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Use Permit Application Packet

USE PERMIT: PROJECT STATEMENT
Safe Harbor Winery and Storage Facility
665 Napa Vallejo Highway, Napa County

APPLICANT AND OWNER:

Safe Harbor Partners, LLC
110 Rancheria Road
Kentfield, CA 94904

APN: 057-110-012

ACREAGE: +/-12.18 acres

GENERAL PLAN MAP DESIGNATION: I: Industrial

ZONING DESIGNATION:

GI: General Industrial
AC, Airport Compatibility

GENERAL PROJECT DESCRIPTION:

The property is located at 665 Napa Vallejo Highway, within the General Industrial Area of the Napa County Airport Business Park. The County has constructed the Devlin Road Extension over Fagan Creek, which has bisected the parcel (Devlin Road Segment E- Extension). There is one house on the lot on the eastern side of Devlin Road. This project proposes to construct a winery and wine storage facility on the western side of this property. The project will include two buildings. Building A will be approximately 50,612 square feet in size including storage, bottling, production and office space. Building B will be approximately 16,858 square feet in size and be used primarily for storage. A small office area is included in Building B. Covered work areas will be located on the south sides of both Building A (8,796 SF) and Building B (5,975 SF).

The site plan shows the buildings, parking, on-site truck circulation, and general landscape areas. The floor area ratio (FAR) after full build out will be 0.123, well below the allowable 0.50. All vehicles will enter from a new access driveway that runs along the northern property line. Trucks will stop at the entry scale as needed and then continue to the loading zone for off load or pick up. Each building has a dedicated loading zone. Trucks will be able to circulate around both buildings. The entrance driveway will be wide enough to accommodate two-way traffic.

The project will be provided with water service from the City of American Canyon. Napa Sanitation District (NSD) will provide sewer. The buildings will be sprinklered for fire protection.

The facility will be run by up to 20 full time and 5 part time employees. The winery will be used during harvest for crushing up to 5,000 tons or 850,000 gallons of wine and will provide bulk wine storage and bottling on a year round basis. The primary client base will be existing wineries that do not have adequate crush facilities or storage on their sites for their product. Bottling services will also be provided.

There will be no retail sales and no access for the general public. Individual clients will visit the site on occasion to hold meetings with members of the wine trade, such as their distributors, vendors, restaurants, wine shop owners and similar types of wine buyers. The only signage will be to identify the building as a wine storage facility.

SITE DEVELOPMENT STANDARDS

In the General Industrial (GI) Zoning District, the storage and warehousing of wine, including aging is an allowable use (18.44.020, A (7)). Agricultural processing facilities, including wineries are allowed upon issuance of a use permit (18.44.020 B(5)). The GI Zoning District contains development standards, which have been adhered to with this design. No variation to the GI development standard is requested.

- Site Grading and disturbance shall be minimized. *The site is relatively flat. Fill will be imported to achieve final grades.*
- Applicable front Yard Setback, 25 feet
- No required side or rear yard setback
- Minimum of one off-street loading space. *Loading areas provided.*
- Front yard landscaping. *20 foot from the street curb line*
- Screening of work areas provided
- Parking lot landscape plan *one tree per six spaces*
- Signage as allowed by Code for Safe Harbor, no signage for individual clients.

The Napa Valley Business Park Specific Plan includes development standards for the General Industrial area.

The General Industrial land use designation is intended to accommodate and encourage general industrial development. On-site and common improvement requirements in this area are generally less stringent than in industrial park areas, e.g. metal buildings, open storage, and visible product manufacturing, such as batch plants and lumber yards, are allowed (page 62, Napa Valley Business Park Specific Plan).

FAGAN CREEK SETBACK

The Napa Valley Business Park Specific Plan includes a requirement for a 75-foot setback from Fagan Creek, which bisects this parcel in an east/west direction. The buildable area on this 12-acre parcel is significantly reduced both due to the 75' setback and due to a lack of access on the south side of Fagan Creek. After taking into consideration the 75' creek setback, the construction of extension of Devlin Road and the lack of access on the south side of the parcel, only about 50% of the property remains available for development. Of this 50% there are other restrictions such as zoning setbacks, limited parcel width and airport restrictions. Monk & Associates Inc. conducted several site visits to evaluate the biological resources on the parcel. The project was designed to conform to the 75' setback to the greatest extent feasible. However, small portions of the paving on the south side of Building A and the parking area encroach into this setback. Only 3,923 square feet of the 75' setback area will be impacted with impervious surface. Monk & Associates' report, dated July 29, 2019 includes full discussion of the proposed mitigation to offset the encroachment into the 75' setback area. Please refer to the additional information in the Project Statement regarding findings for Variations to the GI Standards included with this application.

