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# Major Modification Application & Project Plans Packet



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

## PLANNING APPLICATION FORM

### Applicant Information

A Tradition of Stewardship  
 A Commitment to Service

Applicant's Name: <b>Taylor Bartolucci</b>	Phone: <b>(707) 255-8864</b>	E-Mail Address: <b>taylor@madonnaestate.com</b>
Applicant's Mailing Address: <b>5400 Old Sonoma Road</b>	City: <b>Napa</b>	State/Zip Code: <b>CA/94559</b>
Property Owner's Name: (if different from Applicant) <b>Mont St John Cellars Inc</b>	Phone:	E-Mail Address:
Property Owner's Mailing Address: <b>5400 Old Sonoma Road</b>	City: <b>Napa</b>	State/Zip Code: <b>CA/94559</b>
Agent's Name: (if different from Applicant) <b>Andrea Matarazzo</b>	Phone: <b>(916) 287-9502</b>	E-Mail Address: <b>andrea@pioneerlawgroup.net</b>
Agent's Mailing Address: <b>1122 S Street</b>	City: <b>Sacramento</b>	State/Zip Code: <b>CA/95811</b>
Other Representative: (Engineer/Architect) <b>Ron Cox</b>	Phone: <b>(707) 963-9425</b>	E-Mail Address: <b>roncoxdesigner@aol.com</b>
Representative's Mailing Address: <b>PO Box 5238</b>	City: <b>Napa</b>	State/Zip Code: <b>CA/94581</b>

### Property Information

Project Name and Address: Madonna Estate Winery

Assessor's Parcel Number(s): 047-110-016

Site of site (acreage and/or square footage): 4.37 acres

General Plan Designation: \_\_\_\_\_ Zoning: AW

### Application Type<sup>1</sup> (For Staff Use)

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

<sup>1</sup>: 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.

Andrea Bartalucci 3/29/19 \_\_\_\_\_  
 Property Owner's Signature and Date 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.

Andrea Bartalucci 3/29/19  
 Applicant's Signature and Date

Date Received: <u>3/29/19</u> Received by: <u>TA</u> Receipt No. <u>134693</u> File No. <u>19-00167</u>	Application Fees	
	Deposit Amount	\$ <u>10,000.00</u>
	Flat Fee Due	\$
	Total	\$
	Check No	<u>1006</u>



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## Certification and Indemnification

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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.

<u>ANDREA BARTOLUCCI</u>	<u>TAYLOR BARTOLUCCI</u>
<small>Print Name of Property Owner</small>	<small>Print Name Signature of Applicant (if different)</small>
<u>Andrea Bartolucci</u>	<u>Taylor Bartolucci</u>
<small>Signature of Property Owner</small>	<small>Signature of Applicant</small>
<u>3/29/19</u>	<u>3/29/19</u>
<small>Date</small>	<small>Date</small>



## Hourly Fee Agreement

PROJECT File: \_\_\_\_\_; request for \_\_\_\_\_

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

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

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

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

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

TAYLOR BARTOLUCCI

Mailing Address of the Applicant responsible for paying processing fees:

5400 OLD SONOMA ROAD

NAPA, CA 94559

Signature: \* 

Email Address: TAYLOR@MADONNAESTATE.COM

Date: 3/29/19

Phone Number: 707. 255. 8864

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

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

PLEASE SELECT ONE BOX:

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

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

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

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

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

*Andrew Bartoloni*

Winery Owner's Signature

*3/29/19*

Date

*Andrew Bartoloni*

Property Owner's Signature

*3/29/19*

Date



1 CORRECTED DECLARATION OF TAYLOR BARTOLUCCI

2 I, Taylor Bartolucci, declare as follows:

3 1. I am an employee and General Manager of Madonna Estate vineyards and winery,  
4 owned and operated by the Bartolucci family since 1922, and located at 5400 Old Sonoma Road,  
5 Napa, California, 94559. Our family is second oldest winemaking family in the Napa Valley. A  
6 short summary of our family's history in the Napa Valley is attached hereto as **Exhibit A**. Our  
7 commitment to farm naturally and to preserve and refine the winemaking traditions of our past  
8 produces the finest wines possible. As Director of Public Relations since 2005 and General  
9 Manager since 2010, I am familiar with all aspects of Madonna Estate's vineyard and winery  
10 operations, including production, distribution, visitation, and employment, among other aspects of  
11 the business.

12 2. Madonna Estate is located approximately 40 miles northeast of San Francisco in  
13 the Carneros region of the Napa Valley, the first viticulture area north of the Golden Gate Bridge.  
14 The winery is located adjacent to a state highway (Highway 12) and is surrounded by large  
15 commercial uses. Access to the winery is from Highway 12, with little or no traffic to the winery  
16 coming from town by way of Old Sonoma Road. The winery has operated successfully in this  
17 location for decades without neighbor issues or complaints.

18 3. The Carneros region is known for its fertile lands and cool climate, and our family  
19 has found success here with our organically grown grapes and Estate Bottled wines. Our  
20 winemaking team creates ten (10) styles of wines with minimal intervention and winemaker  
21 influence, reflecting the vineyard, the vintage, and the varietals. Madonna Estate is a leader in  
22 sustainable agriculture. As a third-generation grower, my father, Andrea ("Buck") Bartolucci,  
23 believes that organic farming is much more than withholding the use of chemicals; it also  
24 involves nurturing the soil and plants and improving soil fertility. He continues to farm  
25 organically without the use of synthetic chemicals and is a proud member of CCOF (California  
26 Certified Organic Farmers). A short summary of information regarding Madonna Estate's  
27 vineyards is attached hereto as **Exhibit B**.

1           4.       Napa County approved Madonna Estate’s initial use permit (#U-177778) to  
2 construct a winery and ancillary facilities in 1978. (True and correct copy of Madonna Estate’s  
3 permit file as maintained by Napa County Planning, Building & Environmental Services  
4 [<https://www.countyofnapa.org/2474/Electronic-Document-Retrieval>] attached hereto as **Exhibit**  
5 **C.)** Madonna Estate’s facilities have remained constant and the footprint of the Madonna Estate  
6 winery development has not changed substantially since completion of the last permitted structure  
7 in 1989.

