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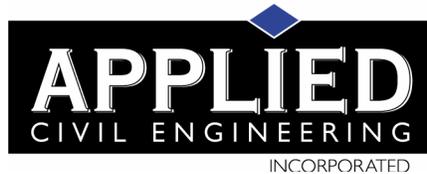
Water Availability
Analysis
(Corrected Attachment)

TIER I WATER AVAILABILITY ANALYSIS
FOR THE
MATERRA WINERY USE PERMIT MODIFICATION

LOCATED AT:
4326 Big Ranch Road
Napa, CA 94558
Napa County APN 036-160-003

PREPARED FOR:
Materra Winery
Care of: Brian Cunat
4326 Big Ranch Road
Napa, CA 94558
Telephone: (707) 224-4900

PREPARED BY:



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

Job Number: 08-109

Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

6/19/2020

Date



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INTRODUCTION

Materra Winery is applying for a Use Permit Modification for their existing winery located at 4326 Big Ranch Road in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 036-160-003, is located along the southeast corner of the intersection of Big Ranch Road and Oak Knoll Avenue.

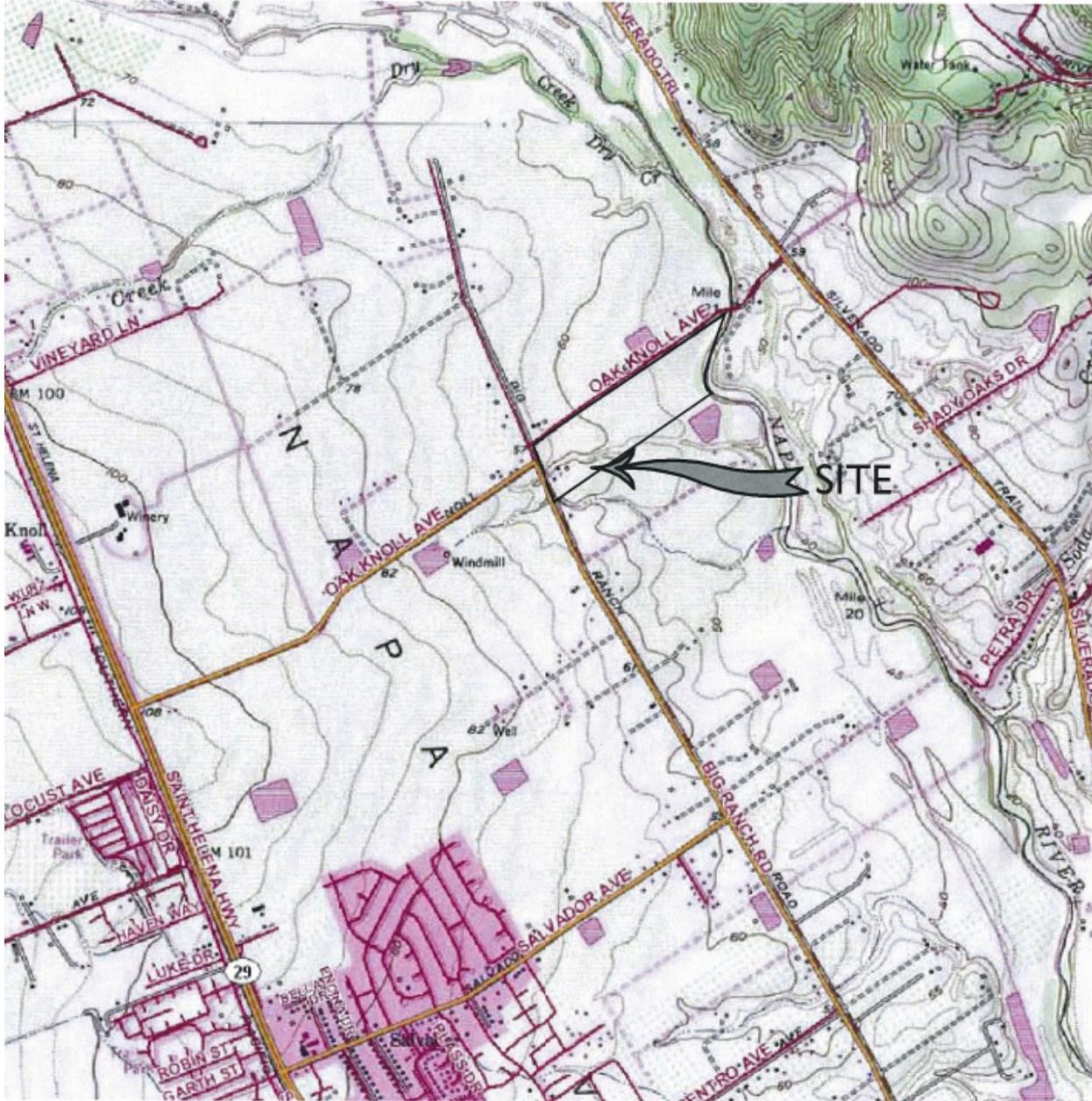


Figure I: Location Map

The Use Permit (P08-00428) issued by Napa County for this winery facility allows the construction and operation of a winery with the following characteristics:

- Wine Production:
 - 50,000 gallons of wine per year (subsequently increased to 85,000 gallons of wine per year by P15-00071 and to 110,000 gallons of wine per year by P17-00156))
 - Crushing, fermenting, aging and bottling

- Employees:
 - Three (3) full-time employees
 - Three (3) part-time employees

- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 18 visitors per day maximum
 - Private Food and Wine Events for Trade
 - 12 per year
 - 25 guests maximum
 - Private Food and Wine Events
 - 12 per year
 - 50 guest maximum
 - Harvest Events
 - 2 per year
 - 100 guests maximum
 - Portable toilets will be utilized

Existing improvements on the property include the winery, vineyard, groundwater wells, dirt and gravel driveways a residence, and the utility infrastructure associated with this type of agricultural and rural residential development.

