

“D”

Use Permit Application Packet

A. S. Vineyards Use Permit Modification – P19-00273
Zoning Administrator Hearing Date (January 27, 2021)



A Tradition of Stewardship
A Commitment to Service

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

Applicant Information

| | |
|---|--|
| <p>Applicant Contact</p> <p>Name: <u>Arvind Sodhani, AS Vineyards, LLC</u></p> <p>Mailing Address: <u>P.O. Box 698</u></p> <p>City: <u>St. Helena</u> State: <u>CA</u> Zip: <u>94574</u></p> <p>Phone: <u>707-679-0747</u></p> <p>E-Mail Address: <u>asvineyards@gmail.com</u></p> | <p>Property Owner Contact</p> <p>Name: <u>same as applicant</u></p> <p>Mailing Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Phone: _____</p> <p>E-Mail Address: _____</p> |
|---|--|

| | |
|---|--|
| <p>Agent Contact</p> <p>Name: <u>Beth Painter</u></p> <p>Mailing Address: <u>10 Canopy Lane</u></p> <p>City: <u>Napa</u> State: <u>CA</u> Zip: <u>94558</u></p> <p>Phone: <u>707-337-3385</u></p> <p>E-Mail Address: <u>beth@bnapa.com</u></p> | <p>Other Representative Contact</p> <p><input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Agent</p> <p>Name: <u>Mike Muelrath</u></p> <p>Mailing Address: <u>2074 W. Lincoln Way</u></p> <p>City: <u>Napa</u> State: <u>CA</u> Zip: <u>94558</u></p> <p>Phone: <u>707-227-7166</u></p> <p>E-Mail Address: <u>mike @appliedcivil.com</u></p> |
|---|--|

Property Information

Project Name: AS Vineyards Winery Use Permit, Minor Modification

Project Address: 3283 St. Helena Highway, St. Helena, CA. 94574

Assessor's Parcel Number(s): 022-080-028

Size of site (acreage and/or square footage): 12.1 ac.

General Plan Designation: AR. (Ag Preserve) Zoning: AW. (Agricultural Watershed)

Application Type¹

File No(s) _____

| Administrative | Planning Commission/ALUC/BOS | Zoning Administrator |
|--|---|---|
| <p>Erosion Control Plan:</p> <p><input type="checkbox"/> Track I <input type="checkbox"/> Track II</p> <p><input type="checkbox"/> Admin Viewshed</p> <p><input type="checkbox"/> Fence Entry Structure Permit</p> <p><input type="checkbox"/> Land Division/Mergers</p> <p><input type="checkbox"/> Site Plan Approval/Modification</p> <p><input type="checkbox"/> Winery Administrative Permit</p> <p><input type="checkbox"/> Other Very Minor Modification</p> <p><input type="checkbox"/> Addressing</p> <p><input type="checkbox"/> Signs</p> <p>Temporary Event:</p> <p><input type="checkbox"/> 51-400 <input type="checkbox"/> 401+</p> <p><input type="checkbox"/> Late Application Submittal</p> <p><input type="checkbox"/> Application Entitled to Fee Waiver</p> <p><input type="checkbox"/> Other: _____</p> | <p>Major Modification:</p> <p><input type="checkbox"/> Winery <input type="checkbox"/> Other</p> <p>Use Permit:</p> <p><input type="checkbox"/> Winery <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Viewshed</p> <p><input type="checkbox"/> AG Preserve Contract</p> <p><input type="checkbox"/> Development Agreement</p> <p><input type="checkbox"/> Airport Land Use Consistency Determination</p> <p><input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Zoning Map/Text Amendment</p> <p><input type="checkbox"/> Road Exception</p> <p><input type="checkbox"/> Con. Reg. Exception</p> <p><input type="checkbox"/> Other: _____</p> | <p><input type="checkbox"/> Certificate of Legal Non Conformity</p> <p><input type="checkbox"/> Other Minor Modification</p> <p><input type="checkbox"/> Road Exception</p> <p><input type="checkbox"/> Small Winery Exemption</p> <p><input checked="" type="checkbox"/> Winery Minor Modification</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Viewshed</p> <p><input type="checkbox"/> Other: _____</p> <hr/> <p style="text-align: center;">Misc. Services</p> <p><input type="checkbox"/> Use Determination</p> <p><input type="checkbox"/> Status Determination</p> <p><input type="checkbox"/> Other: _____</p> |

¹: Include corresponding submittal requirements for each application type.