8           5.       Madonna Estate is a leader in sustainable winery operations, and already has  
9 substantially reduced vehicle miles traveled and the concomitant greenhouse gas emissions by  
10 adopting a visitation model focused on tour buses. Virtually all visitation to the winery is by bus  
11 (primarily San Francisco’s Grayline and Super Sightseeing tour buses, and Napa Valley Wine  
12 Country Tours), not individual passenger cars. Capacity of the tour buses ranges from  
13 approximately 20 to 55 passengers, with up to seven (7) buses visiting the winery on a peak day  
14 and as few as one (1) bus on an offseason day. Annual visitation to the winery by bus in 2018  
15 was approximately 33,161 visitors, as follows: January – 1,231; February – 1,799; March –  
16 2,563; April – 2,498; May – 3,456; June – 3,553; July –3,602; August –3,865; September 3,756;  
17 October – 3,486; November – 1,754; December –1,598.

18           6.       Madonna Estate offers no food service, no marketing or other events, and no pick-  
19 up days. The winery produces approximately 8,000 to 10,000 cases of wine per year, which are  
20 distributed primarily through direct sales. We also produce additional cases for custom crush  
21 clients. The winery’s production has never exceeded its permitted capacity of 50,000 gallons.

22           7.       Through its application to modify its existing use permit, Madonna Estate requests,  
23 voluntarily and in good faith, to continue its century-old family business by recognizing and  
24 authorizing existing visitation (approximately 1400 visitors per week), employees (6 full-time, 8  
25 part-time). No request is made for any additional production or new structures other than  
26 covering the existing crush area.

27           8.       Since 1922, the owners and operators of Madonna Estate have relied on their  
28 understanding, in good faith, of Napa County’s regulations and use permit requirements.

1 Accordingly, we have completed the Use Permit Application filed concurrently herewith to the  
2 best of our ability in light of the distinctive aspects of our operation that already focus on  
3 sustainability and reduction of vehicle miles traveled. For example, the application's Winery  
4 Traffic Information/Trip Generation Sheet is largely inapplicable as it pertains to individual  
5 passenger vehicle traffic. As described above in paragraph five (5), virtually all visitation to  
6 Madonna Estate is by bus.

7 9. I declare under penalty of perjury under the laws of the State of California that the  
8 foregoing is true and correct.

9 Executed this 13<sup>th</sup> day of September, 2019, at Napa, California.

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Taylor Bartolucci  
General Manager, Madonna Estate



## 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 checked="" type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input 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 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: 50,000 gal/y Per permit : 95203 Permit date: 1978

Current maximum actual production: 44,000 gal/y For what year? 2018

Average 3 year production: 32,400 gal/y

Proposed production capacity: 50,000

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

## Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation: 100 Permitted 280 existing 280 proposed

Maximum weekly tours/tastings visitation: 500 Permitted 1,044 existing 1,044 proposed

Visitation hours (e.g. M-Sa, 10am-4pm): M-Su, 10am-5pm existing M-Su, 10am-5pm proposed

Production days and hours<sup>1</sup>: M-F 8am-5pm existing M-F 8am-5pm proposed

<sup>1</sup> 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 §18.104.250 (B) & (C). The project statement should include information on location and quantity of grapes.

## **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.)

There is no existing or proposed marketing program

## **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.)

There is no existing or proposed food service

## 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>16,870</u> sq. ft.	<u>0.39</u> acres
Proposed	<u>16,870</u> sq. ft.	<u>0.39</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>48,635</u> sq. ft.	<u>1.11</u> acres	<u>26</u> % of parcel
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**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>12,335</u> sq. ft.	Proposed	<u>12,335</u> sq. ft.
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**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>2,800</u> sq. ft.	<u>23</u> % of production facility
Proposed	<u>2,800</u> sq. ft.	<u>23</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>0</u> sq. ft.	Proposed: <u>0</u> sq. ft.
Cave area (Production)	Existing: <u>0</u> sq. ft.	Proposed: <u>0</u> sq. ft.
Cave area (Accessory)	Existing: <u>0</u> sq. ft.	Proposed: <u>0</u> sq. ft.
Covered crush pad area	Existing: <u>0</u> sq. ft.	Proposed: <u>1,079</u> sq. ft.
Uncovered crush pad area	Existing: <u>1,079</u> sq. ft.	Proposed: <u>0</u> sq. ft.
Cave Spoils total:		Proposed: <u>0</u> cy.

Cave Spoils Use:  Onsite  Offsite.



Attachment A

<b>FULL TIME EMPLOYEES:</b>	<b>6</b>	
<b>Positions</b>	<b>#</b>	<b>Typical workdays:</b>
Office Manager	1	Monday – Friday
Tasting Room Manager	1	Thursday – Monday
Cellar Manager	1	Monday – Friday (plus additional day during harvest)
Cellar Worker	1	Monday – Friday (plus additional day during harvest)
Wine Club Manager (owner)	1	Monday – Friday
Winery Relations (owner)	1	Monday – Friday
Owner	1	(not included in numbers above)
<b>PART TIME EMPLOYEES:</b>	<b>8</b>	
Tasting Room Hosts	7	
Office Worker	1	

Note: The number of part-time workers is constant during the year. However, the number of hours worked is seasonal.

# Madonna Winery Visitation Summary 9-12-19

There have been no major changes at Madonna Winery over the last 30 years and there are no proposed changes at the winery except to comply with county regulations. Fortunately, the winery's sales have grown steadily for the last 30 years per normal business growth without having to enlarge the site. This is also true when it comes to handling the increased number of visitors. Although visitation has grown substantially, site changes have not been needed since 99% of the visitors arrive by bus. However, this steady growth in visitors has triggered a required new use permit application per county regulations to reconcile this organic business growth with the county requirements.

The original 1978 Use Permit of 100 visitors per day and 500 visitors per week has been surpassed BUT NOT the number of vehicles that the permit allowed/assumed. The winery has expanded the organic farm aspect to include "green" visitation. Madonna has evolved with the tour bus industry to drastically reduce the number of vehicles on the road and at their facilities. This point can be illustrated using county requirements/documentation and winery visitation records. For example:

Given the county car to visitor ratios of 2.6 & 2.8 (weekday & weekend),  
& current permitted visitation amounts of 100 & 500 (daily & weekly),  
Table 1-col. 6 shows the # of cars needed is 36 & 179 (daily & weekly).

Table 1-col. 4) shows that current visitation of 280/1044 (max daily & max weekly)  
requires fewer buses (Table 1-col. 6) 9/33 (max daily & max weekly).

Therefore, although visitation exceeds permitted visitation numbers, the number of vehicles on the road is only a fraction of the vehicles the county calls for under the current permit. Specifically, the number of vehicles required for current visitation is 75% / 82% FEWER vehicles (daily/weekly) - (Table 1-col. 10).