The Use Permit Modification being reviewed proposes the following revised operating characteristics:

- Wine Production:
 - Increase to 150,000 gallons of wine per year

- Employees:
 - Twelve (12) full-time employees
 - Two (2) part-time employees
 - Three (3) seasonal employees

- Marketing Plan:
 - Daily Tours and Tastings by Appointment
 - 34 visitors per day maximum
 - Private Food and Wine Events for Trade
 - 12 per year
 - 25 guests maximum

- Private Food and Wine Events
 - 12 per year
 - 50 guest maximum
- Harvest Events
 - 2 per year
 - 100 guests maximum
 - Portable toilets will be utilized

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

ESTIMATED GROUNDWATER DEMAND

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

Table I: Estimated Groundwater Demand

	Existing (ac-ft/yr)	Proposed (ac-ft/yr)
Residential	0.75	0.75
Winery	2.54	3.68
Vineyard Irrigation	36.8	36.6
Landscape Irrigation	1.0	1.0
Total	41.1	42.0

It should be noted that the irrigation estimate decreases slightly in proposed conditions due to the removal of approximately 0.3 acres of vines associated with the proposed project.

WATER USE SCREENING CRITERIA

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

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

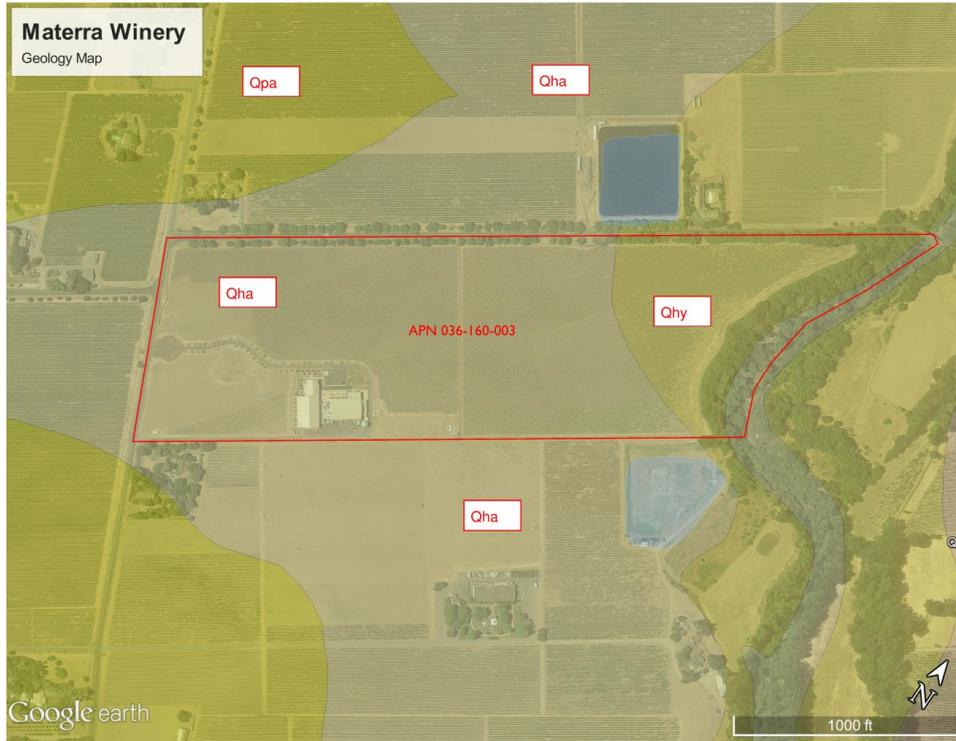


Figure 2: Geology Map Created with Google Earth Pro
(Source USGS Scientific Investigations Map 2918)

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

The parcel size is approximately 50 acres and therefore the water use screening criteria is calculated as follows:

$$\text{Water Use Screening Criteria} = 50 \text{ acres} \times 1.0 \text{ acre-foot per acre per year}$$

$$\text{Water Use Screening Criteria} = 50 \text{ acre-feet per year}$$

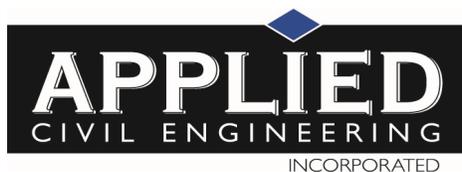
ANALYSIS

The total Estimated Water Use for existing conditions (41.1 ac-ft/yr) and proposed conditions (42.0 ac-ft/yr) are both significantly less than the Water Use Screening Criteria (50 ac-ft/yr).

CONCLUSION

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

APPENDIX I: Water Use Estimate Supporting Calculations



**Materra Winery
Groundwater Use Estimate**

	Estimated Water Use (Acre-Feet / Year)	
	Existing	Proposed
Residential Water Use		
Primary Residence ⁽¹⁰⁾	0.750	0.750
Pool - Not Applicable	0.000	0.000
Second Dwelling Unit - Not Applicable	0.000	0.000
Guest Cottage - Not Applicable	0.000	0.000
Total Residential Domestic Water Use	0.750	0.750
Winery Domestic & Process Water Use		
Winery - Daily Visitors ⁽¹⁾⁽²⁾	0.019	0.114
Winery - Events with Meals Prepared Onsite ⁽¹⁾⁽³⁾	0.051	0.051
Winery - Events with Meals Prepared Offsite ⁽¹⁾⁽⁴⁾	0.000	0.000
Winery - Employees ⁽¹⁾⁽⁵⁾	0.101	0.286
Winery - Event Staff ⁽¹⁾⁽⁵⁾	0.005	0.005
Winery - Process ⁽⁶⁾	2.365	3.225
Total Winery Water Use	2.541	3.681
Irrigation Water Use		
Lawn ⁽⁷⁾	0.000	0.000
Other Landscape ⁽⁸⁾	1.000	1.000
Vineyard - Irrigation	36.800	36.600
Vineyard - Frost Protection	0	0
Vineyard - Heat Protection	0	0
Total Irrigation Water Use	37.800	37.600
Total Combined Water Use	41.1	42.0