GI:IP SETBACK

The Napa Valley Business Park Specific Plan also includes a required 65-foot setback where a lot in the General Industrial area adjoins a Business/Industrial Park area, with the 20 feet nearest the property line planted with a dense landscape screen. In lieu of this, a 30-foot landscape setback planted with dense landscaping may be approved by the PBES based on site –specific design considerations. The intent of additional setback requirement between the GI and IP Districts is to minimize impact between a General Industrial use and a Business/Industrial use. In this case, the adjacent property to the north, which is in the Business/Industrial area, is already developed with a large warehouse. A railroad spur and a 15' wide access road are located on the south side of this warehouse. Because these features are on the adjacent parcel, the setback from the existing warehouse to their property line is 65 feet. The distance from the proposed winery building to the warehouse building is 92 feet. Therefore, the intent of the GI/IP setback is met, but the setback area is already existing on the adjacent parcel. The project will provide a 5' wide Landscape area that will include dense planting. Please refer to the additional information in the Project Statement regarding findings for Variations to the GI Standards included with this application.

This property is within Zone D of the Napa County Airport Land Use Compatibility Plan. The building use, coverage, building height and employment density meets the restrictions as outlined in this plan.

PARKING STANDARDS

Section 18.110.010 of the Zoning Code and pages 64-65 of the Napa Valley Business Park Specific Plan outline parking standards for this Zoning District.

Use	Square footage	Parking Requirement	Parking Demand
Storage/Warehouse	39,125	1 space/1,000 sf for first 20,000 sf and 1/2,000 for over 20,000 sf	29.6
Production	8,664	1 space/500 sf	17.3
Bottling	12,972	1 space/500 sf	25.9
Office	6,708	1 space per 250 sf	26.8
Total			99.6

REQUIRED PARKING 100
PARKING PROVIDED, site can accommodate 100, proposed: 51

The applicant requests to install 51 spaces with the construction of this project and defer construction of the remaining 49 spaces. As shown on the site plans, spaces within the creek setback will be deferred to further minimize impacts.

SEWER AND WATER SERVICE

American Canyon will serve the property with water for the proposed use. Similarly, Napa Sanitation District (NSD) will serve the proposed facility for domestic and wastewater. Recycled water from NSD will be used for irrigation.

GREENHOUSE GAS EMISSION REDUCTION MEASURES AND CLIMATE ACTION PLAN FEATURES:

In keeping with the goals of the State and County along with this business, we are designing this project with the latest and best technology and features available and feasible for energy efficiency, green house gas emission reductions and use of sustainable products. Examples of features to be utilized include:

1. Cool roof materials;
2. Maximum insulation attainable, to the point of diminishing returns;
3. High percentage of recycled metal materials which can be recycled in the future;
4. Minimal fenestration for a controlled environment;
5. Passive night cooling features to take advantage of the climatic variations;

6. Tier-1 Cal-Green code requirements (including electric vehicle charging station, bicycle parking/storage, employee shower to encourage bicycle riding;
7. On-site water retention and control through vegetative swales;
8. Use of reclaimed water for irrigation;
9. Water efficient and drought tolerant landscape design and irrigation;
10. Recycling of all materials that are recyclable, including solids collected by tanks that filter the washing of the tanks that are used for fertilizer;
11. The project will be engineered to allow for future PV solar panels as an on-site energy source;
12. Indoor air quality will utilize low and no emitting finishes and construction materials. Low and no VOC paints, caulks, adhesives, etc:
13. High efficiency HVAC equipment, low-E dual pane windows, occupancy sensor lighting controls, etc. that exceed current Title 24 Energy Compliance;
14. Pretreatment of process waste with settling tank and recycling of solid waste.

**Safe Harbor Winery and Storage Facility
APN 057-110-012
Project Statement regarding Variations to GI Standards**

The Planning Commission may authorize variations to standards for development in the GI Zoning District as a part of a Use Permit, based upon both specific procedures and findings. The following information is provided to support two variations to the GI development standards.

1. Reduction in the 75' setback from Fagan Creek.
2. Reduction in the 65' setback from an adjacent property that is in the IP Zoning District, and

General Parcel Description

The subject parcel is long and narrow with constraints on all sides. The following exhibits have been prepared to depict existing conditions and evaluate the development constraints:

- Overall Site and Context Plan (Sheet A0)
- Site Development Plan (Sheet P1)
- Site Development Plan, West Portion (Sheet A1.0)
- Site Development Plan, East Portion (Sheet A 1.1)
- Site Restrictions Plan (Sheet A 2.0)

- On the north, there is a rail line on the adjacent parcel that runs approximately 851.5 feet parallel to the property line.
- Fagan Creek runs along the western property line and through the property such that it bisects the southern portion of the parcel.
- The extension of Devlin Road bisects the property.
- The eastern portion of the parcel is extremely narrow and impacted by Fagan Creek.