Bus visitation started in 1978 and has become so dominant that car visitation has become insignificant. The most cars to visit any day would be 5 cars, with 2 to 3 being more typical, and between 10 to 15 visitors in those cars. Those 15 visitors are just 10% of the average total number of Friday visitors. However, their cars would represent 5 of the 9 vehicles arriving at Madonna. That is 56% of the vehicles for the day for 10% of the visitors. Given this scale of economy it is easy to see how the visitor focus for Madonna Winery has shifted to bus visitation. The advantages have been:

- fewer vehicles (cars see buses and don't pull in to visit; reinforcing bus business)
- fewer appointments/cancelled appointments/forgotten appointment/headaches
- less paperwork per visitation

The reality is that car visitors represent about .04% of the visitor traffic at Madonna. If we assume 2 cars per day and 2 people per car, the result is 1,460 car visitors per year. And many days see no car visits at all, especially in the off season. The total of 1,460 divided by the 2018 total visitor count of 33,161 (Table 2) yields the .04%. The number of cars is de minimis and car visitors are not "tracked"; therefore, all car data is anecdotal based Madonna's years of experience.

Madonna understands the industry need to reduce the amount of traffic on the roads. The more important factor is vehicle count and taking buses into consideration. Using the wrong metrics could unwittingly hurt the bus visitor paradigm and actually work against the county desire for fewer vehicles on the road.

Table 1 submitted with this narrative illustrates how visitation can grow and decrease traffic, and Madonna has done this. The requested new visitation limits of 300/1400 (daily/weekly) (col. 4) can be achieved at Madonna with 72% and 75% fewer vehicles (daily/weekly) (col. 10) than "allowed" by the original/active 1978 use permit.

Please note that bus visitation numbers include all passengers on the bus and that some passengers, maybe 1 or 2 per bus, might not be tasting. This is either because they are children or non-drinkers just enjoying a bus wine tour in Napa Valley.

**Madonna Winery  
Visitation Summary**

**Table 1: # Vehicles and # of visitors (Cars vs. Buses)**

9/12/19

		Column 4	Column 6	Column 10
	County:	weekdays	weekend	
	County visitor to auto ratio	2.6	2.8	
		projected # cars		
		# visitors weekdays		
		# visitors weekends		
<b>1978 Permit:</b>	allows # daily	100	38	36 cars
	allows # weekly	500	-na-	179 cars
	Baseline:			
	Madonna: 8 Year average of # visitors per bus:	32	32	
	2018 visitors # buses	# buses	# buses	
<b>2018 Actual:</b>	results in max. # daily	280	9	9 buses
	results in max. # weekly	1044	-na-	33 buses
	Madonna: 8 Year average of # visitors per bus:	32	32	
	FUTURE visitors # buses	# buses	# buses	
<b>Proposed:</b>	Buses # daily	300	10	10 buses
	# weekly	1400	-na-	44 buses
	FEWER VEHICLESE: THIS CURRENT VISITATION IS: LOWER THAN THE 1978 vehicle limit	29	27	Fewer vehicles than 1978 per 75% less
	FEWER VEHICLESE: THE PROPOSED VISITATION IS: STILL LOWER THAN 1978 vehicle limit	-na-	146	Fewer vehicles than 1978 per 82% less
		28	26	Fewer vehicles than 1978 per 72% less
		-na-	135	Fewer vehicles than 1978 per 75% less

what if: NEW PERMIT LEVELS WITH CARS ONLY YIELDS:

		2.6	2.8	
	if all cars (no buses)FUTURE	2019	# cars if all cars...	
<b>Proposed</b>	if no buses # daily visitors	200	77	72
	# weekly visitors	1400	-na-	500
	<b>Bus to Car count Comparison for Proposed:</b>	10 to 77;	10 to 72	for weekday; for weekend day
		44 to 500	for weekly	

## Madonna Winery Visitation Summary

Table 2: Yearly Bus Data Summary

Average # buses per year	1,189
<b>Average # buses per day</b>	<b>3.3</b>
Average # bus visitors per year	37,666
Average # bus visitors per week	724
<b>Average # bus visitors per day</b>	<b>103</b>
Average # visitors per bus	32

NOTE: only years with 12 month recording counted (2008 thru 2015)  
365 # days in year; doesn't assume holidays

NOTE: only years with 12 month recording counted (2008 thru 2015)  
365 # days in year; doesn't assume holidays

NOTE: only years with 12 month recording counted (2008 thru 2015)

Raw Data

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
# buses	1251	1111	1105	1107	1065	808	1454	1611	1248	1245	1132	718
Monthly bus avg:	104	93	92	92	89	67	121	134	139	208	103	90
# bus visitors	44887	39190	38351	37237	32579	24174	40332	48687	40375	38065	33161	19033
Monthly bus visit avg:	3741	3266	3196	3103	2715	2015	3361	4057	4038	3172	3015	2379
Data available for:	12 months	12 months	12 months	12 months	12 months	12 months	12 months	12 months	10 months	12 months	12 months	8 months

max year this table      48,687    year      2015  
daily avr for max year    133.389   year      2015  
weekly avg for max      936.288   year      2015

9/12/2019

## Madonna Winery Visitation Summary

Table 3: 2018 Bus & Visitation Weekly Breakdown

MONTH	Week 1		Week 2		Week 3		Week 4		Week 5		Week 6	
	# of Busses	# of Visitors	# of Busses	# of Visitors	# of Busses	# of Visitors	# of Busses	# of Visitors	# of Busses	# of Visitors	# of Busses	# of Visitors
Jan-18	17	338	15	293	13	253	14	284	3	63		
18-Feb	10	248	16	378	19	509	22	536	8	128		
18-Mar	11	280	19	538	24	646	18	406	21	693		
18-Apr	24	663	26	565	18	509	23	676	3	85		
18-May	20	635	21	639	23	745	22	794	19	643		
18-Jun	11	395	28	816	24	810	29	919	21	613		
18-Jul	4	154	28	1044	24	765	26	776	22	713	6	150
18-Aug	16	541	24	803	26	846	29	947	21	728		
18-Sep	11	481	25	879	25	767	26	955	22	674		
18-Oct	29	985	26	813	25	888	22	594	8	206		
18-Nov	13	379	19	530	18	348	17	360	7	137		
18-Dec	9	210	16	301	13	176	12	261	19	597	2	53

Weeks are broken down by Monday-Sunday. The following dates were used to create the above chart.