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

⁽¹⁾ See attached Winery Production, Guest, Employee and Event Staff Statistics

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

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

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

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

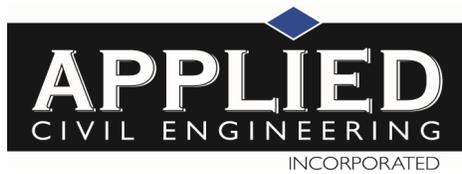
⁽⁶⁾ 2.15 ac-ft per 100,000 gallons wine per Napa County WAA - Guidance Document

⁽⁷⁾ 0.1 ac-ft/yr per 1,000 sf of lawn per Napa County WAA - Guidance Document - 0 ac lawn

⁽⁸⁾ Landscape irrigation estimate per calculations prepared by others for winery building permit - 0.75 ac landscape

⁽⁹⁾ 0.8 ac-ft/ac/yr in original use permit per applicant's input. However monitoring of irrigation volumes by applicant indicates this value was conservative. Note 0.3 acres removed for proposed project. to offset the additional demand associated with the increase in winery production.

⁽¹⁰⁾ 0.5 to 0.75 ac-ft/yr per Napa County WAA Guidance Document



Materra Winery

Winery Production, Visitor, Employee & Event Staff Statistics - Existing Conditions

Winery Production⁽¹⁾ 110,000 gallons per year

Tours and Tastings by Appointment⁽¹⁾

Monday through Sunday 40 visitors per week average
 Total Guests Per Year 2,080

Events - Meals Prepared Offsite⁽¹⁾

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

Events - Meals Prepared Onsite⁽¹⁾

12 per year	25 guests max	300
12 per year	50 guests max	600
2 per year	100 guests max	200
Total Guests Per Year		1,100

Winery Employees⁽²⁾

6 employees 1 shift per day
 Total Employee Shifts Per Year 2,190

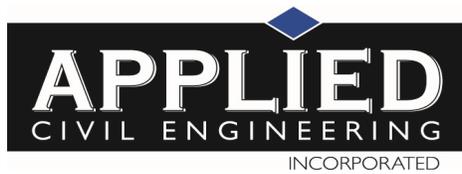
Event Staff⁽³⁾

12 per year, 25 guests	3 event staff	36
12 per year, 50 guests	5 event staff	60
2 per year, 100 guests	10 event staff	20
Total Event Staff Per Year		116

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

⁽²⁾ Employee counts per Winery Use Permit

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



Materra Winery

Winery Production, Visitor, Employee & Event Staff Statistics - Proposed Conditions

Winery Production⁽¹⁾ 150,000 gallons per year

Tours and Tastings by Appointment⁽¹⁾

Monday through Sunday 34 visitors per day maximum
 Total Guests Per Year 12,410

Events - Meals Prepared Offsite⁽¹⁾

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

Events - Meals Prepared Onsite⁽¹⁾

12 per year	25 guests max	300
12 per year	50 guests max	600
2 per year	100 guests max	200
Total Guests Per Year		1,100

Winery Employees⁽²⁾

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

Event Staff⁽³⁾

12 per year, 25 guests	3 event staff	36
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Total Event Staff Per Year		116

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TRANSIENT NON-COMMUNITY WATER SYSTEM INFORMATION

FOR THE

MATERRA WINERY

LOCATED AT:

4326 Big Ranch Road
Napa, CA 94558
Napa County APN 036-160-003

PREPARED FOR:

Materra Winery
Care of: Brian Cunat
4326 Big Ranch Road
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Telephone: (707) 224-4900

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INTRODUCTION

Materra Winery is applying for a Use Permit Modification for their existing winery located at 4326 Big Ranch Road in Napa County, California. The subject property, known as Napa County Assessor's Parcel Number 036-160-003, is located along the southeast corner of the intersection of Big Ranch Road and Oak Knoll Avenue.