Devlin Road

The original property was 12.98 acres in size. The Devlin Road construction took 0.8 acres or 6.2% of the property. The parcel size after the Devlin Road construction is 12.18 acres. Although the parcel remains one legal parcel, the extension of Devlin Road effectively divides the parcel in two. The west side of Devlin Road is 9.82 acres (project site) and the east side is 2.36 acres (See Sheet A 2.0). Refer to data in the Table below.

SITE AREA ANALYSIS

	AREA (S.F.)	AREA (AC)	PERCENT OF SITE
PARCEL- BEFORE DEVLIN ROAD	565,575	12.98	100.0%
DEVLIN ROAD	34,938	0.80	6.2%
PARCEL - AFTER DEVLIN ROAD	530,637	12.18	

TWO AREAS AFTER DEVLIN ROAD

WEST OF DEVLIN ROAD	427,824	80.6%	9.82 ACRES
EAST OF DEVLIN ROAD	102,813	19.4%	2.36 ACRES
			12.18 ACRES

Fagan Creek

Fagan Creek runs along the western property line and then through the southern portion of the property. The percentage of area that falls within this setback was evaluated both for the entire 12.18 acre parcel and the two areas (west and east) as described above. Refer to data in the Table below.

FAGAN CREEK SETBACK, TOTAL PARCEL

	AREA (S.F.)	AREA (AC)	PERCENT OF SITE
AREA WITHIN 75 FT SETBACK OF FAGAN CREEK	263,460	6.02	49.4%

FAGAN CREEK SETBACK, EAST AND WEST SIDE

	AREA (S.F.)	AREA (AC)	Percent of 12.18 acre site	Percent if two parcels
TOTAL AREA OF 75 FT. SETBACK FROM TOP OF FAGAN CREEK BANK, WEST SIDE	196,437	4.51	37.0%	45.9%
TOTAL AREA OF 75 FT. SETBACK FROM TOP OF FAGAN CREEK BANK, EAST SIDE	65,864	1.51	12.4%	64.0%
PROPOSED REDUCTION TO THE 75 FT. SETBACK	3,923	0.09	1.5%	2.0%

As shown, 49.4% of the site falls within the 75-foot setback. The project was designed to minimize the encroachment into this setback area, but given the long and narrow parcel configuration, a small portion of the impervious parking (3,923 SF) is proposed within the setback area. This is a 0.09-acre area, which represents 1.5% of the setback area for the entire parcel or 2.0% of the setback area on the west side.

The Fagan Creek setback reduces the gross buildable area on the property, some of which is isolated on the east side of Devlin Road or the south side of Fagan Creek. The total area within the 75' setback is approximately 6.0 acres or 49.4% of the site. Therefore, the creek setback has a significant impact on the developable area of the property. Although this property is not within the IP District, the provision is Section 18.40.170 (A5) provides some guidance on how to evaluate the appropriateness of a variation to the standard:

Where establishment of these corridors would reduce the developable area under this chapter on a parcel existing prior to the effective date of the ordinance codified in this chapter by more than thirty-five percent, the width of the corridor required shall be reduced to allow sixty-five percent of the parcel's potential developable area to be developed. All development setback corridors provided shall be counted as landscaped for purposes of meeting the minimum landscaping percentages required under Section 18.40.110 (B).

In this case, the reduction to the 75' setback is 3,923 square feet or about 1.5 % of the total Riparian Setback area.

The following summary is provided in reference to the required findings for a variation to the standards (Napa County Code Section 18.44.210 (D))

- a. The development plan results in a project that is superior in terms of design and environmental impacts when compared to a project processed under the development standards specified by this chapter.

The proposed Mitigation Measure described in the Monk & Associates Biological Assessment (Mitigation Measure BIO-1) preserves the developable portion of the site on the south side of Fagan Creek. This not only provides more total area in conservation, but also provides a buffer along the southern property line.

The intent of the 65' setback along the northern property line is effectively satisfied by the location of the existing building on the adjacent parcel. The proposed landscape screening will enhance the overall design yet allow for the maximum use of the developable area of the property.

- b. The development plan results in a cohesive design and treatment of the site, including architecture, landscaping, signage and lighting.