January 2018 : 1-7, 8-14, 15-21, 22-28, 29-31

February 2018: 1-4, 5-11, 12-18, 19-25, 26-28

March 2018: 1-4, 5-11, 12-18, 19-25, 26-31

April 2018: 1-8, 9-15, 16-22, 23-29, 30

May 2018: 1-6, 7-13, 14-20, 21-27, 28-31

June 2018: 1-3, 4-10, 11-17, 18-24, 25-30

July 2019: 1, 2-8, 9-15, 16-22, 23-29, 30-31

August 2018: 1-5, 6-12, 13-19, 20-26, 27-31

September 2018: 1-2, 3-9, 10-16, 17-23, 24-30

October 2018: 1-7, 8-14, 15-21, 22-28, 29-31

November 2019: 1-4, 5-11, 12-18, 19-25, 26-30

December 2019: 1-2, 3-9, 10-16, 17-23, 24-30, 31

Existing Conditions Winery Traffic Information / Trip Generation Sheet

Maximum Daily Weekday Traffic (non-harvest season)

Total number of FT employees	6	x 3.05 one-way trips per employee	=	18.3	daily trips
Total number of PT employees	2	x 1.90 one-way trips per employee	=	3.8	daily trips
Actual car visitors	10	/ 2.6 visitors per vehicle x 2 one-way trips	=	7.7	daily trips
Actual bus visitors	280	/ 32 visitors per bus x 2 one-way trips	=	17.5	daily trips
Gallons of production	44,000	/ 1,000 x 0.009 truck trips daily <sup>3</sup> x 2 one-way trips	=	0.8	daily trips
		<b>Total</b>	=	<b>48.1</b>	<b>daily trips</b>
(No FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x 0.38)			=	16.9	PM peak trips

Maximum Daily Weekend Traffic (non-harvest Saturday)

Total number of FT employees	1	x 3.05 one-way trips per employee	=	3.1	daily trips
Total number of PT employees	4	x 1.90 one-way trips per employee	=	7.6	daily trips
Actual car visitors	11	/ 2.6 visitors per vehicle x 2 one-way trips	=	8.5	daily trips
Actual bus visitors	280	/ 32 visitors per bus x 2 one-way trips	=	17.5	daily trips
		<b>Total</b>	=	<b>36.6</b>	<b>daily trips</b>
(No FT employees) + (No of PT employees/2) + (visitor trips x 0.57)			=	17.8	PM peak trips

Maximum Daily Weekend Traffic (Saturday harvest season)

Total number of FT employees	3	x 3.05 one-way trips per employee	=	9.2	daily trips
Total number of PT employees	4	x 1.90 one-way trips per employee	=	7.6	daily trips
Actual car visitors	10	/ 2.6 visitors per vehicle x 2 one-way trips	=	7.7	daily trips
Actual bus visitors	280	/ 32 visitors per bus x 2 one-way trips	=	17.5	daily trips
Gallons of production	44,000	/ 1,000 x 0.009 truck trips daily x 2 one-way trips	=	0.8	daily trips
Avg. annual tons of grape on-haul	270	/ 144 truck trips daily <sup>4</sup> x 2 one-way trips	=	3.8	daily trips
		<b>Total</b>	=	<b>42.7</b>	<b>daily trips</b>

Largest Marketing Event - Additional Traffic

Number of event staff (largest event)	0	x 2 one-way trips per staff person	=	0.0	daily trips
Number of visitors (largest event)	0	/ 2.6 visitors per vehicle x 2 one-way trips	=	0.0	daily trips
Number of special event truck trips (largest event)	0	x 2 one-way trips	=	0.0	daily trips
		<b>Total</b>	=	<b>0.0</b>	<b>daily trips</b>

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

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

Proposed Project Winery Traffic Information / Trip Generation Sheet

Maximum Daily Weekday Traffic (non-harvest season)

Total number of FT employees	6	x 3.05 one-way trips per employee	=	18.3	daily trips
Total number of PT employees	2	x 1.90 one-way trips per employee	=	3.8	daily trips
Anticipated car visitors	10	/ 2.6 visitors per vehicle x 2 one-way trips	=	7.7	daily trips
Anticipated bus visitors	280	/ 32 visitors per bus x 2 one-way trips	=	17.5	daily trips
Gallons of production	50,000	/ 1,000 x 0.009 truck trips daily <sup>3</sup> x 2 one-way trips	=	0.9	daily trips
		<b>Total</b>	=	<b>48.2</b>	<b>daily trips</b>
(No FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x 0.38)			=	16.9	PM peak trips

Maximum Daily Weekend Traffic (non-harvest Saturday)

Total number of FT employees	1	x 3.05 one-way trips per employee	=	3.1	daily trips
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Anticipated car visitors	11	/ 2.6 visitors per vehicle x 2 one-way trips	=	8.5	daily trips
Anticipated bus visitors	280	/ 32 visitors per bus x 2 one-way trips	=	17.5	daily trips
		<b>Total</b>	=	<b>36.6</b>	<b>daily trips</b>
(No FT employees) + (No of PT employees/2) + (visitor trips x 0.57)			=	17.8	PM peak trips

Maximum Daily Weekend Traffic (Saturday harvest season)

Total number of FT employees	3	x 3.05 one-way trips per employee	=	9.2	daily trips
Total number of PT employees	4	x 1.90 one-way trips per employee	=	7.6	daily trips
Anticipated car visitors	10	/ 2.6 visitors per vehicle x 2 one-way trips	=	7.7	daily trips
Anticipated bus visitors	280	/ 32 visitors per bus x 2 one-way trips	=	17.5	daily trips
Gallons of production	50,000	/ 1,000 x 0.009 truck trips daily x 2 one-way trips	=	0.9	daily trips
Avg. annual tons of grape on-haul	360	/ 144 truck trips daily <sup>4</sup> x 2 one-way trips	=	5.0	daily trips
		<b>Total</b>	=	<b>42.8</b>	<b>daily trips</b>

Largest Marketing Event - Additional Traffic

Number of event staff (largest event)	0	x 2 one-way trips per staff person	=	0.0	daily trips
Number of visitors (largest event)	0	/ 2.6 visitors per vehicle x 2 one-way trips	=	0.0	daily trips
Number of special event truck trips (largest event)	0	x 2 one-way trips	=	0.0	daily trips
		<b>Total</b>	=	<b>0.0</b>	<b>daily trips</b>

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

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



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## Initial Statement of Grape Source

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Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c), I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.