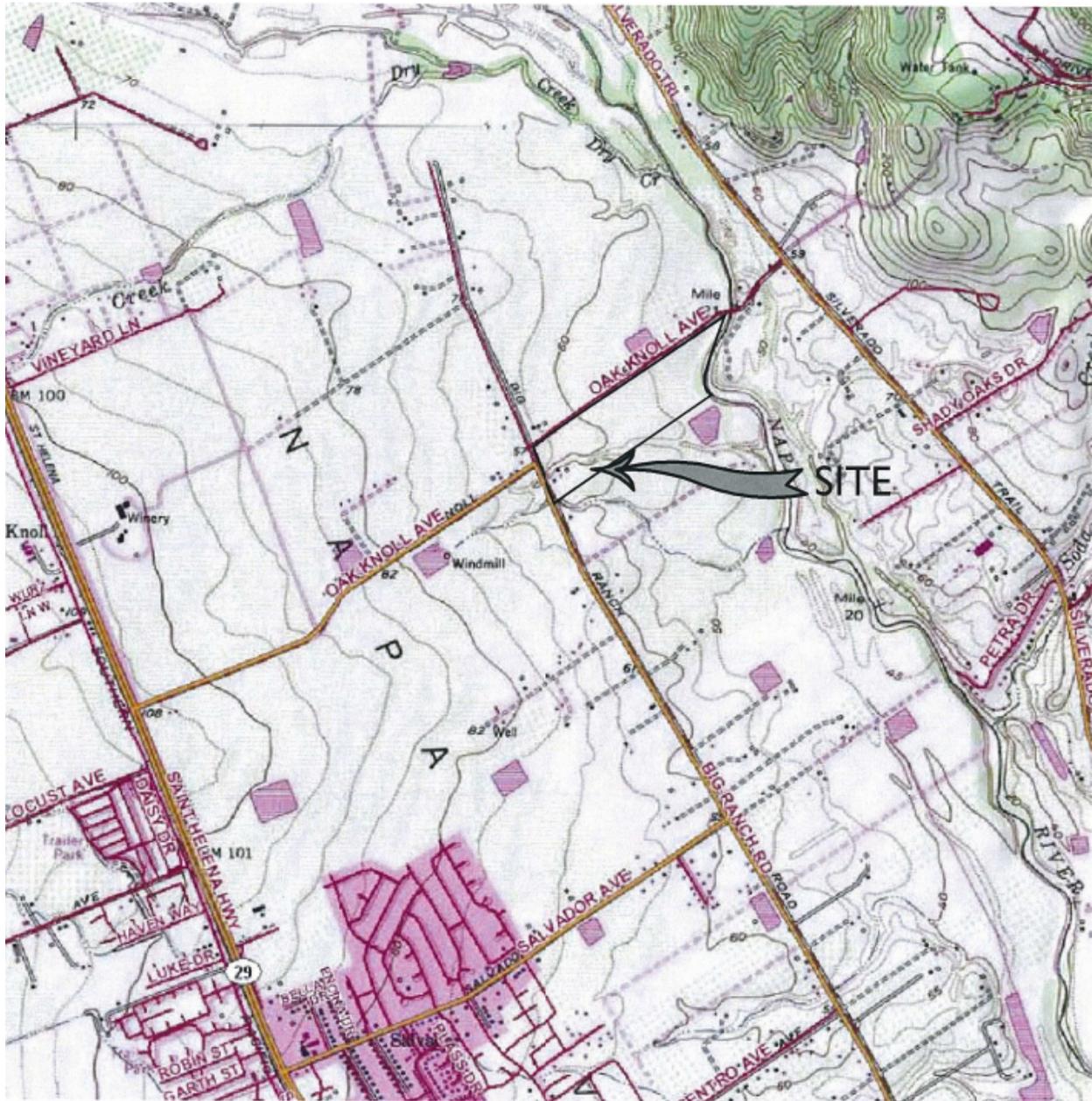


Figure I: Location Map

The Use Permit (P08-00428) issued by Napa County for this winery facility allows the construction and operation of a winery with the following characteristics:

- Wine Production:
 - 50,000 gallons of wine per year (subsequently increased to 85,000 gallons of wine per year by P15-00071 and to 110,000 gallons of wine per year by P17-00156))
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Existing improvements on the property include the winery, vineyard, groundwater wells, dirt and gravel driveways a residence, and the utility infrastructure associated with this type of agricultural and rural residential development.

The Use Permit Modification being reviewed proposes the following revised operating characteristics:

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Since the number of employees plus the number of visitors is expected to exceed 24 for 60 or more days out of the year, the project will be required to implement a Transient Non-Community Public Water System.

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

WATER SYSTEM NAME

The water system will be known as the “Materra Winery Water System”.

NAME OF PERSON WHO PREPARED THIS REPORT

This report was prepared by Michael Muelrath, PE of Applied Civil Engineering Incorporated. Information regarding the parameters of the subject Use Permit Modification application were provided by Materra Winery.

TECHNICAL CAPACITY

System Description

Water for the domestic and processing uses at the existing winery and residence is currently provided by an existing groundwater well. The existing well also provides some of the water for vineyard irrigation. The well has the required 50 foot deep, 3 inch wide annular seal and thus is a candidate to serve the new public water system. The well is located in the southwest corner of the property. Water is pumped from the well through a water treatment system and is stored in a tank and the southeast corner of the winery. From there booster pumps provide the flow and pressure required for the winery uses.

Detailed plans for the existing water treatment system and any required improvements will be prepared and presented to Napa County for review during the building permit and water system permit stage.

Water Demand Projection

Napa County Water Availability Analysis Guidelines were used to estimate the annual water demand for the existing and proposed domestic and processing uses including the winery, residence. The total proposed water use is estimated to be 4.43 acre-feet per year. Using the

projected annual domestic and landscape water demand of 4.43 acre-feet per year, we have calculated an average daily demand of approximately 3,955 gallons and a maximum daily demand (MDD) of approximately 8,899 gallons (calculated using a peaking factor of 2.25 per California Waterworks Standards Section 64554b.3.(C)).

It is noted that the well does supply winery irrigation and landscape irrigation as well however those uses are not included in the MDD calculation since they can be curtailed or supplemented by other sources / supplies in the event that the public water system is unable to provide for them.

Source Adequacy

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

Water Supply Capacity

Assuming a conservative well pumping cycle of 12 hours per day the new well must be capable of producing at least 12.4 gallons per minute to meet the water system's MDD. Initial testing performed by Imboden Pump on January 25, 2020 indicates a yield of at least 95 gallons per minute. The yield of the existing well will be documented by submitted the results of the pumping test in accordance with California Waterworks Standards Section 64554 with submittal of the water system permit application package.

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

The water system must also include a 10,500 gallon storage tank. This tank is approximately equal to the MDD calculated excess of the required MDD a new storage tank that can store at least the MDD (6,629 gallons).

Water Quality Characterization

Water quality samples were taken during the January 2020 pumping test and the samples were analyzed by Alpha Analytical Laboratories. The preliminary assessment shows that the water quality is suitable for a public water system with some standard treatment. The water treatment system design must then be designed to reduce all required contaminant levels to below the regulatory maximum contaminant level (MCL) for each constituent, as applicable. Based on preliminary testing of existing onsite wells and experience with other wells in the project area we judge that it will be feasible to provide treatment as needed to meet water quality requirements for the new public water system. The full treatment system design will be provided with the public water system application at building permit stage.

