date



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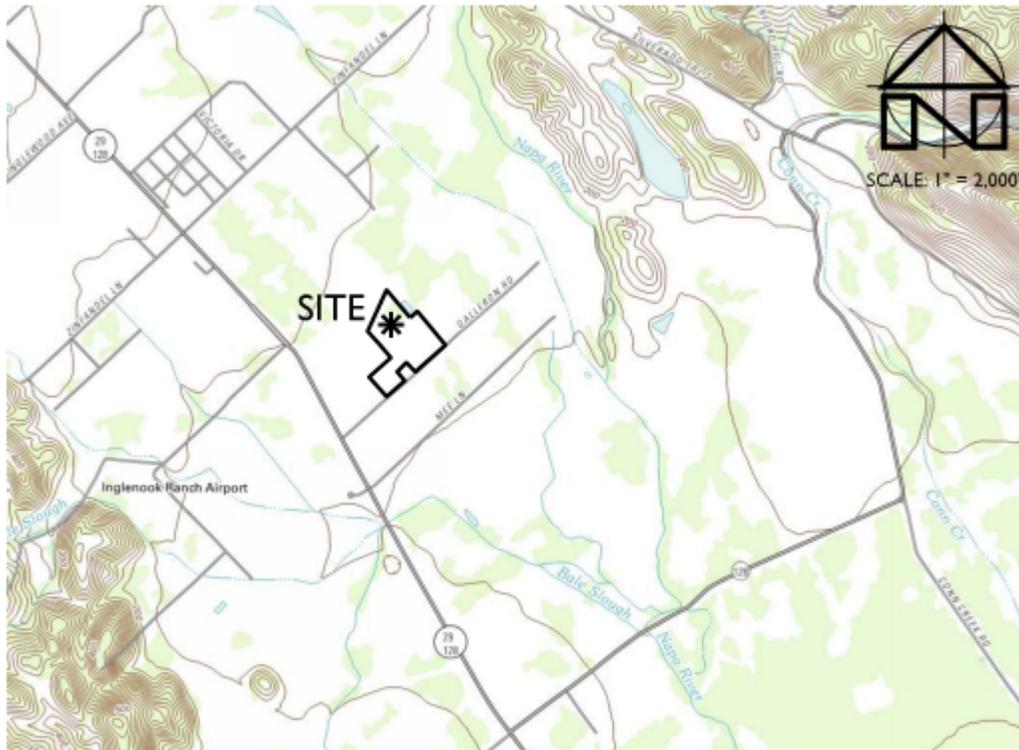
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INTRODUCTION

Vite Galleron Vineyards LLC is applying for a Use Permit Modification to change the entitlements for their existing winery located at 1090 Galleron Lane in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 030-070-010, is located on the north side of Galleron Lane, approximately 2,000 feet northeast of the intersection of Galleron Lane and State Route 29.



LOCATION MAP

Figure I: Location Map

The Use Permit Modification application under consideration proposes the following characteristics:

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Existing development on the property includes a single-family residence, winery buildings, a groundwater well, vineyard and the access and utility infrastructure typical of this type of rural residential and agricultural development. Please see the Sullivan Rutherford Estate Winery Use Permit Modification Conceptual Site Plans for approximate locations of existing and proposed features.

Since the number of employees (20) plus the number of visitors (45) is expected to exceed 24 for 60 or more days out of the year, the project will be required to implement a Transient Non-Community Public Water System. We understand that the existing residence is occupied for less than six months per year. If in the future five or more residents occupy the residence for six or more months per year the water system would be required to comply with the requirements of a Non-Transient Non-Community Public Water System.

Vite Galleron Vineyards LLC has requested that Applied Civil Engineering Incorporated (ACE) prepare a brief report outlining the anticipated technical, managerial and financial aspects of the water system that will be required to serve the proposed winery to accompany the winery Use Permit Modification application as required by Napa County.

WATER SYSTEM NAME

The water system will be known as the “Sullivan Rutherford Estate Water System”.

NAME OF PERSON WHO PREPARED THIS REPORT

This report was prepared by Michael Muelrath, PE of Applied Civil Engineering Incorporated. Information regarding the parameters of the subject Use Permit Modification application and existing water system information were provided by Sullivan Rutherford Estate.

TECHNICAL CAPACITY

System Description

Water for the existing winery, residence and vineyards is currently provided by one existing groundwater well that is in the northeast corner of the property. The existing well does not have the required 50-foot-deep, 3 inch wide annular seal and thus a new well will be required to serve the public water system.

The new well must be constructed per Napa County standards and treatment must be provided as required to meet applicable local, state and federal water quality requirements. Detailed plans for the water treatment system will be prepared and presented to Napa County for review during the building permit and water system permit stage, after the new well is drilled and the required yield and water quality testing is performed.

Water Demand Projection

Napa County Water Availability Analysis Guidelines were used to estimate the annual water demand for the winery domestic and process water uses and the existing residence domestic use. It is planned that irrigation for vineyards and landscaping will continue to be supplied by other existing well and therefore they are not included in this analysis. The total proposed domestic water use for the existing residence and winery is estimated to be 2.0 acre-feet per year. Using the projected annual domestic water demand of 2.0 acre-feet per year, we have calculated an average daily demand of approximately 1,785 gallons and a maximum daily demand (MDD) of approximately 4,016 gallons (calculated using a peaking factor of 2.25 per California Waterworks Standards Section 64554b.3.(C)).

Source Adequacy

The new well must be constructed with a minimum 50 foot deep, 3 inch wide concrete annular seal to meet the requirements for public water systems. A copy of the Well Completion Report providing information about the new well will be included with the water system application with the winery building permit application package to document adequacy of the seal.

Water Supply Capacity

Assuming a conservative well pumping cycle of 12 hours per day the new well must be capable of producing at least 5.6 gallons per minute to meet the water system's MDD. We believe it is feasible to develop a well with at least this capacity on the subject property based on the reported yields of the other existing onsite well (200 gpm) and the history of the existing onsite well providing adequate water for the existing uses.

Furthermore, we have prepared a separate Water Availability Analysis for this project which indicates that parcel specific recharge is expected to exceed groundwater extraction rates and therefore long-term supply should be sufficient to meet the needs of the public water system.