*Andres Bantolucci*

*3/29/19*

Owner's Signature

Date

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



A Tradition of Stewardship  
A Commitment to Service

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

Project name & APN: \_\_\_\_\_  
Project number if known: \_\_\_\_\_  
Contact person: \_\_\_\_\_  
Contact email & phone number: \_\_\_\_\_  
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.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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 Plan  
Doing To Do

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

*Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO<sub>2</sub>e and add the County's carbon stock.*

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**BMP-4 Alternative fuel and electrical vehicles in fleet**

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

**Number of total vehicles** \_\_\_\_\_

**Typical annual fuel consumption or VMT** \_\_\_\_\_

**Number of alternative fuel vehicles** \_\_\_\_\_

**Type of fuel/vehicle(s)** \_\_\_\_\_

**Potential annual fuel or VMT savings** \_\_\_\_\_

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

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

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**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.*

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**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.*

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**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.*

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**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.*

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**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!*

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**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.*

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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.*

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**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%.*

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**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.*

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**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.*

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**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.*

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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.*

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**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.*

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**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.*

---

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**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.*

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**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.*

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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.*

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**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.*

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**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](http://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 Plan  
Doing To Do

- BMP-28 Use of recycled materials**  
*There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.*
- 

- BMP-29 Local food production**  
*There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*
- 

- BMP-30 Education to staff and visitors on sustainable practices**  
*This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*
- 

- BMP-31 Use 70-80% cover crop**  
*Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.*

- BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**  
*By selecting this BMP, you agree not to burn the material pruned on site.*

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

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

**Comments and Suggestions on this form?**

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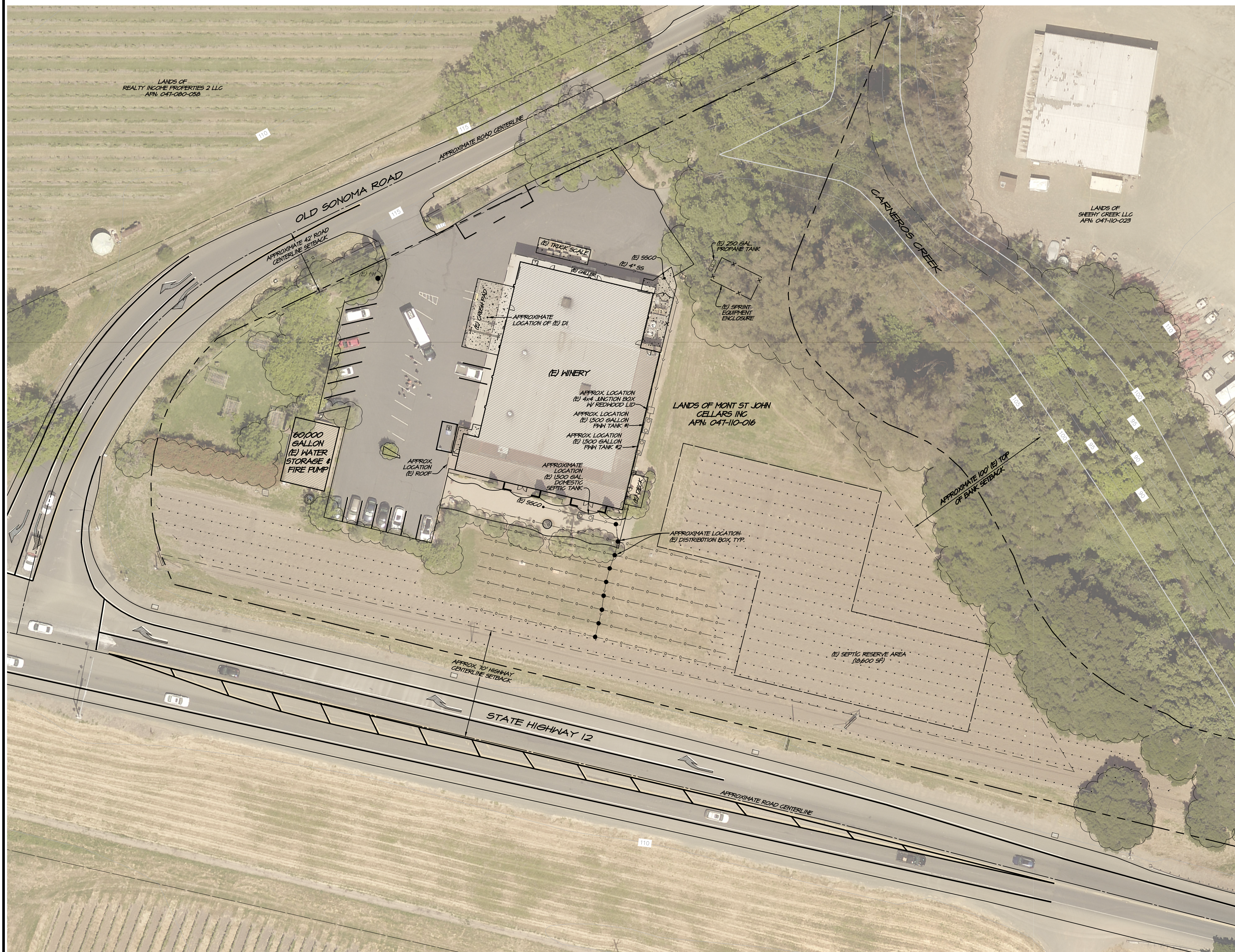
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## **Sources:**

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2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at at the Project Level available at [http://ag.ca.gov/global\\_warming/pdf/GW\\_mitigation\\_measures.pdf](http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf)*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
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13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departementcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>



# MADONNA ESTATE WINERY USE PERMIT MODIFICATION



### PROJECT INFORMATION

OWNER: MONT ST JOHN CELLARS INC  
5400 OLD SONOMA ROAD  
NAPA, CA 94959

CLIENT: MADONNA ESTATE WINERY  
TAYLOR BARTOLUCCI

SITE ADDRESS: 5400 OLD SONOMA ROAD  
NAPA, CA 94959

CIVIL ENGINEER: RSA+  
1515 FOURTH STREET  
NAPA, CA 94959

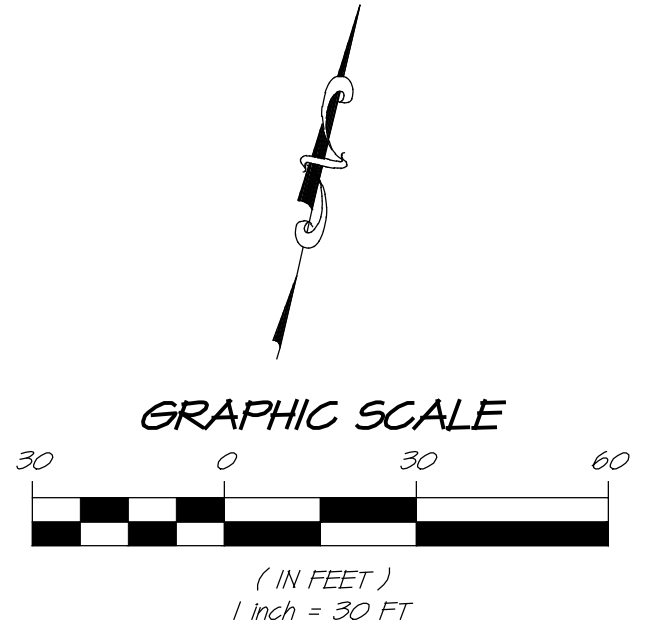
PARCEL NO: 047-110-016  
PARCEL AREA: 4.37 ACRES

### NOTES

- THE CONTOURS AND BOUNDARY SHOWN WERE PROVIDED BY NAPA COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE. NO SURVEY WAS PERFORMED.
- FACILITIES LOCATED FROM AERIAL PHOTO AND CLIENT'S CONTRACTOR.
- SEPTIC FIELD LOCATION APPROXIMATED FROM CASSATRE & ASSOCIATES SEWAGE DISPOSAL SYSTEM SITE PLAN DATED NOVEMBER 20, 1978 AND RECEIVED BY THE NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION ON DECEMBER 14, 1978.