Consolidation Analysis

We have reviewed the California Environmental Health Tracking Program Water System Map Viewer (http://www.cehtp.org/page/water/water_system_map_viewer) and found three systems identified on the map that are located within 3 miles of the subject property:

1. City of Napa
2. Town of Yountville
3. Veterans Home of California

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

MANAGERIAL

Organization

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

Land Ownership

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

Water Rights

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

FINANCIAL

There will be no revenue generated by the water system.

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

Startup Cost

Startup cost includes the well and pump in the well, water transmission piping, water storage tank(s), water treatment system equipment, booster pump(s) and installation. The water treatment and storage equipment will be designed based on a full panel of water quality test results that will be performed on water from the new well. Based on previous experience we estimate that the cost for the well, well pump, water transmission piping, water storage tank, booster pump, water treatment system equipment and installation will be approximately \$130,300 (see budget spreadsheet in Appendix 3).

Actual costs will be dependent upon the location of the well, tank and other water system components as well as results of the water quality testing and design of the water treatment system. It is noted that much of this system is already in place and operational but the startup costs assume starting a new system so that the CIP annual reserves can be calculated accordingly.

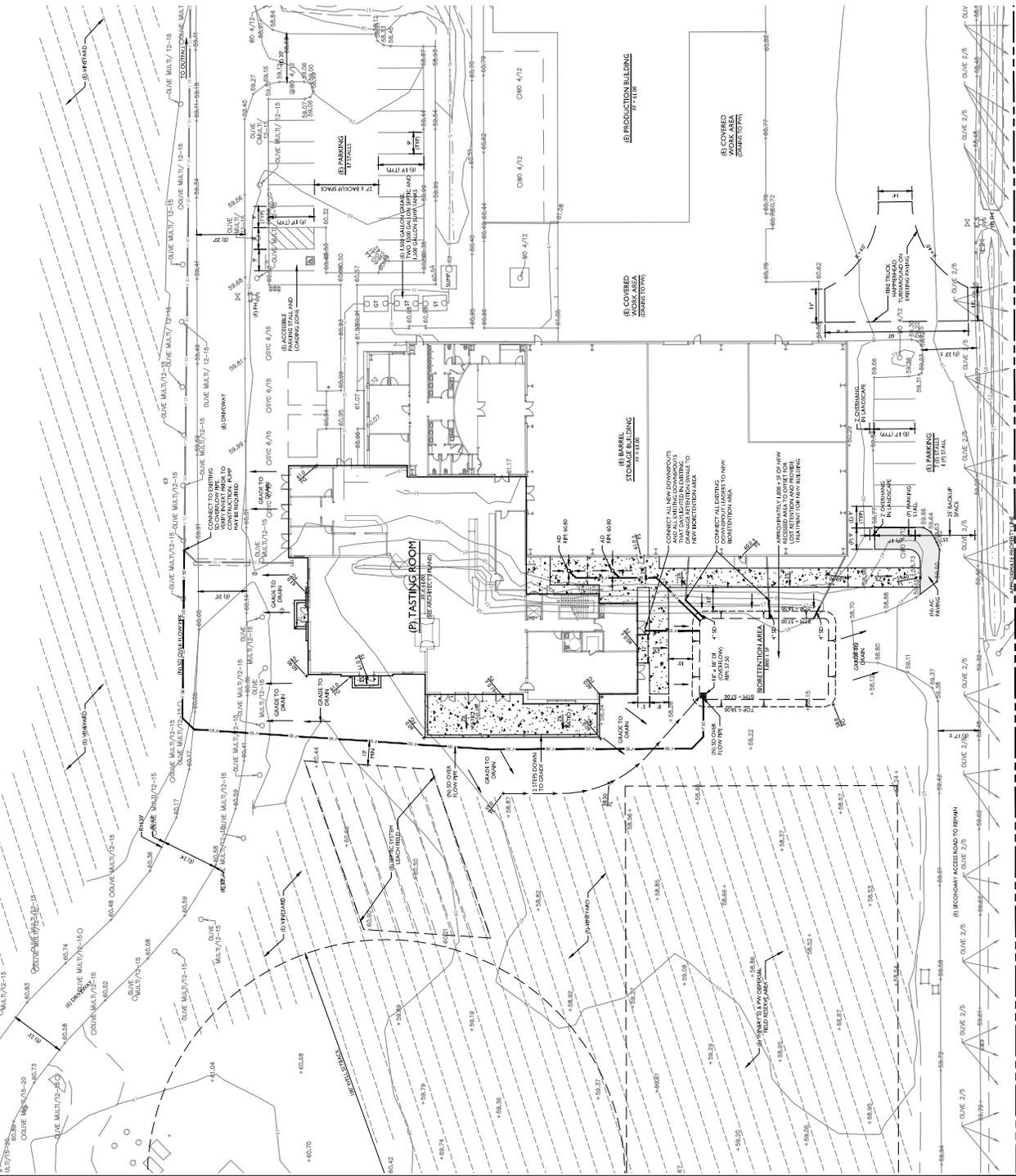
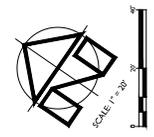
Annual Operating Cost

Annual operating cost for the water system will include a portion of one employee's salary, cost for performing quarterly and annual water quality testing, equipment maintenance, replacement of consumable items, electrical service charges, professional fees and capital replacement allowance. The actual cost to operate and maintain the water system will be dependent on the final design of the water system. We estimate that the annual cost associated with operating and maintaining the water system will be approximately \$21,000 per year (see budget spreadsheet in Appendix 3).