WINERY OPERATIONS

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

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

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

Production Capacity *

Please identify the winery's...

Existing permitted production capacity: 12,000 gal/y Per permit : P14-00402 Permit date: 6/16/2016

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

Average 3 year production: n/a gal/y

Proposed production capacity: 20,000 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: | <u>n/a</u> existing | <u>11 persons/day</u> proposed |
| Maximum weekly tours/tastings visitation: | <u>n/a</u> existing | <u>77/week</u> proposed |
| Visitation hours (e.g. M-Sa, 10am-4pm): | <u>n/a</u> existing | <u>10 a.m.-6 p.m.</u> proposed |
| Production days and hours ¹ : | <u>7 days, 8 a.m.-6 p.m.</u> existing | <u>no change</u> proposed |

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

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code 518.104.250(B) & (C). The project statement should include information on location and quantity of grapes.

The additional 8,000 gallons of wine would be from contracts either from vineyards in proximity to this property with similar characteristics to the estate fruit or grapes from a distinctly different Napa County growing region, such as Carneros.

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, hours, location/facilities to be used, food service details, etc. Provide a site plan showing where the marketing event activities will occur, including overflow/off-site parking. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Food service will only be done with a caterer and use of the catering kitchen.

Winery Marketing Plan:

A maximum of **10 events annually** where the Average Daily Trip count would be at or below 24 total trips or 12 round trips associated with the event. The number of guests would be 30 or less.

One annual event where the Average Daily Trip count would be at or below 40 total trips or 20 round trips. The number of guests would be up to 100 persons and this event would utilize a shuttle service to limit both vehicle trips and on-site parking demand.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Food service would be catered only. Caterers would have use of the proposed catering prep area.

Winery Coverage and Accessory/Production Ratio

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

| | | |
|----------|--|---------------------------------------|
| Existing | <u> n/a </u> sq. ft. | <u> n/a </u> acres |
| Proposed | <u> 6,870 </u> sq. ft. | <u> 0.15 </u> acres |

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

| | | |
|---|---------------------------------------|--|
| <u> 40,475 </u> sq. ft. | <u> 0.93 </u> acres | <u> 8.4 </u> % of parcel |
|---|---------------------------------------|--|

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

| | | | |
|----------|--|----------|---|
| Existing | <u> 6,696 </u> sq. ft. | Proposed | <u> 10,110 </u> sq. ft. |
|----------|--|----------|---|

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

| | | |
|----------|--|--|
| Existing | <u> 454 </u> sq. ft. | <u> 6.7 </u> % of production facility |
| Proposed | <u> 2,095 </u> sq. ft. | <u> 26.1 </u> % of production facility |

Caves and Crush pads

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

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

Please identify the winery's...

| | | |
|--------------------------|--|--|
| Cave area (total) | Existing: <u> 6,272 (cut and cover) </u> sq. ft. | Proposed: <u> 4,603 </u> sq. ft. |
| Cave area (Production) | Existing: <u> 5,818 </u> sq. ft. | Proposed: <u> 4,603 </u> sq. ft. |
| Cave area (Accessory) | Existing: <u> 454 </u> sq. ft. | Proposed: <u> 0 </u> sq. ft. |
| Covered crush pad area | Existing: <u> 878 </u> sq. ft. | Proposed: <u> 753 </u> sq. ft. |
| Uncovered crush pad area | Existing: <u> 0 </u> sq. ft. | Proposed: <u> 0 </u> sq. ft. |
| Cave Spoils total: | | Proposed: <u> 2,500 </u> cy. |

Cave Spoils Use:
 Onsite
 Offsite.