We do not anticipate any issues constructing a well with adequate capacity to serve the system based on our experience with wells in the general vicinity of this property and the history of the existing well providing adequate supply. However, we cannot guarantee the ability of finding enough water in a new well. It will be the Applicant's responsibility to locate and develop the new water source that meets this minimum capacity requirement outlined above. The yield of the new well must be verified by pumping and measuring drawdown in accordance with California Waterworks Standards Section 64554 prior to submittal of the water system permit application package.

Once the water system is permitted and constructed, we recommend that the water level, yield and drawdown in the well be monitored on an ongoing basis to detect any trends in changing water table levels and well yield so that alternate sources can be developed if needed.

The water system must also include a new storage tank that can store at least the MDD (4,016 gallons).

Water Quality Characterization

Since a new well will be drilled it will be necessary to perform a full panel of water quality testing, including chemical and bacteriological analysis, upon completion of the new well. The water treatment system must then be designed to reduce all required contaminant levels to below the regulatory maximum contaminant level (MCL) for each constituent, as applicable. Based on preliminary testing of existing onsite well and experience with other wells in the project area we judge that it should be feasible to provide treatment as needed to meet water quality requirements for the new public water system.

Consolidation Analysis

We have reviewed the Tracking California Water System Map Viewer (<https://trackingcalifornia.org/water-systems/water-systems-landing>) to determine if there are any public water systems in the area that could be extended to serve this property. Based on our review of the maps we found the following municipal public water systems located within 3 miles of the subject property:

- 1) City of St. Helena
- 2) City of Napa

We have reviewed possibility of connecting to the existing systems and any other municipal water systems in the general area with the Napa County Local Agency Formation Commission and have determined that it is not feasible to connect to an existing water system due to the fact that the property is outside of the service areas and also outside of the sphere of influence of all public water systems in the vicinity of the project area (see correspondence in Appendix 2).

There are also three non-municipal public water systems in the area but they are all more than a mile away and the subject parcel is not located within their service areas.

MANAGERIAL

Organization

Management and routine operation of the water system will be performed by the winery staff. One staff member will be responsible for performing sampling, reporting and keeping up to date records onsite in accordance with Napa County requirements. The winery staff person in charge of the water system will consult with water system specialists as needed if issues arise with any components of the water system. The water system manager will report directly to the property owner(s).

Land Ownership

The new well, storage tank and piping will all be located on the same property as the winery and residence that it will serve. This property is owned by the Vite Galleron Vineyards LLC (see ownership documents in Appendix 4). Vite Galleron Vineyards LLC also owns and operates the winery. Since the well and all water system components are planned to be located on the winery property, no access or maintenance easements will be required.

Water Rights

The Sullivan Rutherford Estate Water System will use groundwater from a non-adjudicated groundwater basin exclusively and is therefore not subject to water rights through the State Water Resources Control Board.

FINANCIAL

There will be no revenue generated by the water system.

The expected expenses for the water system can be broken down into initial startup cost and ongoing operational cost as shown below.

Startup Cost

Startup cost includes the new well and pump for the new well, water transmission piping, water storage tank(s), water treatment system equipment, booster pump(s) and installation. The water treatment and storage equipment will be designed based on a full panel of water quality test results that will be performed on water from the new well. Based on previous experience we estimate that the cost for the well, well pump, water transmission piping, water storage tank, booster pump, water treatment system equipment and installation will be approximately \$123,000 (see budget spreadsheet in Appendix 3).

Actual costs will be dependent upon the location of the new well, tank and other water system components as well as results of the water quality testing and design of the water treatment system.

Annual Operating Cost

Annual operating cost for the water system will include a portion of one employee's salary, cost for performing quarterly and annual water quality testing, equipment maintenance, replacement of consumable items, electrical service charges, professional fees and capital replacement allowance. The actual cost to operate and maintain the water system will be dependent on the final design of the water system. We estimate that the annual cost associated with operating and maintaining the water system will be approximately \$19,750 per year (see budget spreadsheet in Appendix 3).

Funding

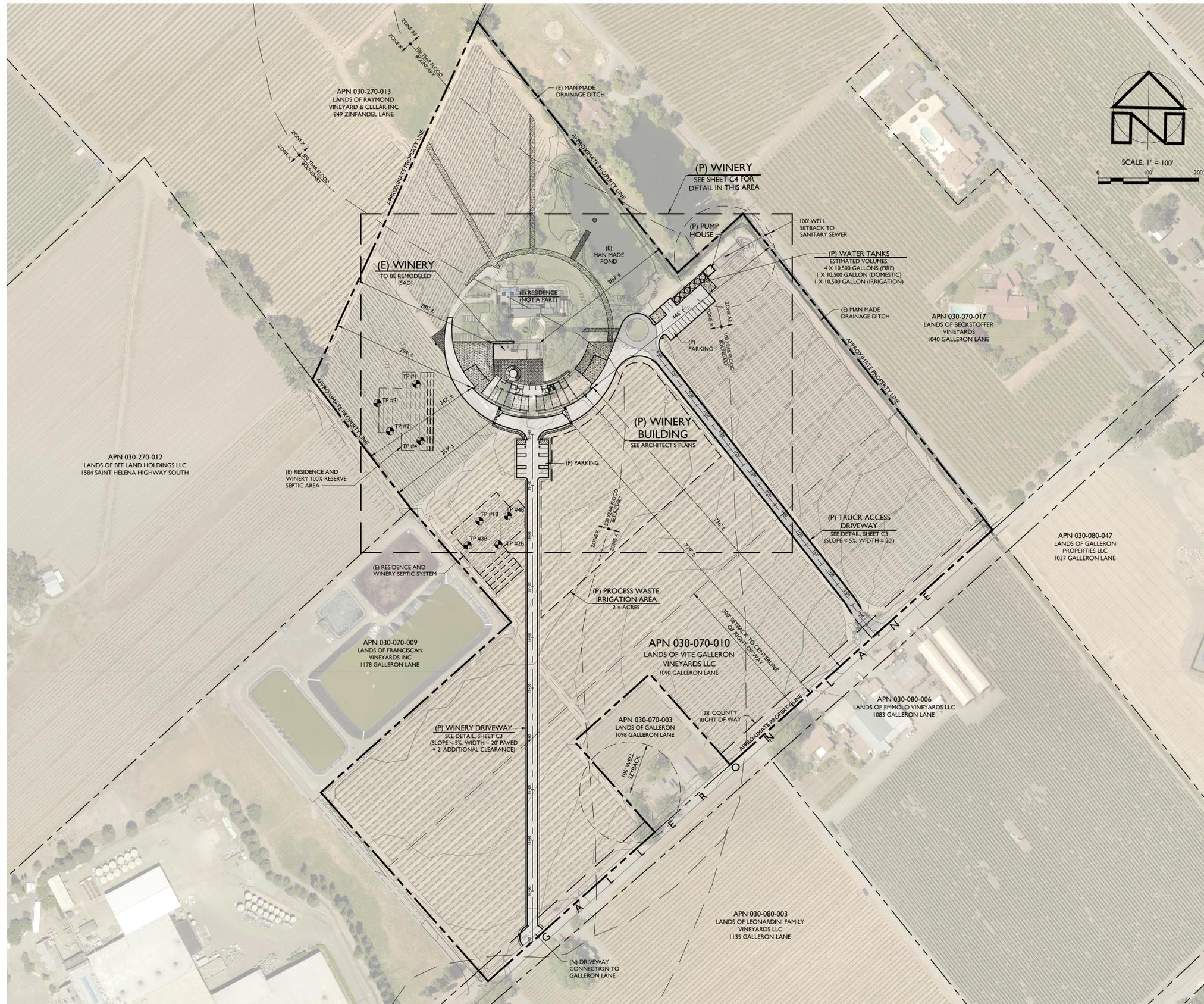
The startup cost will be financed along with the construction of the winery improvements. The winery's annual budget must include a line item for water system operation and maintenance expenses to ensure finances are available to operate and maintain the water system throughout the life of the winery.