### SHEET INDEX

- C1 EXISTING SITE PLAN
- C2 PROPOSED SITE & UTILITY PLAN
- C3 COVERAGE & DEVELOPMENT AREAS
- A-1.00 WINERY LAYOUT
- A-2.00 (E) FLOOR PLAN
- A-2.10 PROPOSED CHANGES
- A-3.00 ELEVATIONS: SOUTH & NORTH
- A-3.10 ELEVATIONS: EAST & WEST
- A-3.20 PROPOSED ELEVATIONS: SOUTH & NORTH
- A-3.30 PROPOSED ELEVATIONS: EAST & WEST

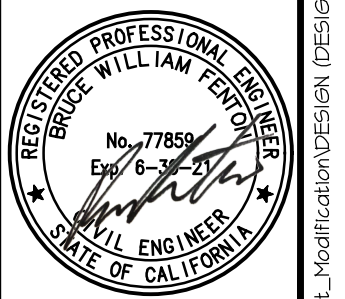


NO	DATE	REVISIONS	BY	APPD
0	03/28/19	FIRST SUBMITTAL	JFK	
1	08/15/19	RESPONSE TO COMMENTS #1	JFK	
2	07/02/20	RESPONSE TO COMMENTS #2	JFK	
3	01/27/21	RESPONSE TO COMMENTS #3	JFK	

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**MADONNA ESTATE WINERY**  
**EXISTING SITE PLAN**  
 CALIFORNIA  
 NAPA COUNTY