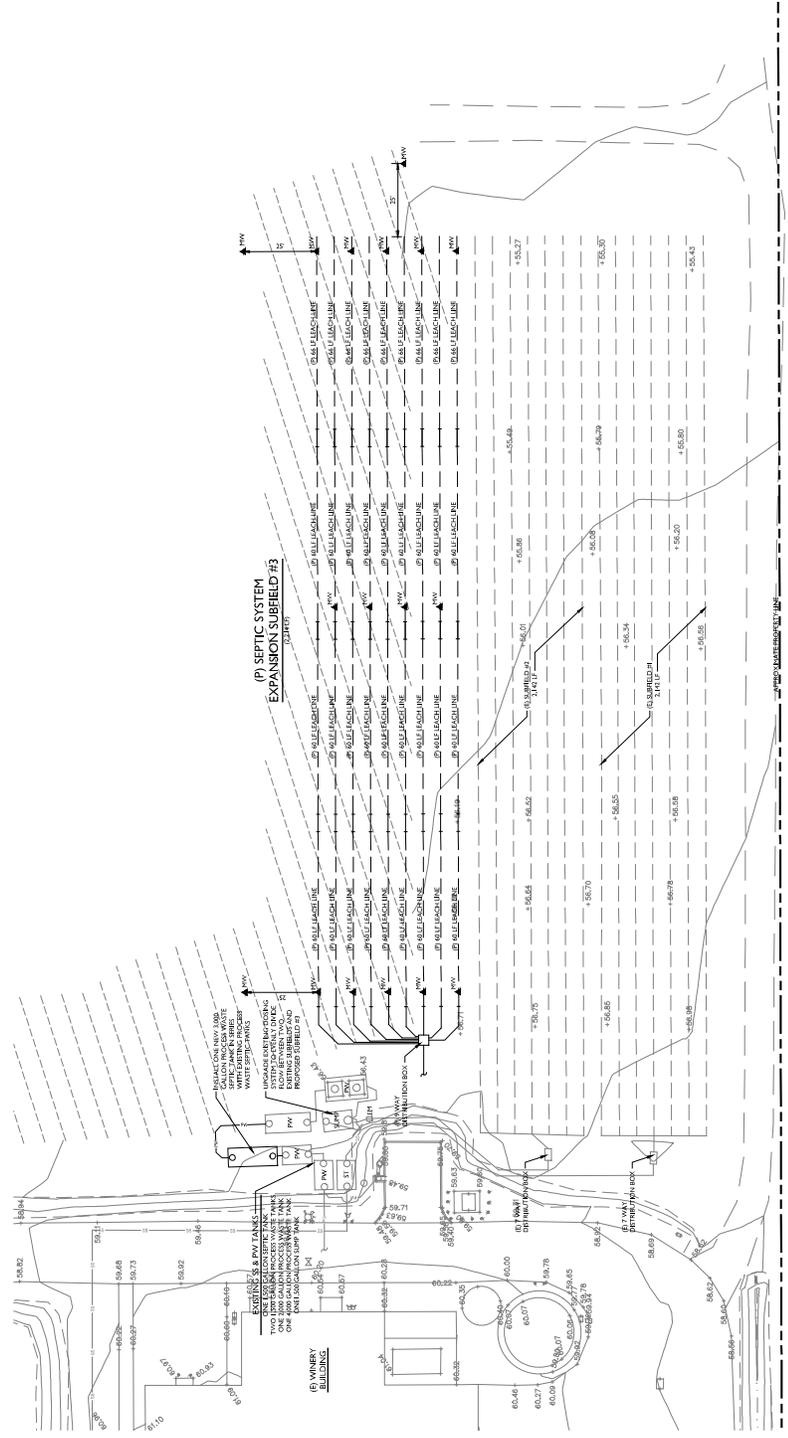
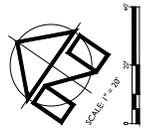
Funding

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

APPENDIX I: Materra Winery Use Permit Modification Conceptual Site Improvement Plans
(Reduced to 8.5" x 11")



TASTING ROOM CONCEPTUAL SITE PLAN
 SCALE 1" = 30'



**(P) SEPTIC SYSTEM
EXPANSION SUBFIELD #3**

REAR PORCH WASTE
GALVANNEED WASTE
WHITENING PROCESS
MATERIALS STORAGE
EXISTING 36\"/>

EXISTING 36\"/>

EXISTING 36\"/>

SEPTIC SYSTEM EXPANSION CONCEPT PLAN

SCALE: 1" = 30'



MATERA WINERY
USE PERMIT MODIFICATION CONCEPTUAL SITE IMPROVEMENT PLANS

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY: [blank]
CHECKED BY: HSM
DATE: JUNE 19, 2020
REVISIONS: [blank]
BY: [blank]

JOB NUMBER: 05109
FILE: 05109CONCEPT.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER:

C4
OF 6

APPENDIX 2: Correspondence with LAFCO

Mike Muelrath

From: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Sent: Tuesday, June 16, 2020 10:50 AM
To: Mike Muelrath
Subject: RE: Water Service at 4324 Big Ranch Road, Napa County

Good morning Mike,

I am confirming the proposed public water system at 4324 Big Ranch Road, Napa County, CA (APN 036-160-003) is located outside the jurisdictional boundaries and spheres of influence of all cities and special districts in Napa County that are authorized to provide public water service. The property is located nearly one mile from the nearest city or district that provides public water service – the City of Napa – and therefore the City can't provide water service to the subject property under state law.

Pursuant to California Government Code Section 56133, cities and special districts may not extend water service outside their jurisdictional boundaries and spheres of influence unless there exists a documented threat to public health or safety involving the subject property. It is my understanding there is no such threat involving the subject property.

With all of this in mind, there are no public water service options available to the subject property involving a city or special district.