APPENDIX I:

Sullivan Rutherford Estate Winery Use Permit Modification Conceptual Site Plans
(Reduced to 8.5" x 11")

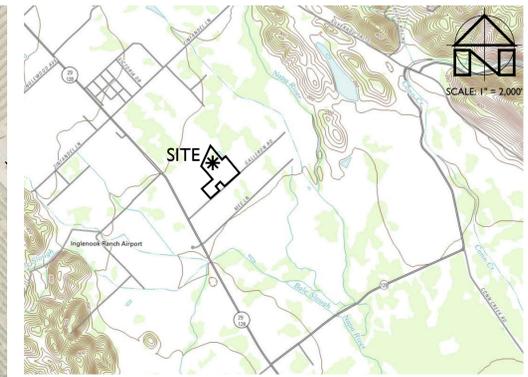
SULLIVAN RUTHERFORD ESTATE

WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS



OVERALL SITE PLAN

SCALE: 1" = 100'



LOCATION MAP

SCALE: 1" = 2,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
 VITE GALLERON VINEYARDS LLC
 DBA SULLIVAN RUTHERFORD ESTATE
 1101 VINTAGE AVENUE
 ST. HELENA, CA 94574

SITE ADDRESS:
 1090 GALLERON LANE
 ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:
 030-070-010

PARCEL SIZE:
 26.2 ± ACRES

PROJECT SIZE:
 3 ± ACRES

ZONING:
 AGRICULTURAL PRESERVE (AP)

DOMESTIC WATER SOURCE:
 PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
 STORAGE TANKS

WASTEWATER DISPOSAL:
 ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 WINERY SITE DEMOLITION PLAN
- C3 WINERY SITE PLAN
- C4 STORMWATER CONTROL PLAN
- C5 IMPERVIOUS SURFACE EXHIBIT

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF SITE IMPROVEMENTS PROPOSED AS PART OF THIS USE PERMIT MODIFICATION APPLICATION.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0385E, EFFECTIVE SEPTEMBER 26, 2008, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.

VINEYARD STATISTICS:

PRE-PROJECT VINEYARD AREA: 21.6 ± ACRES
 POST-PROJECT VINEYARD AREA: 20.1 ± ACRES

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF VITE GALLERON VINEYARDS, LLC" PREPARED BY TERRA FIRMA SURVEYS, INC., DATED JUNE 4, 2019. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPH WAS OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE, TAKEN APRIL TO JUNE 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:
 PowerCAD

CHECKED BY:
 MRM

DATE:
 SEPTEMBER 23, 2019

REVISIONS: BY:
 9/23/2019 YMS
 USE PERMIT
 RESUBMISSION

JOB NUMBER:
 19-1111

FILE:
 19-1111 CONG-OSP.DWG

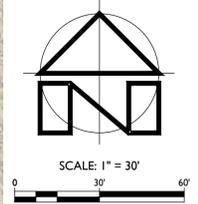
ORIGINAL SIZE:
 24" X 36"

SHEET NUMBER:

C1

OF

5



APN 030-070-017
LANDS OF BECKSTOFFER
VINEYARDS
1040 GALLERON LANE

APN 030-070-010
LANDS OF VITE GALLERON VINEYARDS LLC
1090 GALLERON LANE

APN 030-270-012
LANDS OF BFE LAND HOLDINGS LLC
1584 SAINT HELENA HIGHWAY SOUTH

APN 030-070-009
LANDS OF FRANCISCAN
VINEYARDS INC
1178 GALLERON LANE

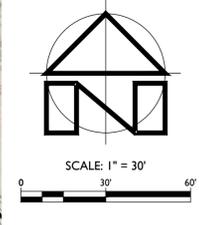
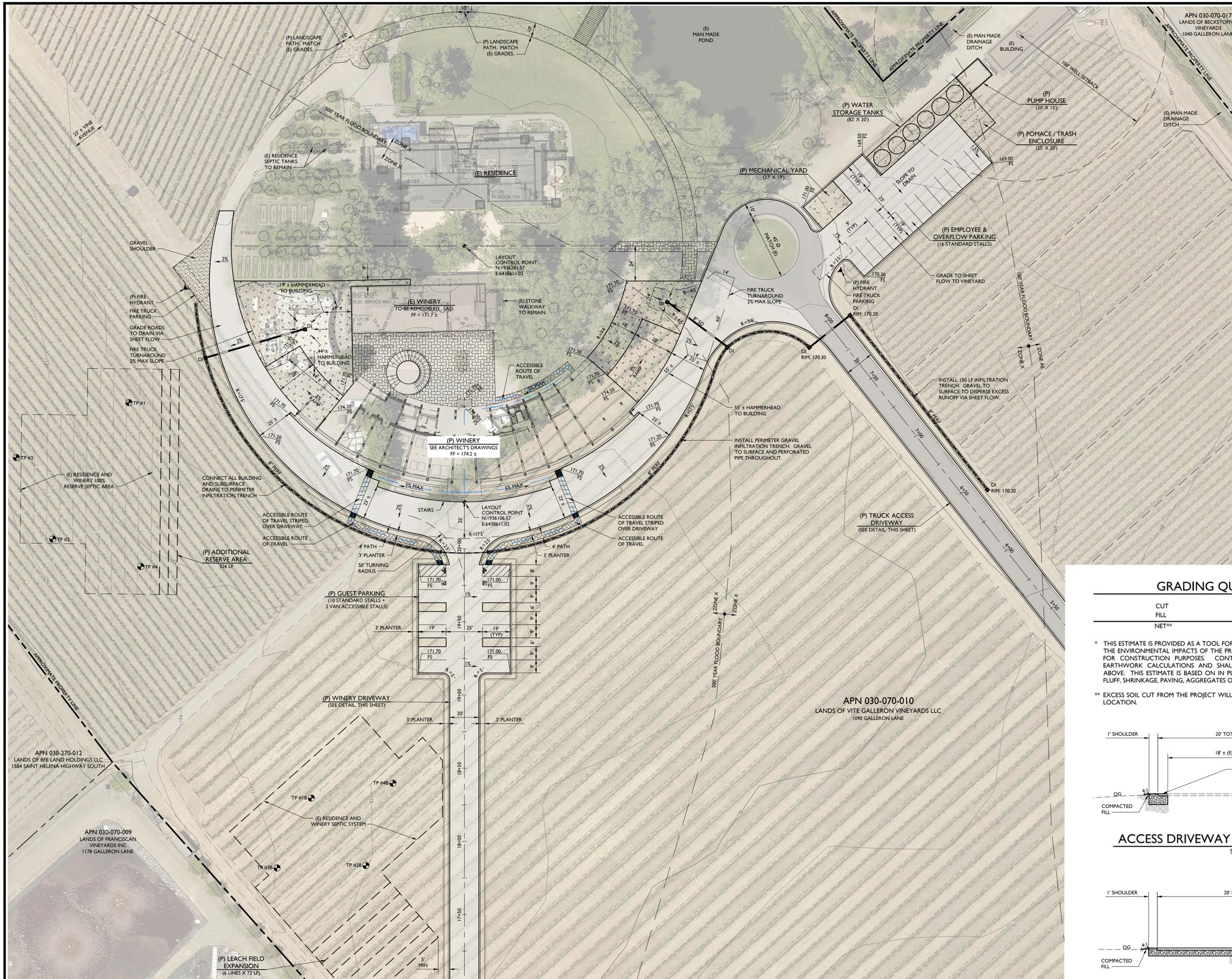
SULLIVAN RUTHERFORD ESTATE
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
WINERY SITE DEMOLITION PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	PowerCAD
CHECKED BY:	MRM
DATE:	SEPTEMBER 23, 2019
REVISIONS:	BY:
9/23/2019	YMS
USE PERMIT	
RESUBMISSION	

JOB NUMBER:	19-111
FILE:	19-111 CONG-DEMO.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



SURFACE LEGEND:

	(E) AC PAVING
	(P) AC PAVING
	(P) LIGHT DUTY CONCRETE
	(P) HEAVY DUTY CONCRETE
	(P) LANDSCAPE PAVERS
	(P) LANDSCAPE PATH

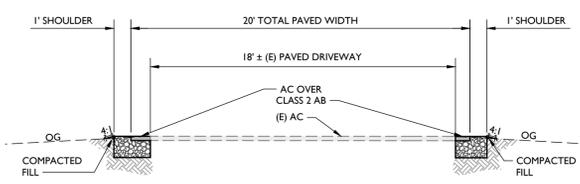
NOTE:
THE GRADING AND DRAINAGE DESIGN SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE. ADDITIONAL DESIGN DEVELOPMENT WILL NEED TO BE COMPLETED PRIOR TO BUILDING PERMIT AND GRADING PERMIT SUBMITTAL.

GRADING QUANTITIES*

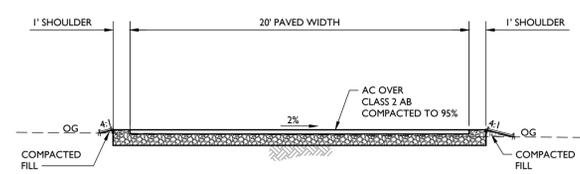
CUT	6,860 ± CY
FILL	15 ± CY
NET**	6,845 ± CY (CUT)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE HAULED OFFSITE TO A PRE-APPROVED LOCATION.



ACCESS DRIVEWAY TYPICAL CROSS SECTION
SCALE: 1" = 5'



WINERY DRIVEWAY TYPICAL CROSS SECTION
SCALE: 1" = 5'

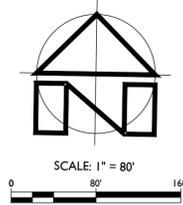
SULLIVAN RUTHERFORD ESTATE
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
WINERY SITE PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD
CHECKED BY: MRM
DATE: SEPTEMBER 23, 2019
REVISIONS: 9/23/2019 BY: YMS
USE PERMIT RESUBMISSION

JOB NUMBER: 19-111
FILE: 19-111 CONC.SITE.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:



SULLIVAN RUTHERFORD ESTATE
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
STORMWATER CONTROL PLAN

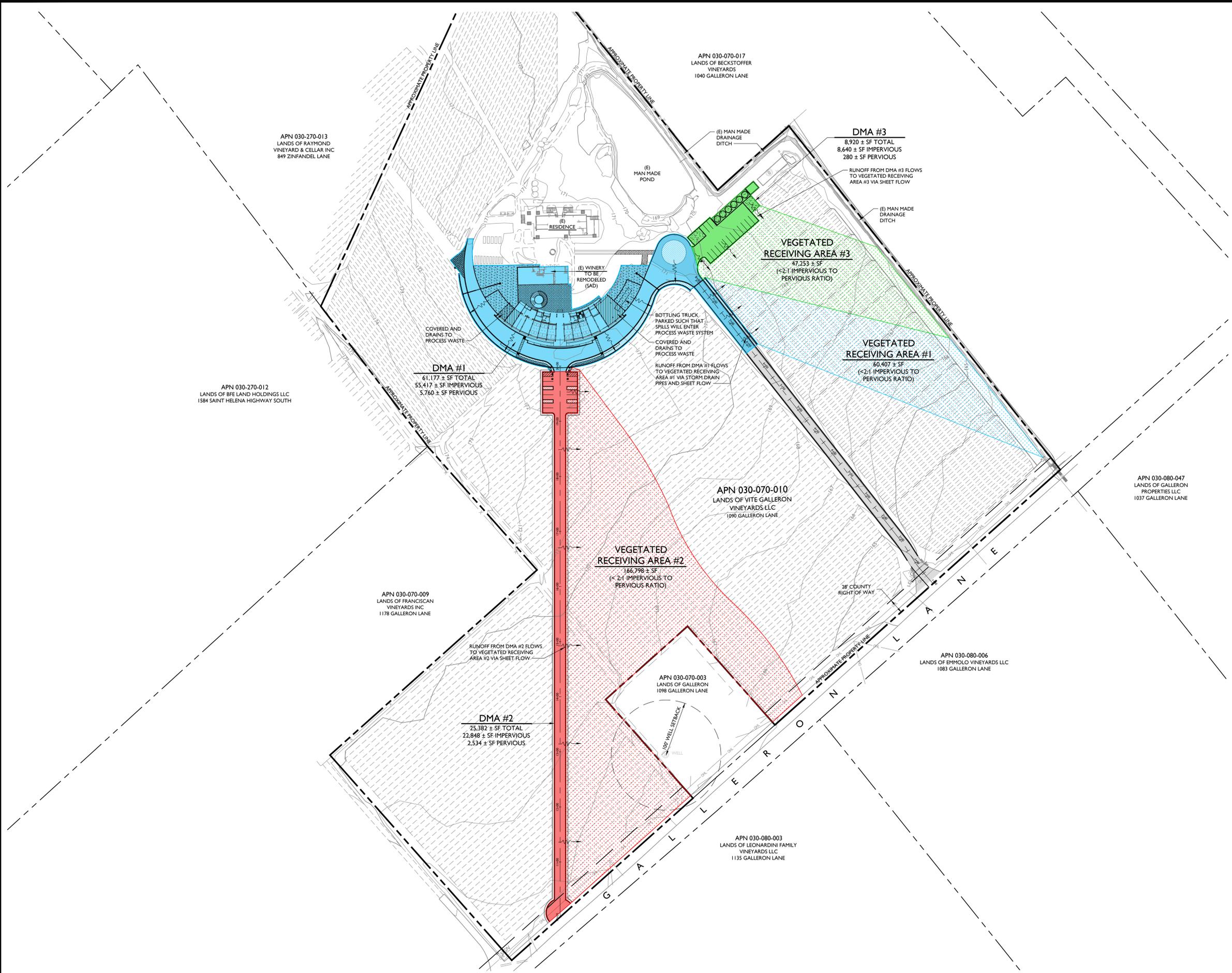
PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD
CHECKED BY: MRM
DATE: SEPTEMBER 23, 2019
REVISIONS: 9/23/2019 BY: YMS
USE PERMIT RESUBMISSION

JOB NUMBER: 19-111
FILE: 19-111 CONC-SWCP.DWG
ORIGINAL SIZE: 24" X 36"

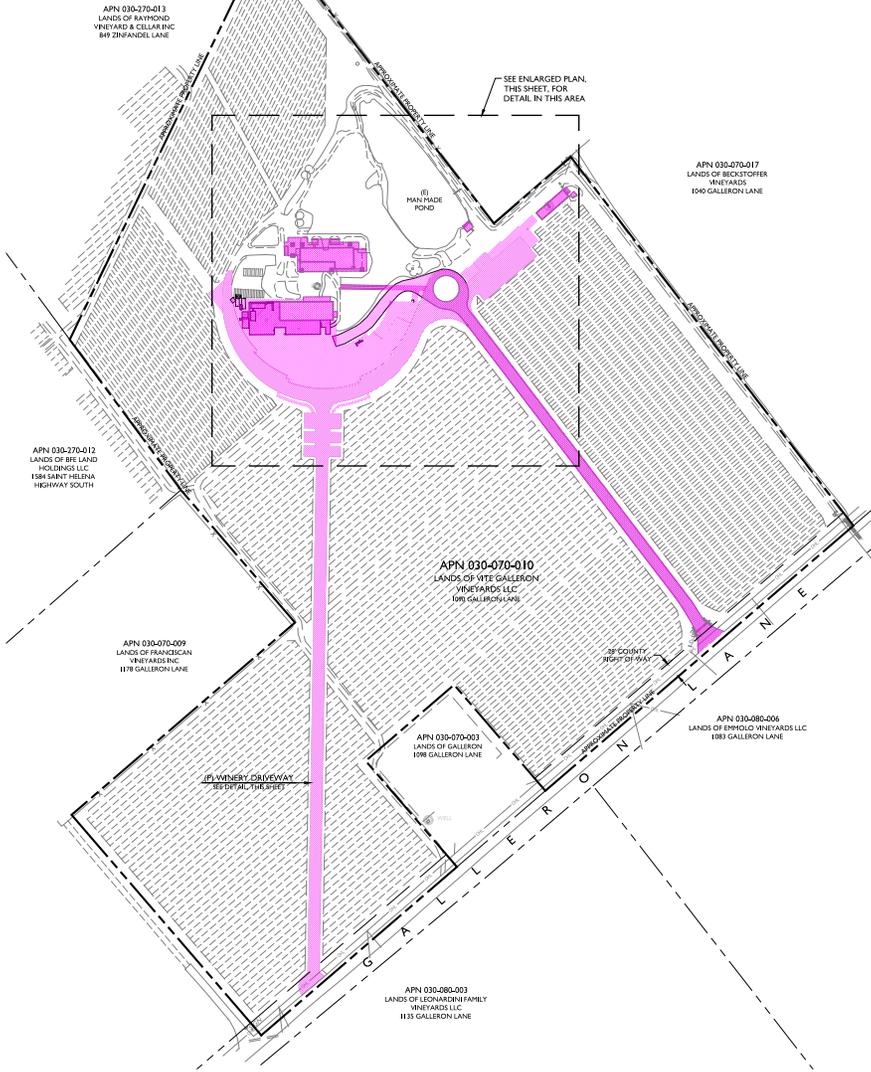
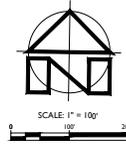
SHEET NUMBER: **C4**
OF 5