Existing Conditions Winery Traffic Information / Trip Generation

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

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

- | | | |
|----|---|---------------------------------|
| 1. | Total number of FT employees ¹ : <u>2</u> x 3.05 one-way trips per employee | = <u>6.1</u> daily trips |
| 2. | Total number of PT employees ¹ : <u>0</u> x 1.90 one-way trips per employee | = <u>0</u> daily trips |
| 3. | Maximum weekday visitors ² : <u>0</u> / 2.6 visitors per vehicle x 2 one-way trips | = <u>0</u> daily trips |
| 4. | Gallons of production: <u>12,000</u> / 1,000 x 0.009 daily truck trips ³ x 2 one-way trips | = <u>0.2</u> daily trips |
| 5. | TOTAL | = <u>6.3</u> daily trips |

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

- | | | |
|-----|---|----------------------------------|
| 6. | Total number of FT employees ¹ : <u>2</u> x 3.05 one-way trips per employee | = <u>6.1</u> daily trips |
| 7. | Total number of PT employees ¹ : <u>2</u> x 1.90 one-way trips per employee | = <u>3.8</u> daily trips |
| 8. | Maximum weekday visitors ² : <u>0</u> / 2.6 visitors per vehicle x 2 one-way trips | = <u>0</u> daily trips |
| 9. | Gallons of production: <u>12,000</u> / 1,000 x 0.009 daily truck trips x 2 one-way trips | = <u>0.2</u> daily trips |
| 10. | Avg. annual tons of grape on-haul: <u>12</u> / 144 truck trips x 2 one-way trips | = <u>0.2</u> daily trips |
| 11. | TOTAL | = <u>10.3</u> daily trips |

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

- | | | |
|-----|---|---------------------------------|
| 12. | Total number of FT Sat. employees ¹ : <u>2</u> x 3.05 one-way trips per employee | = <u>6.1</u> daily trips |
| 13. | Total number of PT Sat. employees ¹ : <u>0</u> x 1.90 one-way trips per employee | = <u>0</u> daily trips |
| 14. | Maximum Saturday visitors ² : <u>0</u> / 2.8 visitors per vehicle x 2 one-way trips | = <u>0</u> daily trips |
| 15. | Gallons of production: <u>12,000</u> / 1,000 x 0.009 daily truck trips ³ x 2 one-way trips | = <u>0.2</u> daily trips |
| 16. | TOTAL | = <u>6.3</u> daily trips |

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

- | | | |
|-----|--|----------------------------------|
| 17. | Total number of FT Sat. employees ¹ : <u>2</u> x 3.05 one-way trips per employee | = <u>6.1</u> daily trips |
| 18. | Total number of PT Sat. employees ¹ : <u>2</u> x 1.90 one-way trips per employee | = <u>3.8</u> daily trips |
| 19. | Maximum Saturday visitors ² : <u>0</u> / 2.8 visitors per vehicle x 2 one-way trips | = <u>0</u> daily trips |
| 20. | Gallons of production: <u>12,000</u> / 1,000 x 0.009 daily truck trips x 2 one-way trips | = <u>0.2</u> daily trips |
| 21. | Avg. annual tons of grape on-haul: <u>12</u> / 144 truck trips x 2 one-way trips | = <u>0.2</u> daily trips |
| 22. | TOTAL | = <u>10.3</u> daily trips |

¹ Full-Time and part-time employees that staff the largest of any event that is proposed to occur two or more times in a month, on average.

² The number of weekday visitors shall include guests of the largest of any event that is proposed to occur two or more times in a month, on average.

³ Assumes 1.47 materials and supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year