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

Thank you,

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

 Like Us

From: Mike Muelrath <mike@appliedcivil.com>
Sent: Monday, June 15, 2020 1:13 PM
To: Freeman, Brendon <bfreeman@napa.lafco.ca.gov>
Subject: Water Service at 4324 Big Ranch Road, Napa County

Hi Brendon,

We are working on a public water system application for the property located at 4324 Big Ranch Road, Napa County, CA (APN 036-160-003). As part of the application we will need a note from you relative to this property's ability to connect to an existing public water system.

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

Thank you,

Mike

Applied Civil Engineering Incorporated

(707) 320-4968 (Telephone)

(707) 320-2395 (Facsimile)

(707) 227-7166 (Mobile)

APPENDIX 3: Budgeting Spreadsheets

FIVE YEAR BUDGET PROJECTION (Small Community Water System)

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

System Name:

Materra Winery Water System

Inflation Factor (%):

3.0

System ID Number:

TBD

LINE	EXPENSES AND SOURCE OF FUNDS	2018	2019	2020	2021	2022
1	OPERATIONS AND MAINTENANCE (O&M) EXPENSES					
2	Salaries and Benefits	6,240.00	6,427.20	6,620.02	6,818.62	7,023.17
3	Contract Operation and Maintenance	0.00	0.00	0.00	0.00	0.00
4	Power and Other Utilities	3,500.00	3,605.00	3,713.15	3,824.54	3,939.28
5	Fees Regulatory	674.00	694.22	715.05	736.50	758.59
6	Treatment Chemicals	0.00	0.00	0.00	0.00	0.00
7	Coliform Monitoring	240.00	247.20	254.62	262.25	270.12
8	Chemical Monitoring	50.00	51.50	53.05	54.64	56.28
9	Transportation	0.00	0.00	0.00	0.00	0.00
10	Materials, Supplies, and Parts	500.00	515.00	530.45	546.36	562.75
11	Office Supplies	100.00	103.00	106.09	109.27	112.55
12	Miscellaneous	500.00	515.00	530.45	546.36	562.75
13	Additional O&M for New Project	0.00	0.00	0.00	0.00	0.00
14	Total O&M Expenses:	11,804.00	12,158.12	12,522.86	12,898.55	13,285.51
16	GENERAL AND ADMINISTRATIVE EXPENSES					
17	Engineering and Professional Services	680.00	700.40	721.41	743.05	765.35
18	Depreciation and Amortization	0.00	0.00	0.00	0.00	0.00
19	Insurance	0.00	0.00	0.00	0.00	0.00
20	Existing Contribution to CIP (From CIP J48)	8,010.63	8,010.63	8,010.63	8,010.63	8,010.63
21	O&M Reserve	0.00	0.00	0.00	0.00	0.00
22	Other Reserves	0.00	0.00	0.00	0.00	0.00
23	Miscellaneous	100.00	103.00	106.09	109.27	112.55
24	** New Funding Project Costs	0.00	0.00	0.00	0.00	0.00
25	Additional New Project Contribution to CIP (From CIP J59)	0.00	0.00	0.00	0.00	0.00
26	** Debt Service	0.00	0.00	0.00	0.00	0.00
27	Total General and Administrative Expenses:	8,790.63	8,814.03	8,838.13	8,862.95	8,888.52
28	TOTAL EXPENSES (Line 14+ Line 27):	20,594.63	20,972.15	21,360.99	21,761.50	22,174.03
30	REVENUES RECEIVED					
31	Cash Revenues (Water Rates)	0.00	0.00	0.00	0.00	0.00
32	** Depreciation Reserves	0.00	0.00	0.00	0.00	0.00
33	** Fees and Services	0.00	0.00	0.00	0.00	0.00
34	** Hookup Charges	0.00	0.00	0.00	0.00	0.00
35	** Withdrawal from CIP or Other Reserves	0.00	0.00	0.00	0.00	0.00
36	** Other Fund Sources: Interest, Etc.	0.00	0.00	0.00	0.00	0.00
37	** Grants	0.00	0.00	0.00	0.00	0.00
38	** SRF Loan	0.00	0.00	0.00	0.00	0.00
39	** Business Loans	0.00	0.00	0.00	0.00	0.00
40	TOTAL REVENUE (Lines 31 through 39):	0.00	0.00	0.00	0.00	0.00
41	NET LOSS OR GAIN:	-20,594.63	-20,972.15	-21,360.99	-21,761.50	-22,174.03

Report Prepared by (Name and Title): _____

Date: _____

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

	2018	2019	2020	2021	2022
Number of Customers:	1	1	1	1	1
Average Monthly Revenue Needed Per Customer:	1716.22	1747.68	1780.08	1813.46	1847.84

(total expenses ÷ # of customers ÷ 12)

SIMPLIFIED CAPITAL IMPROVEMENT PLAN (CIP)