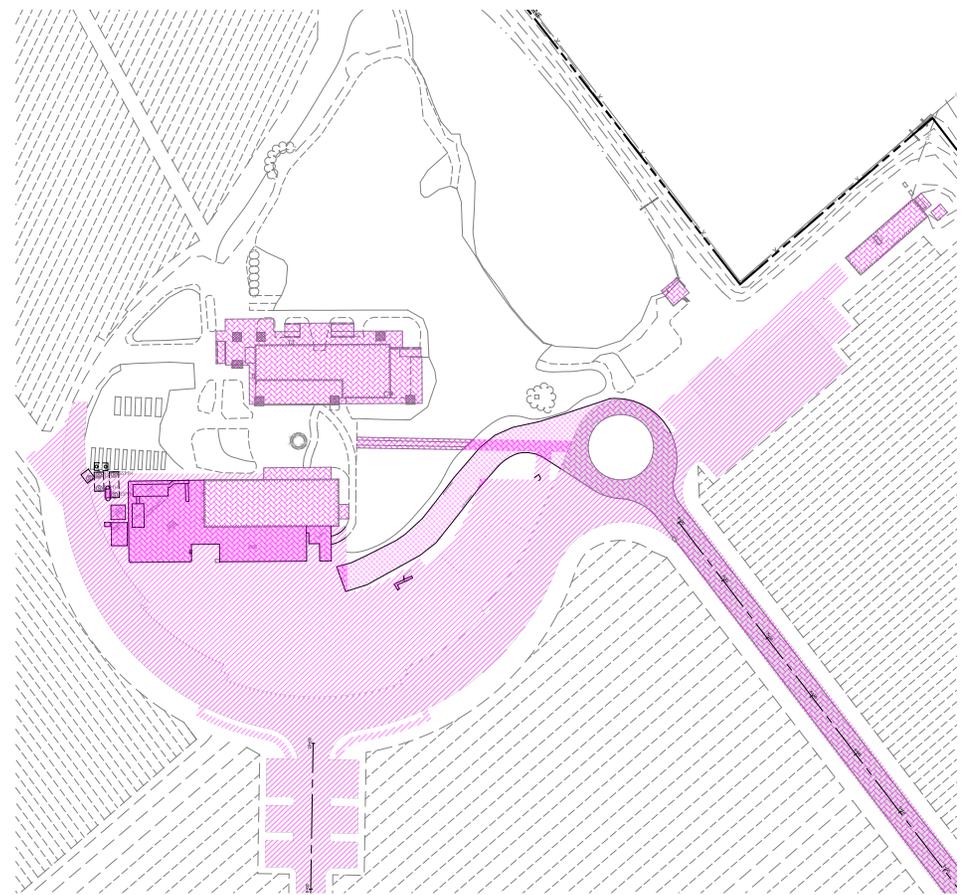
STORMWATER CONTROL PLAN
SCALE: 1" = 80'

DMA LEGEND:

	SHEET FLOW DIRECTION
	IMPERVIOUS AREA (COLOR VARIES BY DMA)
	PERVIOUS AREA (COLOR VARIES BY DMA)
	VEGETATED RECEIVING AREA (COLOR VARIES BY DMA)



IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 100'



ENLARGED AREA
SCALE: 1" = 40'

IMPERVIOUS SURFACE SUMMARY

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)	NET AREA (SF)	TOTAL NEW AND RECONSTRUCTED AREA (SF)
TOTAL AREA OF IMPERVIOUS SURFACE	90,735	73,055	6,643	3,415	77,620

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.
**RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

SULLIVAN RUTHERFORD ESTATE
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: PowerCAD
CHECKED BY: MBM
DATE: SEPTEMBER 23, 2019
REVISIONS: BY: 9/23/2019 YMS
USE PERMIT RESUBMISSION

JOB NUMBER: 19-111
FILE: 19-111CONC-USE-DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

APPENDIX 2: Correspondence with LAFCO

Mike Muelrath

From: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Sent: Monday, June 17, 2019 10:32 AM
To: Mike Muelrath
Subject: RE: Water Service at 1090 Galleron Lane, Napa County

Good morning Mike,

I am confirming the Sullivan Rutherford Estate Winery at 1090 Galleron Lane, St. Helena, Napa County, CA (APN 030-070-010) is located outside the jurisdictional boundaries and spheres of influence of all cities and special districts in Napa County that are authorized to provide public water service.

Pursuant to California Government Code Section 56133, cities and special districts may not extend water service outside their jurisdictional boundaries and spheres of influence unless there exists a documented threat to public health or safety involving the subject property.

If there is an existing or impending threat to public health or safety involving 1090 Galleron Lane, a city or special district may request formal authorization from LAFCO to provide water service to the property, and LAFCO approval would need to occur at a noticed public hearing.

Given there are currently no known documented threats to public health or safety involving 1090 Galleron Lane, there are no public water service options available to the Sullivan Rutherford Estate Winery involving a city or special district.

Please let me know if you have any questions or if there's anything else I can provide that may be helpful.

Thank you,

Brendon Freeman, Executive Officer
Local Agency Formation Commission of Napa County
1030 Seminary Street, Suite B
Napa, California 94559
Office: (707) 259-8645
Mobile: (707) 363-1783
www.napa.lafco.ca.gov

From: Mike Muelrath <mike@appliedcivil.com>
Sent: Monday, June 17, 2019 6:09 AM
To: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Subject: Water Service at 1090 Galleron Lane, Napa County

Hi Brendon,

We are working on a public water system application for the Sullivan Rutherford Estate Winery at 1090 Galleron Lane, St. Helena, Napa County, CA (APN 030-070-010). As part of the application we will need a note from you relative to this property's ability to connect to an existing public water system.

I look forward to your response and feel free to call with any questions.