The project was designed comprehensively to include two buildings that will complement each other in architecture, landscape and site design. This plan is a cohesive use of all the developable area on the north side of Fagan Creek and the west side of Devlin Road.

- c. The orientation and location of buildings, structures, open space and other features of the site plan protect and enhance existing natural resources or site features including significant existing vegetation and maintain and enhance existing views from and through the site.

The buildings are oriented to respect the 75' creek setback to the greatest extent feasible. The vegetation on the south side of Fagan Creek will be preserved via deed restriction. A California native riparian planting plan will be implemented on the north side of Fagan Creek to ensure no net loss of riparian habitat and to promote bank stabilization.

- d. The overall project is consistent with the intent, purpose and applicable standards of the Napa County Airport industrial area specific plan.

The overall objective of the Napa County Airport Industrial Area Specific Plan is to guide and facilitate development within the boundaries of the plan area. The plan recognizes the economic importance to the County and region and identifies this area as the principal location for industrial development within the unincorporated portion of Napa County. Other than the two identified variations to the standards, this project meets all other applicable standards of the plan and furthers the overall objective of the plan.

- e. The site plan minimizes the effect of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances, exit drives and walkways; through the adequate provision of off-street parking and loading facilities; through an adequate circulation pattern within the boundaries of the development; and through the surfacing and lighting of off-street parking facilities.

The long entrance drive ensures that there is more than sufficient area on site for vehicles that will be entering and exiting the site. There is more than sufficient off-street parking provided. The new driveway was designed in coordination with the new extension of Devlin Road to ensure that meets all traffic standards.

- f. The site plan shall encourage alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicyclists including covered parking for bicycles and motorcycles where appropriate. Public transit stops and facilities shall be accommodated as appropriate and other incentive provisions considered which encourage non-automotive travel.

Onsite facilities for bicycle parking will be provided. The project will tie into the new extension of Devlin Road, which contains a separated bicycle and pedestrian lane.

- g. The site shall provide open space and landscaping which complement buildings and structures. Said open space shall be provided in a manner so as to be useful to residents, employees, or other visitors to the site. Landscaping shall be used to separate and/or screen service and storage areas, separate and/or screen parking areas from other areas, break up expanses of paved area, and define open space for usability and privacy.

The final lot coverage for the site is well below the allowable 0.5 FAR. Areas remaining as landscape and open space will be accessible by employees to enjoy the site.

- h. Design of the site plan and proposed structures shall respect design principles in terms of maintaining a balance of scale, form and proportion, using design components which are harmonious and materials and colors which blend with elements of the site plan and surrounding areas. Location of structures shall take into account maintenance of view. Rooftop mechanical equipment shall be incorporated into the roof design or screened from adjacent properties. Utility installations such as trash enclosures, storage units, traffic control devices, transformer vaults and electrical meters shall be accessible and screened.

All the design standards as outlined will be included in the final design.

- i. Signs, lighting fixtures, landscape improvements and similar common area features shall complement the site plan and avoid dominating the site and/or existing buildings on the site or overwhelming the building or structures to which they are attached. Multiple signs on a given site shall be of a consistent design theme.

There will only be one sign at the entrance. All other lighting and improvements will complement the site plan as required.

- j. Provisions have been made for the permanent use and maintenance of parking areas and other common area fixtures used jointly by owners of the parcels included within the development plan.

There is only one owner, therefore this finding is not applicable.



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: Safe Harbor Partners, LLC	Phone: (415) 793-6565	E-Mail Address: alansullivansafeharbor@comcast.net
Applicant's Mailing Address: 110 Rancharia Road	City: Kentfield	State/Zip Code: CA 94904
Property Owner's Name: (if different from Applicant) same	Phone:	E-Mail Address:
Property Owner's Mailing Address:	City:	State/Zip Code:
Agent's Name: (if different from Applicant)	Phone:	E-Mail Address:
Agent's Mailing Address:	City:	State/Zip Code:
Other Representative: (Engineer/Architect) Beth Painter	Phone: 707-337-3385	E-Mail Address: beth@bnapa.com
Representative's Mailing Address: 10 Canopy Lane	City: Napa	State/Zip Code: CA 94558

Property Information

Project Name and Address: Safe Harbor 3.0, 665 Napa Vallejo Hwy, Napa, CA 94558

Assessor's Parcel Number(s): 057-110-012

Site of site (acreage and/or square footage): +/-12.1 acres

General Plan Designation: Industrial Zoning: General Industrial: Airport Compatability

Application Type¹ (For Staff Use)

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


 Property Owner's Signature and Date

8-13-19

 Property Owner's Signature and Date

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

Application Fees	
Date Received: _____	Deposit Amount \$
Received by: _____	Flat Fee Due \$
Receipt No. _____	Total \$ 0.00
File No. _____	Check No

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.