Existing Conditions Winery Traffic Information / Trip Generation (continued)

| | |
|--|------------------------------|
| <u>Section E. PM Peak Hour Trip Generation (Friday, non-harvest season)</u> (Sum of daily trips from Sec. A, lines 3 and 4) x 0.38 + (No. of FTE) + (line 2 / 2) | 2.1 = _____ PM peak trips |
| <u>Section F. PM Peak Hour Trip Generation (Friday, harvest season)</u> (Sum of daily trips, Sec. B, lines 8, 9, 10) x 0.38 + (No. of FTE) + (line 7 / 2) | 3.1 = _____ PM peak trips |
| <u>Section G. PM Peak Hour Trip Generation (Saturday, non-harvest season)</u> (Sum of daily trips from Sec. C, line 14 and 15) x 0.57 + (No. of FTE) + (line 13 / 2) | 2.1 = _____ PM peak trips |
| <u>Section H. PM Peak Hour Trip Generation (Saturday, harvest season)</u> (Sum of daily trips Sec. D, lines 19, 20, and 21) x 0.57 + (No. of FTE) + (line 18 / 2) | 3.1 = _____ PM peak trips |
| <u>Section I. Maximum Annual Trips</u> (Sec. A, line 5 x 206) + (Sec. B, line 11 x 55) + (Sec. C, line 16 x 82) + (Sec. D, line 22 x 22) | = <u>2,593</u> Annual trips |

Proposed Project Winery Traffic Information / Trip Generation

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

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

| | | |
|----|---|----------------------------------|
| 1. | Total number of FT employees ¹ : <u>2</u> x 3.05 one-way trips per employee | = <u>6.1</u> daily trips |
| 2. | Total number of PT employees ¹ : <u>2</u> x 1.90 one-way trips per employee | = <u>3.8</u> daily trips |
| 3. | Maximum weekday visitors ² : <u>11</u> / 2.6 visitors per vehicle x 2 one-way trips | = <u>8.5</u> daily trips |
| 4. | Gallons of production: <u>20,000</u> / 1,000 x 0.009 daily truck trips ³ x 2 one-way trips | = <u>0.4</u> daily trips |
| 5. | TOTAL | = <u>18.7</u> daily trips |

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

| | | |
|-----|--|----------------------------------|
| 6. | Total number of FT employees ¹ : <u>2</u> x 3.05 one-way trips per employee | = <u>6.1</u> daily trips |
| 7. | Total number of PT employees ¹ : <u>2</u> x 1.90 one-way trips per employee | = <u>3.8</u> daily trips |
| 8. | Maximum weekday visitors ² : <u>11</u> / 2.6 visitors per vehicle x 2 one-way trips | = <u>8.5</u> daily trips |
| 9. | Gallons of production: <u>20,000</u> / 1,000 x 0.009 daily truck trips x 2 one-way trips | = <u>0.4</u> daily trips |
| 10. | Avg. annual tons of grape on-haul: <u>85</u> / 144 truck trips x 2 one-way trips | = <u>1.2</u> daily trips |
| 11. | TOTAL | = <u>19.9</u> daily trips |

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

| | | |
|-----|---|----------------------------------|
| 12. | Total number of FT Sat. employees ¹ : <u>2</u> x 3.05 one-way trips per employee | = <u>6.1</u> daily trips |
| 13. | Total number of PT Sat. employees ¹ : <u>2</u> x 1.90 one-way trips per employee | = <u>3.8</u> daily trips |
| 14. | Maximum Saturday visitors ² : <u>11</u> / 2.8 visitors per vehicle x 2 one-way trips | = <u>7.9</u> daily trips |
| 15. | Gallons of production: <u>20,000</u> / 1,000 x 0.009 daily truck trips ³ x 2 one-way trips | = <u>0.4</u> daily trips |
| 16. | TOTAL | = <u>18.1</u> daily trips |

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

| | | |
|-----|---|----------------------------------|
| 17. | Total number of FT Sat. employees ¹ : <u>2</u> x 3.05 one-way trips per employee | = <u>6.1</u> daily trips |
| 18. | Total number of PT Sat. employees ¹ : <u>2</u> x 1.90 one-way trips per employee | = <u>3.8</u> daily trips |
| 19. | Maximum Saturday visitors ² : <u>11</u> / 2.8 visitors per vehicle x 2 one-way trips | = <u>7.9</u> daily trips |
| 20. | Gallons of production: <u>20,000</u> / 1,000 x 0.009 daily truck trips x 2 one-way trips | = <u>0.4</u> daily trips |
| 21. | Avg. annual tons of grape on-haul: <u>85</u> / 144 truck trips x 2 one-way trips | = <u>1.1</u> daily trips |
| 22. | TOTAL | = <u>19.3</u> daily trips |

¹ Full-Time and part-time employees that staff the largest of any event that is proposed to occur two or more times in a month, on average.