Thank you,

Mike

Applied Civil Engineering Incorporated

(707) 320-4968 (Telephone)

(707) 320-2395 (Facsimile)

(707) 227-7166 (Mobile)

APPENDIX 3: Budgeting Spreadsheets

FIVE YEAR BUDGET PROJECTION (Small Community Water System)

INSTRUCTIONS: Yellow-shaded cells are for data entry; all other cells are locked except line item descriptions which can be changed if needed. Years 2 through 5 will be compounded automatically by the inflation factor in Cell G6.

System Name:

Sullivan Rutherford Estate Water System

Inflation Factor (%):

3.0

System ID Number:

TBD

LINE	EXPENSES AND SOURCE OF FUNDS	2019	2020	2021	2022	2023
1	OPERATIONS AND MAINTENANCE (O&M) EXPENSES					
2	Salaries and Benefits	6,240.00	6,427.20	6,620.02	6,818.62	7,023.17
3	Contract Operation and Maintenance	0.00	0.00	0.00	0.00	0.00
4	Power and Other Utilities	2,500.00	2,575.00	2,652.25	2,731.82	2,813.77
5	Fees Regulatory	674.00	694.22	715.05	736.50	758.59
6	Treatment Chemicals	0.00	0.00	0.00	0.00	0.00
7	Coliform Monitoring	240.00	247.20	254.62	262.25	270.12
8	Chemical Monitoring	50.00	51.50	53.05	54.64	56.28
9	Transportation	0.00	0.00	0.00	0.00	0.00
10	Materials, Supplies, and Parts	500.00	515.00	530.45	546.36	562.75
11	Office Supplies	100.00	103.00	106.09	109.27	112.55
12	Miscellaneous	500.00	515.00	530.45	546.36	562.75
13	Additional O&M for New Project	0.00	0.00	0.00	0.00	0.00
14	Total O&M Expenses:	10,804.00	11,128.12	11,461.96	11,805.82	12,160.00
16	GENERAL AND ADMINISTRATIVE EXPENSES					
17	Engineering and Professional Services	680.00	700.40	721.41	743.05	765.35
18	Depreciation and Amortization	0.00	0.00	0.00	0.00	0.00
19	Insurance	0.00	0.00	0.00	0.00	0.00
20	Existing Contribution to CIP (From CIP J48)	8,153.75	8,153.75	8,153.75	8,153.75	8,153.75
21	O&M Reserve	0.00	0.00	0.00	0.00	0.00
22	Other Reserves	0.00	0.00	0.00	0.00	0.00
23	Miscellaneous	100.00	103.00	106.09	109.27	112.55
24	** New Funding Project Costs	0.00	0.00	0.00	0.00	0.00
25	Additional New Project Contribution to CIP (From CIP J59)	0.00	0.00	0.00	0.00	0.00
26	** Debt Service	0.00	0.00	0.00	0.00	0.00
27	Total General and Administrative Expenses:	8,933.75	8,957.15	8,981.25	9,006.08	9,031.65
28	TOTAL EXPENSES (Line 14+ Line 27):	19,737.75	20,085.27	20,443.22	20,811.90	21,191.64
30	REVENUES RECEIVED					
31	Cash Revenues (Water Rates)	0.00	0.00	0.00	0.00	0.00
32	** Depreciation Reserves	0.00	0.00	0.00	0.00	0.00
33	** Fees and Services	0.00	0.00	0.00	0.00	0.00
34	** Hookup Charges	0.00	0.00	0.00	0.00	0.00
35	** Withdrawal from CIP or Other Reserves	0.00	0.00	0.00	0.00	0.00
36	** Other Fund Sources: Interest, Etc.	0.00	0.00	0.00	0.00	0.00
37	** Grants	0.00	0.00	0.00	0.00	0.00
38	** SRF Loan	0.00	0.00	0.00	0.00	0.00
39	** Business Loans	0.00	0.00	0.00	0.00	0.00
40	TOTAL REVENUE (Lines 31 through 39):	0.00	0.00	0.00	0.00	0.00
41	NET LOSS OR GAIN:	-19,737.75	-20,085.27	-20,443.22	-20,811.90	-21,191.64

Report Prepared by (Name and Title): _____

Date: _____

(** Inflation factor not applied to future year projections)

	2019	2020	2021	2022	2023
Number of Customers:	1	1	1	1	1
Average Monthly Revenue Needed Per Customer:	1644.81	1673.77	1703.60	1734.32	1765.97

(total expenses ÷ # of customers ÷ 12)

SIMPLIFIED CAPITAL IMPROVEMENT PLAN (CIP)