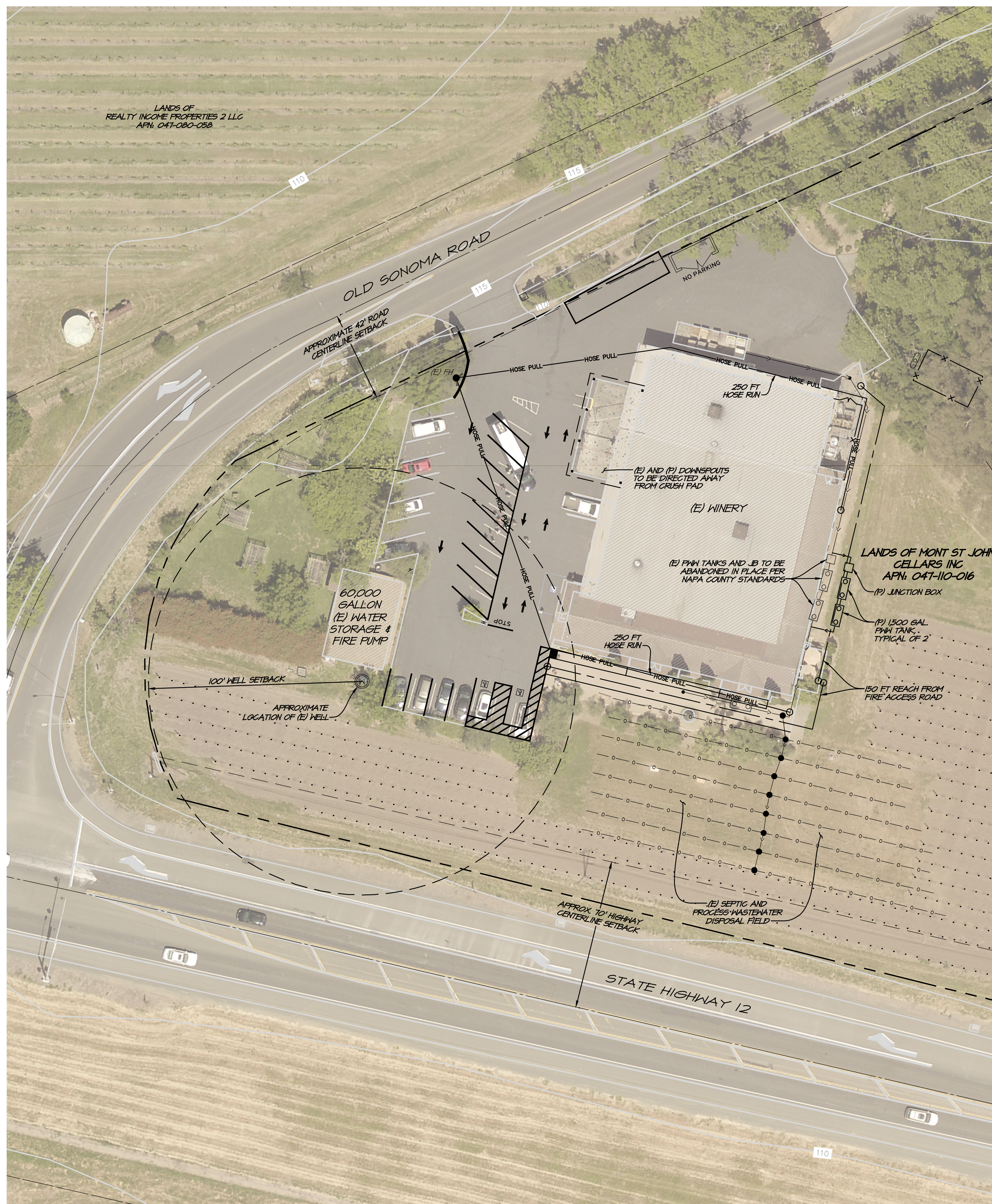
DATE	JAN 27, 2021
DRAWN	DBJ/FW
DESIGNED	JCK
CHECKED	EWBF
JOB NO.	419003.0

SHEET NO.  
**C1**  
1 OF 10 SHEETS

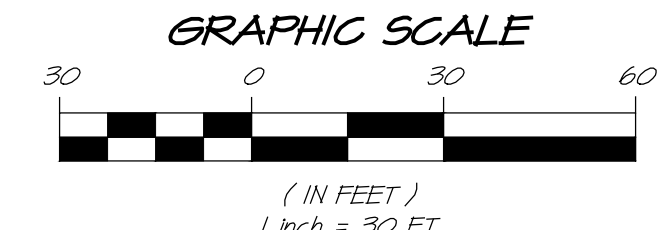




**PROPOSED SITE PLAN**  
SCALE: 1" = 30'



**PROPOSED UTILITY PLAN**  
SCALE: 1" = 30'



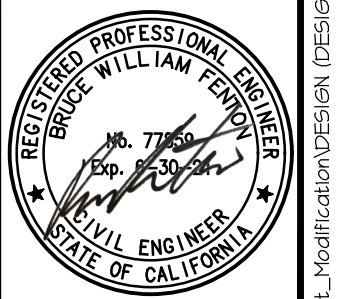
PARKING SUMMARY	
1	BUS PARKING SPACE
2	ACCESSIBLE PARKING SPACES
21	STANDARD PARKING SPACES

**PARKING NOTE:** (E) NON-CONFORMING PARKING TO BE RE-STRIPED PER PLAN.

NO.	DATE	REVISIONS	BY	APPD
0	03/28/19	FIRST SUBMITTAL	JFK	
1	08/15/19	RESPONSE TO COMMENTS #1	JFK	
2	07/10/20	RESPONSE TO COMMENTS #2	JFK	
3	01/21/21	RESPONSE TO COMMENTS #3	JFK	

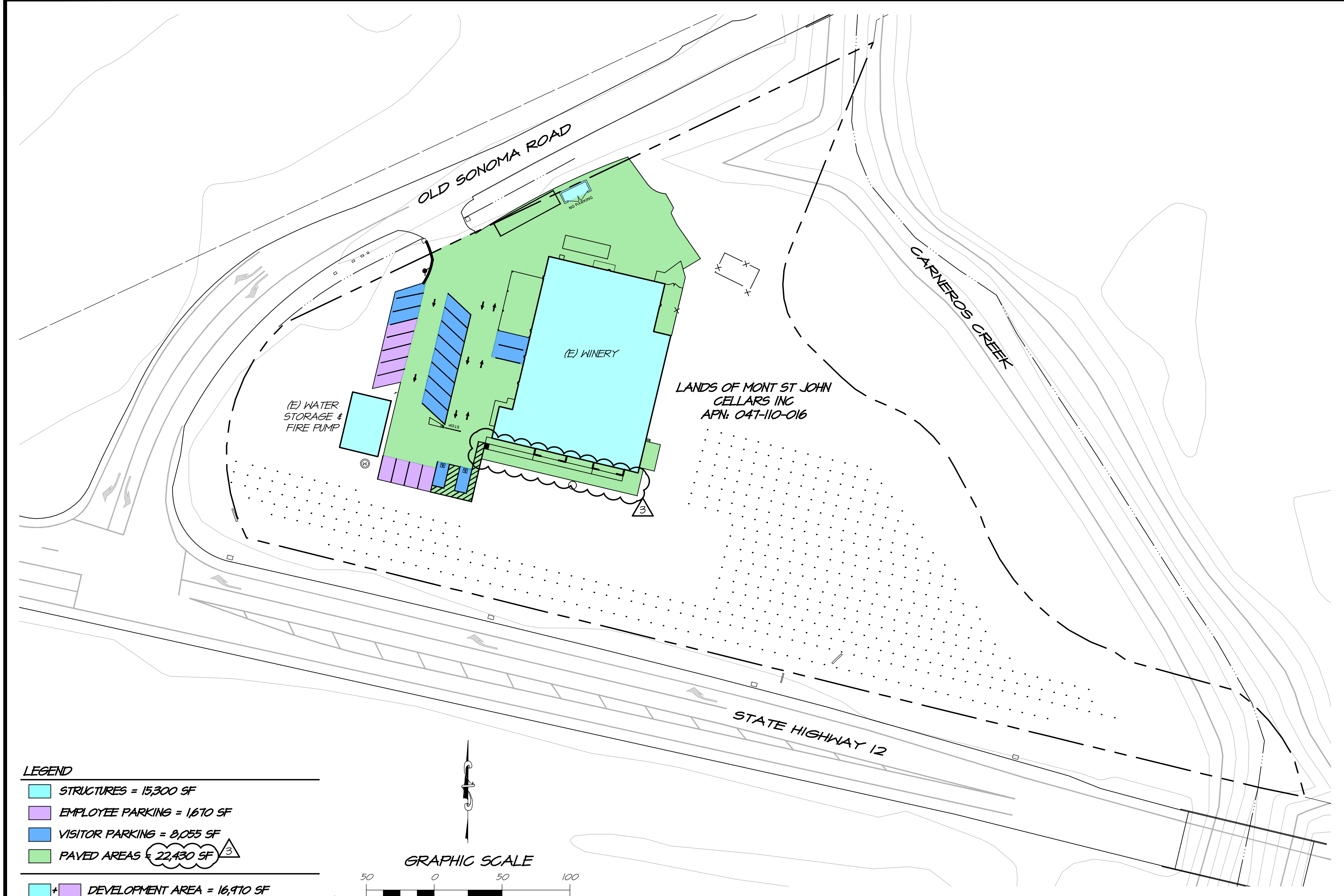
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**MADONNA ESTATE WINERY**  
**PROPOSED SITE & UTILITY PLAN**  
CALIFORNIA  
NAPA COUNTY