² The number of weekday visitors shall include guests of the largest of any event that is proposed to occur two or more times in a month, on average.

³ Assumes 1.47 materials and supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year

Proposed Project Winery Traffic Information / Trip Generation (continued)

Determine Winery Peak Hour Trips. If the number of daily trips on either Section K, line 11, or Section M, line 21, is greater than 20, or Public Works Director determines that other circumstances such as access safety or other potential network impacts warrant further analysis, then the potential transportation impacts of your project must be evaluated in a traffic impact study (TIS) prepared in accordance with Napa County Public Works TIS Guidelines. Follow the direction outlined in Traffic Impact Study Analysis, below. If the number of daily trips on either Section K, line 11, or Section M, line 22, is equal to or less than 20, complete Sections N through R below to determine your project's estimated peak hour trips and annual trips. In lieu of completing Sections N through R, you may opt to prepare a project-specific traffic impact analysis if you anticipate the number of peak hour trips from your proposal is different from that estimated here.

Section N. PM Peak Hour Trip Generation (Friday, non-harvest season) 6.4
(Sum of daily trips from Sec. J, lines 3 and 4) x 0.38 + (No. of FTE) + (line 2 / 2) = _____ PM peak trips

Section O. PM Peak Hour Trip Generation (Friday, harvest season) 6.8
(Sum of daily trips from Sec. K, lines 8, 9, 10) x 0.38 + (No. of FTE) + (line 7 / 2) = _____ PM peak trips

Section P. PM Peak Hour Trip Generation (Saturday, non-harvest season) 7.7
(Sum of daily trips from Sec. L, line 14 and 15) x 0.57 + (No. of FTE) + (line 13/ 2) = _____ PM peak trips

Section Q. PM Peak Hour Trip Generation (Saturday, harvest season) 7.7
(Sum of daily trips, Sec. M, lines 19, 20, and 21) x 0.57 + (No. of FTE) + (line 18 / 2) = _____ PM peak trips

Section R. Maximum Annual Trips 6,861
(Sec. J, line 5 x 206) + (Sec. K, line 11 x 55) + (Sec. L, line 16 x 82) + (Sec. M, line 22 x 22) = _____ Annual trips

Traffic Impact Study Analysis. If the number of daily trips on either Section K, line 11, or Section M, line 22, is greater than 20, then the potential transportation impacts of your project must be evaluated in a traffic impact study (TIS) prepared in accordance with Napa County Public Works TIS Guidelines. Existing trip counts on the transportation network should be collected during the harvest season (August 16 – October 31). If collected outside of the harvest season, during the months of November through February, counts shall be adjusted upward by 15 percent to estimate harvest season network volumes. If collected during the weeks between March 1 and August 15, counts shall be adjusted upward by seven percent.



Project name & APN: Sodhani Vineyards Winery APN 022-080-028
Project number if known:
Contact person: Arvind Sodhani
Contact email & phone number: asvineyards@gmail.com (707) 679-0747
Today's date: May 30, 2019

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65(e) and Policy CON-67(d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential
 The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

| Already Doing | Plan To Do | ID # | BMP Name |
|--------------------------|-------------------------------------|--------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-1 | Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i> <hr/> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-2 | Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i> <hr/> <hr/> |

| Already Doing | Plan To Do | ID # | BMP Name |
|--------------------------|--------------------------|-------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-3 | Habitat restoration or new vegetation (e.g. planting of additional trees over ½ acre) <i>Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-4 | Alternative fuel and electrical vehicles in fleet <i>The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.</i> Number of total vehicles _____ Typical annual fuel consumption or VMT _____ Number of alternative fuel vehicles _____ Type of fuel/vehicle(s) _____ Potential annual fuel or VMT savings _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-5 | Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2 <i>The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier 1 and CALGREEN Tier 2. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier 1 buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-6 | Vehicle Miles Traveled (VMT) reduction plan <i>Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.</i> Tick box(es) for what your Transportation Demand Management Plan will/does include: <input type="checkbox"/> employee incentives <input type="checkbox"/> employee carpool or vanpool <input type="checkbox"/> priority parking for efficient transportation (hybrid vehicles, carpools, etc.) <input type="checkbox"/> bike riding incentives <input type="checkbox"/> bus transportation for large marketing events <input type="checkbox"/> Other: _____ Estimated annual VMT _____ Potential annual VMT saved _____ % Change _____ |