Date: 6/28/2019

System ID No.: TBD

System Name: Sullivan Rutherford Estate Water System

Service Connections: 1

*Enter information only in YELLOW shaded cells

QTY	COMPONENT	UNIT COST	INSTALLED COST	AVG LIFE, YEARS	ANNUAL RESERVE	MONTHLY RESERVE	MONTHLY RESERVE PER	
								CUSTOMER
1	Drilled Well, 6", steel casing Depth: 500	80	40000	25	1600.00	133.33		133.33
0	Drilled Well, 8", steel casing Depth: 0	130	0	25	0.00	0.00		0.00
0	Drilled Well, 12", steel casing Depth:	200	0	25	0.00	0.00		0.00
1	Wellhead Electrical Controls	700	700	25	28.00	2.33		2.33
0	Submersible Pump, 20 HP	9000	0	7	0.00	0.00		0.00
0	Submersible Pump, 3 HP	2000	0	7	0.00	0.00		0.00
1	Submersible Pump, 5 HP	3500	3500	7	500.00	41.67		41.67
1	Booster Pump Station, 10 HP, complete	14000	14000	5	2800.00	233.33		233.33
1	Booster Pump Station Electrical Controls	5000	5000	5	1000.00	83.33		83.33
0	Pressure Tank Gallons:	1.5	0	10	0.00	0.00		0.00
1	Pressure Tank Gallons: 80	1.5	120	10	12.00	1.00		1.00
1	Storage Tank, Plastic Gallons: 10000	0.5	5000	10	500.00	41.67		41.67
0	Storage Tank, Redwood Gallons:	1.3	0	40	0.00	0.00		0.00
0	Storage Tank, Redwood Gallons:	1.3	0	40	0.00	0.00		0.00
0	Storage Tank, Steel Gallons:	1.2	0	50	0.00	0.00		0.00
0	Storage Tank, Steel Gallons:	1.2	0	50	0.00	0.00		0.00
0	Storage Tank, Steel Gallons:	1.2	0	50	0.00	0.00		0.00
0	Storage Tank, Concrete Gallons:	1.5	0	80	0.00	0.00		0.00
1	Master Meter, 2"	450	450	10	45.00	3.75		3.75
0	Master Meter, 3"	800	0	10	0.00	0.00		0.00
0	Master Meter, 4"	2500	0	10	0.00	0.00		0.00
0	Hypochlorinator w/ Tank & Pump, Complete	800	0	10	0.00	0.00		0.00
0	Pipe w/ sand bedding, 1" (Enter linear feet for quantity)	20	0	50	0.00	0.00		0.00
1500	Pipe w/ sand bedding, 2" (Enter linear feet for quantity)	25	37500	50	750.00	62.50		62.50
0	Pipe w/ sand bedding, 3" (Enter linear feet for quantity)	30	0	50	0.00	0.00		0.00
0	Pipe w/ sand bedding, 4" (Enter linear feet for quantity)	35	0	50	0.00	0.00		0.00
0	Pipe w/ sand bedding, 6" (Enter linear feet for quantity)	50	0	50	0.00	0.00		0.00
0	Standpipe Hydrant, 1-1/2"	700	0	20	0.00	0.00		0.00
0	Standpipe Hydrant, 2-1/2"	900	0	20	0.00	0.00		0.00
0	Customer Meter w/ Box & Shutoff, Complete	250	0	20	0.00	0.00		0.00
10	Distribution Valve, 2"	150	1500	10	150.00	12.50		12.50
0	Distribution Valve, 3"	250	0	10	0.00	0.00		0.00
0	Distribution Valve, 4"	600	0	20	0.00	0.00		0.00
0	Distribution Valve, 6"	850	0	20	0.00	0.00		0.00
1	Air & Vacuum Relief Valve, Typical	375	375	20	18.75	1.56		1.56
1	Calcite Filter and Softening	7500	7500	20	375.00	31.25		31.25
1	UV	7500	7500	20	375.00	31.25		31.25
0		7500	0	1	0.00	0.00		0.00
0								
SUBTOTAL Existing CIP Costs			\$123,145.00		\$8,153.75	\$679.48		\$679.48
NEW Project CIP Costs								
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
SUBTOTAL New Project CIP Costs			\$0.00		\$0.00	\$0.00		\$0.00
TOTAL Existing and New Project CIP:			\$123,145.00		\$8,153.75	\$679.48		\$679.48

Report Prepared by (Title): _____

Date: _____

NOTE: Installed costs are averages and include all materials and contracted labor and equipment.

NOTES:

APPENDIX 4: Ownership Documents



2018-0000460

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

REC FEE 21.00
TAX 16206.85

01:33PM 10-Jan-2018

LS
Page 1 of 3

RECORDING REQUESTED BY
First American Title Company of Napa
AND WHEN RECORDED MAIL TO

Name VITE GALLERON VINEYARDS LLC
Street Address 1101 VINTAGE AVENUE
City, State, Zip ST. HELENA, CA 94574

Order No. 00301069

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
APN(S) 030-070-010

Documentary Transfer Tax is ~~16,206.85~~ **16,206.85**
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TIMOTHY W. HOFFMAN, CHAPTER 11 BANKRUPTCY TRUSTEE FOR THE ESTATE OF SULLIVAN VINEYARDS PARTNERS, A CALIFORNIA PARTNERSHIP, CASE NO. 17-10065RLE, PURSUANT TO ORDER APPROVING SALE, A CERTIFIED COPY OF WHICH IS RECORDING CONCURRENTLY HEREWITH

hereby GRANT(s) to

VITE GALLERON VINEYARDS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

the following real property in the unincorporated area of the County of Napa, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Dated: January 8, 2018


BY: TIMOTHY W. HOFFMAN, CHAPTER 11
BANKRUPTCY TRUSTEE

1/8/18

*Timothy W. Hoffman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF Sonoma }ss

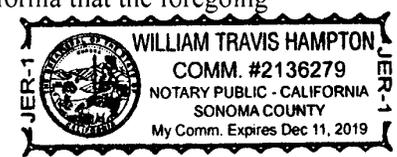
On 8 January 2018, before me, William Travis Hampton, Notary Public, personally appeared Timothy W. Hoffman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their authorized capacity(ies), and that by his/het/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public



Grant Deed

END OF DOCUMENT

EXHIBIT "A"

Escrow Number: 00301069

COMMENCING at the "brass pin" marking the intersection of the centerline of Galleron Lane and the Northeastern line of the California State Highway No. 29, as the same are shown on Map No. 63 entitled, "Record of Survey Map of Property of Emmolo Nursery", filed in Book 1 of Surveys at page 64 in the office of the County Recorder of said Napa County; running thence North 47° 50' East along said centerline of Galleron Lane 1486.65 feet; thence North 42° 10' West 239.80 feet; thence North 47° 50' East 200.00 feet; thence South 42° 10' East 239.80 feet to said centerline of Galleron Lane; thence North 47° 50' East along said centerline of Galleron Lane 696.65 feet to the most Eastern corner of parcel of land described in the Deed to Virgil A. Galleron, et al, recorded in Book 841 at page 920 of Official Records of Napa County; thence Northwesterly along the Northeastern line of said Virgil A. Galleron parcel North 38° 55' West 796.43 feet, South 47° 40' West 174.40 feet and North 39° 10' West 634.56 feet to the most Northern corner of said Virgil A. Galleron parcel; thence Southwesterly along the Northwestern line of said Virgil A. Galleron parcel South 24° 21' 10" West 778.57 feet, South 37° 55' 10" East 320.43 feet, South 47° 22' West 1358.23 feet to the most Western corner of said Virgil A. Galleron parcel; thence South 28° 31' East along said Northeastern line of the California State Highway No. 29, a distance of 810.40 feet to the point of commencement.

EXCEPTING THEREFROM Parcel 1, as shown on the map entitled, "Parcel Map of a portion of the Lands of Franciscan Vineyards", filed July 6, 1973 in Book 5 of Parcel Maps at page 39 in the office of the County Recorder of said Napa County.

APN 030-070-010