DATE	JAN 27, 2021
DRAWN	DBJ/FW
DESIGNED	JCK
CHECKED	EWPF
JOB NO.	41900310
SHEET NO.	<b>C2</b>
2 OF 10 SHEETS	

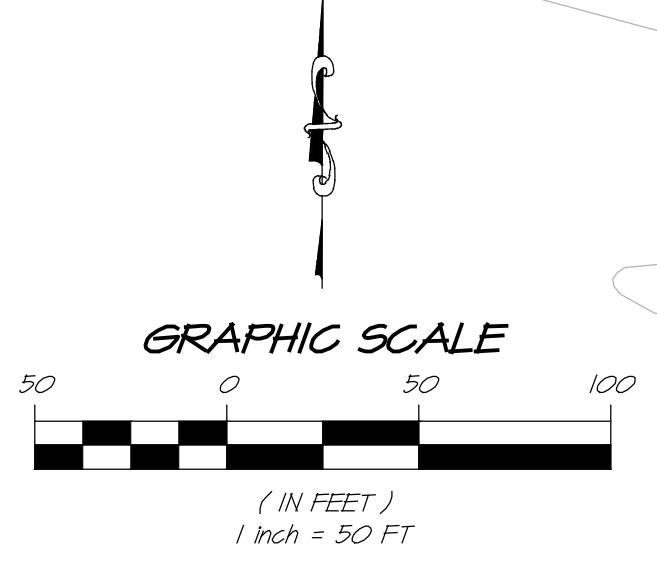




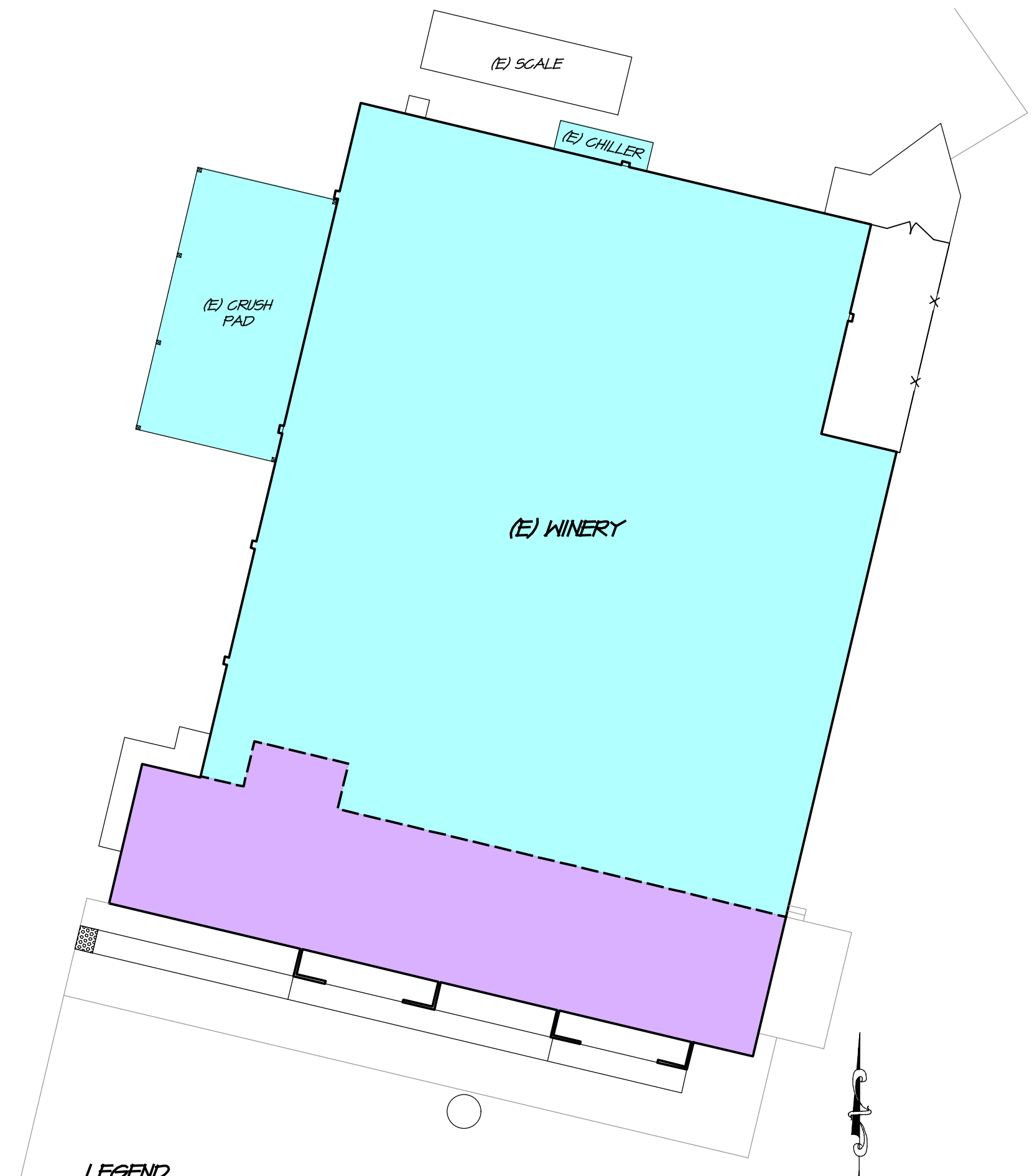
**LEGEND**

<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	STRUCTURES = 15,300 SF
<span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span>	EMPLOYEE PARKING = 1,670 SF
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	VISITOR PARKING = 8,055 SF
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	PAVED AREAS = 22,430 SF
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> + <span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span>	DEVELOPMENT AREA = 16,970 SF
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> + <span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span> + <span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span> + <span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	COVERAGE AREA = 47,455 SF

COVERAGE AREA AS PERCENT OF PARCEL = 25%



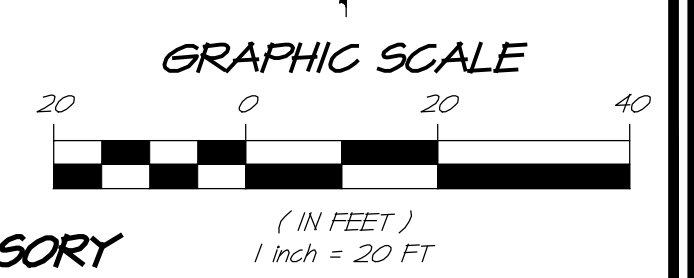
**COVERAGE & DEVELOPMENT**  
SCALE: 1" = 50'



**LEGEND**

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<span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span>	ACCESSORY = 2,800 SF

ACCESSORY AREA AS PERCENT OF PRODUCTION = 23%



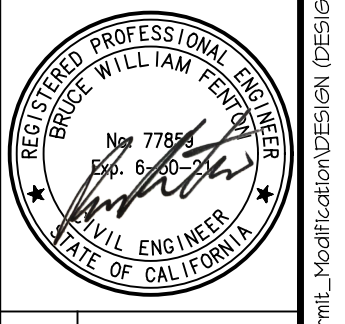
**PRODUCTION & ACCESSORY**  
SCALE: 1" = 20'

NO	DATE	REVISIONS	BY	APPD
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1	06/15/19	RESPONSE TO COMMENTS #1	JFK	
2	07/02/20	RESPONSE TO COMMENTS #2	JFK	
3	01/27/21	RESPONSE TO COMMENTS #3	JFK	

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**COVERAGE & DEVELOPMENT AREAS**  
CALIFORNIA  
NAPA COUNTY



DATE	JAN 27, 2021
DRAWN	DBJ/FW
DESIGNED	JJK
CHECKED	EW4F
JOB NO.	4119003.0

SHEET NO.  
**C3**  
3 OF 10 SHEETS