Sole Harbor Partners, LLC

Print Name of Property Owner

Print Name Signature of Applicant (if different)



Signature of Property Owner

8-13-19

Date

Signature of Applicant

Date

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 type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input 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 type="checkbox"/> Existing		<input type="checkbox"/> Proposed	<input checked="" 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 new facility gal/y Per permit : _____ Permit date: _____
 production capacity:

Current maximum actual production: _____ gal/y For what year? _____

Average 3 year production: _____ gal/y

Proposed production capacity: 850,000 gal/y

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

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation: _____ existing _____ proposed

Maximum weekly tours/tastings visitation: _____ existing _____ proposed

Visitation hours (e.g. M-Sa, 10am-4pm): _____ existing _____ proposed

Production days and hours¹: _____ existing 7 days/week, 6 a.m. - 6 p.m. proposed

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

Proposed Project Winery Traffic Information / Trip Generation Sheet

Maximum Daily Weekday Traffic (non-harvest season)

Total number of FT employees: <u>20</u> x 3.05 one-way trips per employee	=	<u>61</u>	daily trips.
Total number of PT employees: <u>5</u> x 1.90 one-way trips per employee	=	<u>9.5</u>	daily trips.
Anticipated weekday visitors: <u>10 clients</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>7.5</u>	daily trips.
Gallons of production: <u>850,000</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>15.3</u>	daily trips.
Total	=	<u>93.3</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck <u>trips</u> x .38)	=	<u>31.2</u>	PM peak trips.

Maximum Daily Weekend Traffic (non-harvest Saturday)

Number of FT employees (on Saturdays): <u>10</u> x 3.05 one-way trips per employee	=	<u>30.5</u>	daily trips.
Number of PT employees (on Saturdays): <u>2</u> x 1.90 one-way trips per employee	=	<u>3.8</u>	daily trips.
Anticipated Saturday visitors: <u>5 clients</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>3.6</u>	daily trips.
Total	=	<u>37.9</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (visitor <u>trips</u> x .57)	=	<u>31.1</u>	PM peak trips.

Maximum Daily Weekend Traffic – Saturday Harvest Season

Number of FT employees (during crush): <u>20</u> x 3.05 one-way trips per employee	=	<u>61</u>	daily trips.
Number of PT employees (during crush): <u>5</u> x 1.90 one-way trips per employee	=	<u>9.5</u>	daily trips.
Anticipated Saturday visitors: <u>0</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>0</u>	daily trips.
Gallons of production: <u>850,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>15.3</u>	daily trips.
Avg. annual tons of grape on-haul: <u>5,000</u> / 144 truck trips daily ⁴ x 2 one-way trips	=	<u>69.4</u>	daily trips.
Total	=	<u>155.2</u>	daily trips.

Largest Marketing Event- Additional Traffic

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

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

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



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: Safe Harbor 3.0 APN 057-110-012

Project number if known: _____

Contact person: Beth Painter

Contact email & phone number: beth@bnpa.com 707-337-3385

Today's date: _____

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 Plan
Doing To Do

ID # BMP Name

BMP-1 Generation of on-site renewable energy

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

Roof top will be designed to locate solar panels in the future if compatible with Napa County Airport.

BMP-2 Preservation of developable open space in a conservation easement

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Doing Plan To Do

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

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

Refer to Biological Report

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 _____

Electric Forklifts

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).

Tier 1 Cal-Green code requirements will be included

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.

Build to CALGREEN Tier 1

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.

Roof will be engineered to add solar at a later date if compatible with the Napa Airport.

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!

Bicycle parking will be included, an employee shower will be provided.

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.

Recycled water will be used for landscape irrigation.

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%.

Water efficient winemaking equipment will be utilized to wash barrels and clean tanks to reduce water usage 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.

LID principals are incorporated into the drainage design. Refer to the Stormwater Control Plan prepared by Bartelt Engineering for additional information.

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.

Plan minimal landscaping that meets WELo standards.

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.

EV Charging Stations are included in the site design, refer to the site plan for location.

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.

Exterior windows (HIGH) for daylighting all around,
Design allows light into center spaces.

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.

Very small building footprint compared to the entire site, most of site left
in a natural state.

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.

All metal building components have a large recycled content.

- 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?**

South County facility effectively reduces truck traffic to northern portions of Napa County.

Comments and Suggestions on this form?