Date: 6/15/2020

System ID No.: TBD

System Name: **Materra Winery Water System**

Service Connections: 1

*Enter information only in YELLOW shaded cells

QTY	COMPONENT	UNIT COST	INSTALLED COST	AVG LIFE, YEARS	ANNUAL RESERVE	MONTHLY RESERVE	MONTHLY RESERVE PER	
							CUSTOMER	
1	Drilled Well, 6", steel casing Depth: 600	80	48000	25	1920.00	160.00		160.00
0	Drilled Well, 8", steel casing Depth: 0	130	0	25	0.00	0.00		0.00
0	Drilled Well, 12", steel casing Depth:	200	0	25	0.00	0.00		0.00
1	Wellhead Electrical Controls	700	700	25	28.00	2.33		2.33
0	Submersible Pump, 20 HP	9000	0	7	0.00	0.00		0.00
0	Submersible Pump, 3 HP	2000	0	7	0.00	0.00		0.00
1	Submersible Pump, 5 HP	3500	3500	7	500.00	41.67		41.67
1	Booster Pump Station, 10 HP, complete	14000	14000	5	2800.00	233.33		233.33
1	Booster Pump Station Electrical Controls	5000	5000	5	1000.00	83.33		83.33
0	Pressure Tank Gallons:	1.5	0	10	0.00	0.00		0.00
1	Pressure Tank Gallons: 80	1.5	120	10	12.00	1.00		1.00
0	Storage Tank, Plastic Gallons: 5000	0.5	0	10	0.00	0.00		0.00
0	Storage Tank, Redwood Gallons:	1.3	0	40	0.00	0.00		0.00
0	Storage Tank, Redwood Gallons:	1.3	0	40	0.00	0.00		0.00
0	Storage Tank, Steel Gallons: 12,445	1.2	0	50	0.00	0.00		0.00
0	Storage Tank, Steel Gallons:	1.2	0	50	0.00	0.00		0.00
0	Storage Tank, Steel Gallons:	1.2	0	50	0.00	0.00		0.00
1	Storage Tank, Concrete Gallons: 10500	1.5	15750	80	196.88	16.41		16.41
3	Master Meter, 2"	450	1350	10	135.00	11.25		11.25
0	Master Meter, 3"	800	0	10	0.00	0.00		0.00
0	Master Meter, 4"	2500	0	10	0.00	0.00		0.00
0	Hypochlorinator w/ Tank & Pump, Complete	800	0	10	0.00	0.00		0.00
0	Pipe w/ sand bedding, 1" (Enter linear feet for quantity)	20	0	50	0.00	0.00		0.00
1000	Pipe w/ sand bedding, 2" (Enter linear feet for quantity)	25	25000	50	500.00	41.67		41.67
0	Pipe w/ sand bedding, 3" (Enter linear feet for quantity)	30	0	50	0.00	0.00		0.00
0	Pipe w/ sand bedding, 4" (Enter linear feet for quantity)	35	0	50	0.00	0.00		0.00
0	Pipe w/ sand bedding, 6" (Enter linear feet for quantity)	50	0	50	0.00	0.00		0.00
0	Standpipe Hydrant, 1-1/2"	700	0	20	0.00	0.00		0.00
0	Standpipe Hydrant, 2-1/2"	900	0	20	0.00	0.00		0.00
0	Customer Meter w/ Box & Shutoff, Complete	250	0	20	0.00	0.00		0.00
10	Distribution Valve, 2"	150	1500	10	150.00	12.50		12.50
0	Distribution Valve, 3"	250	0	10	0.00	0.00		0.00
0	Distribution Valve, 4"	600	0	20	0.00	0.00		0.00
0	Distribution Valve, 6"	850	0	20	0.00	0.00		0.00
1	Air & Vacuum Relief Valve, Typical	375	375	20	18.75	1.56		1.56
1	Calcite Filter and Softening	7500	7500	20	375.00	31.25		31.25
1	UV	7500	7500	20	375.00	31.25		31.25
	OTHER ITEM		0	1	0.00	0.00		0.00
SUBTOTAL Existing CIP Costs			\$130,295.00		\$8,010.63	\$667.55		\$667.55
NEW Project CIP Costs								
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
	OTHER ITEM		0	1	0.00	0.00		0.00
SUBTOTAL New Project CIP Costs			\$0.00		\$0.00	\$0.00		\$0.00
TOTAL Existing and New Project CIP:			\$130,295.00		\$8,010.63	\$667.55		\$667.55

Report Prepared by (Title): _____

Date: _____

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

NOTES:

APPENDIX 4: Ownership Documents

FIRST AMERICAN TITLE COMPANY
OF NAPA

RECORDING REQUESTED BY

First American Title Company of Napa

AND WHEN RECORDED MAIL TO

Name CUNAT PREMIUM VINEYARDS, LLC
Street Address CHRISTOPHER G. ZOCK
5400 W ELM ST., STE 110
City, State, Zip MCHENRY IL 60050

Order No. 00129319-LF



2007-0028144

Recorded REC FEE 10.00
Official Records
County of Napa
JOHN TUTEUR
Assessor-Recorder-Cou
11:03AM 28-Aug-2007 Page 1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
APN(S) 036-160-003

Documentary Transfer Tax is by unrecorded declaration
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at
the time of sale

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

JAEGER VINEYARDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, NAPA VALLEY SERIES

hereby GRANT(s) to

CUNAT PREMIUM VINEYARDS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

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

Dated: August 21, 2007

JAEGER VINEYARDS LLC, A DELAWARE LIMITED LIABILITY COMPANY, NAPA VALLEY SERIES

John F. Jaeger

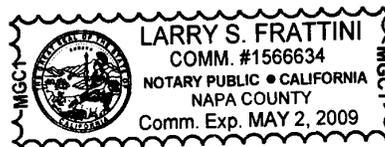
JOHN F. JAEGER, MANAGER
Jeffrey L. Jaeger

JEFFREY L. JAEGER, MANAGER

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

On 8-20-07, before me,
LARRY S. FRATTINI Notary Public, personally
appeared **JOHN F. JAEGER AND JEFFREY L. JAEGER**
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me
that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP



Signature *Larry S. Frattini*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF DOCUMENT

EXHIBIT "A"

Escrow Number: 00129319-LF

COMMENCING on the Northeastern line of Big Ranch Road at the most Western corner of the 50 acre tract of land described in the deed to Earnest C. Gaddini recorded December 18, 1912 in Book 102 of Deeds at page 478, said Napa County Records; running thence North $24\frac{1}{2}^{\circ}$ West, along the Northeastern line of said road, 906.25 feet to the centerline of Oak Knoll Avenue; thence North 55° East, along said centerline, 3144.9 feet, more or less, to the center of Napa River; thence Southerly, down the center of said River, to the most Northern corner of the 50 acre tract above referred to; thence South 55° West, along the Northwestern line thereof, 2600 feet, more or less, to the point of commencement.

APN 036-160-003