| Already Doing | Plan To Do | ID # | BMP Name |
|--------------------------|-------------------------------------|--------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-7 | <p>Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1 <i>See description below under BMP-5</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-8 | <p>Solar hot water heating <i>Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-9 | <p>Energy conserving lighting <i>Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only ¼ the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-10 | <p>Energy Star Roof/Living Roof/Cool Roof <i>Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-11 | <p>Bicycle Incentives <i>Napa County Zone Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-12 | <p>Bicycle route improvements <i>(Refer to the Napa County Bicycle Plan (NCTPA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and only proposed improvements as part of the project on the site plan or describe below.</i></p> <hr/> <hr/> |

| Already Doing | Plan To Do | ID # | BMP Name |
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| <input type="checkbox"/> | <input type="checkbox"/> | BMP-13 | Connection to recycled water <i>Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-14 | Install Water Efficient fixtures <i>WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-15 | Low-impact development (LID) <i>LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-16 | Water efficient landscape <i>If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. the project will be required to comply with the Water Efficient Landscape Ordinance (WELO).</i> <i>Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-17 | Recycle 75% of all waste <i>Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with the goal in mind.</i> |

| Already Doing | Plan To Do | ID # | BMP Name |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-18 | <p>Compost 75% food and garden material <i>The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable – see http://www.naparecycling.com/foodcomposting for more details</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-19 | <p>Implement a sustainable purchasing and shipping program <i>Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-20 | <p>Planting of shade trees within 40 feet of the south side of the building elevation <i>Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please the site or landscape plan to indicate where trees are proposed and which species you are using.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-21 | <p>Electrical Vehicle Charging Station(s) <i>As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-22 | <p>Public Transit Accessibility <i>Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.</i></p> <p style="text-align: center;">Highway 29 – VINE Service</p> <hr/> <hr/> |

| Already Doing | Plan To Do | ID # | BMP Name |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-23 | <p>Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.</p> <p><i>The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and siting. Be prepared to explain your approach and estimated energy savings.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-24 | <p>Limit the amount of grading and tree removal</p> <p><i>Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.</i></p> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-25 | <p>Will this project be designed and built so that it could qualify for LEED?</p> <p>BMP-25(a) <input type="checkbox"/> LEED™ Silver (check box BMP-25 and this one)</p> <p>BMP-25(b) <input type="checkbox"/> LEED™ Gold (check box BMP-25 (a), and this box)</p> <p>BMP-25(c) <input type="checkbox"/> LEED™ Platinum (check all 4 boxes)</p> |
| Practices with Un-Measured GHG Reduction Potential | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-26 | <p>Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?</p> <p><i>As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.</i></p> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-27 | <p>Are you, or do you intend to become a Certified "Napa Green Land"?</p> <p><i>Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.</i></p> |

| Already Doing | Plan To Do | ID # | BMP Name |
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| <input type="checkbox"/> | <input type="checkbox"/> | BMP-28 | Use of recycled materials <i>There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-29 | Local food production <i>There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-30 | Education to staff and visitors on sustainable practices <i>This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-31 | Use 70-80% cover crop <i>Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | BMP-32 | Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site <i>By selecting this BMP, you agree not to burn the material pruned on site.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-33 | Are you participating in any of the above BMPs at a 'Parent' or outside location? <hr/> <hr/> <hr/> <hr/> |
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-34 | Are you doing anything that deserves acknowledgement that isn't listed above? <hr/> <hr/> <hr/> <hr/> |
| | | | Comments and Suggestions on this form? <hr/> <hr/> <hr/> <hr/> |