

“F”

Use Permit Application Packet



P19-00132

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

PLANNING APPLICATION FORM

A Tradition of Stewardship
 A Commitment to Service

Applicant Information

Applicant's Name: Amizetta Family Estt Wines	Phone: (707) 963-1460	E-Mail Address: perry@amizetta.com
Applicant's Mailing Address: 1099 Greenfield Road	City: St. Helena	State/Zip Code: CA. 94574
Property Owner's Name: (if different from Applicant) Perry Clark	Phone: (707) 477-5029	E-Mail Address: perry@amizetta.com
Property Owner's Mailing Address: 1099 Greenfield Road	City: St. Helena	State/Zip Code: CA. 94574
Agent's Name: (If different from Applicant) Jeffrey Redding AICP	Phone: (707) 255-7375	E-Mail Address: jreddingaicp@comcast.net
Agent's Mailing Address: 2423 Renfrew Street	City: Napa	State/Zip Code: CA. 94558
Other Representative: (Engineer/Architect) Taylor-Lombardo Architects	Phone: (415) 433-7777	E-Mail Address: tom@taylorlombardo-com
Representative's Mailing Address: 40 Hotling Place	City: San Francisco	State/Zip Code: CA. 94111

Property Information

Project Name and Address: Amizetta (Small) Winery Use Permit 1099 Greenfield Road St. Helena, CA. 94574 . An application for a development permit

Assessor's Parcel Number(s): 025-390-010

Site of site (acreage and/or square footage): 20 ac. +/-

General Plan Designation: Agricultural Watershed and Open Space

Zoning: Agricultural Watershed (AW)

Application Type¹ (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	* 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: _____

¹: Include corresponding submittal requirements for each application type.

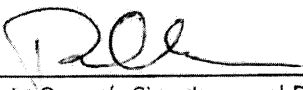
Detailed Project Description (required): A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by Board of Supervisor Resolution No. 2018-102 including the establishment of an hourly fee application agreement and initial deposit (Section 80.250 Hourly Project Policies and Procedures). Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

 1/25/21
 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.

 Applicant's Signature and Date

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

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

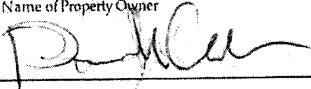
Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Perry Clark

Print Name of Property Owner



Signature of Property Owner

Print Name of Applicant (if different)

1/20/21

Date

Signature of Applicant

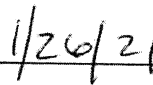
Date

Initial Statement of Grape Source

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.



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.

Hourly Fee Agreement

PROJECT File: Use Permit for a small winery issued a certificate of exemption in 1984—Amizetta Winery; I, Perry Clark, 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):

Perry Clark

Mailing Address of the Applicant responsible for paying processing fees:

1099 Greenfield Road
St. Helena, CA. 94574

Signature: _____

Email Address: perry@amizetta.com

Date: _____

Phone Number: (707) 477-5029

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

WINERY OPERATIONS

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

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input checked="" 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: _____ 12,000 gal/y Per permit: SWE Permit date: 03/05/1984

Current maximum actual production: _____ 18,214 gal/y For what year? 2020

Average 3 year production: _____ 15,677 gal/y

Proposed production capacity: _____ 20,000

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

Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation: _____ 61 (9/21/18) existing _____ 30 proposed

Maximum weekly tours/tastings visitation: _____ 240 (week of 10/8/18) existing _____ 210 proposed

Visitation hours (e.g. M-Sa, 10am-4pm): _____ M-Sun 10-6 existing _____ M-Sun 10-6 proposed

Production days and hours¹: _____ M-Sat 7:00am-5:00pm existing _____ M-Sat 7:00am-5:00pm proposed

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

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §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.)

Two (2) events per quarter (8 annually) for a maximum of 15 persons= 11 daily round trips @2.8 persons/vehicle

Two (2) annual events for a maximum of 25 persons= 18 daily round trips @ 2.8 persons/vehicle

Note that no tours and tastings will be conducted during the time that marketing events are hosted

Food Service

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

Food service for daily tastings would involve the assembly and presentation of pre-packaged food items such as cheese, nuts, salami, crackers and similar food items. Assembly would occur in the the proposed *commercial kitchen*. *Food service for the proposed marketing events will also be prepared in the proposed commercial kitchen.*

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 N/A sq. ft. N/A acres
 Proposed 5,060 sq. ft. 0.12 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).

 65,845 sq. ft. 1.5 acres 7.6 % of parcel

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

Existing 3,204 sq. ft. Proposed 8,930 sq. ft.

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

Existing 1,417 sq. ft. 44 % of production facility
 Propos 2,708 sq. ft. 30 % 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: 1,312 sq. ft. Proposed: 4,043 sq. ft.
 Cave area (Production) Existing: 1,312 sq. ft. Proposed: 4,043 sq. ft.
 Cave area (Accessory) Existing: 0 sq. ft. Proposed: 0 sq. ft.
 Covered crush pad area Existing: 0 sq. ft. Proposed: 526 sq. ft.
 Uncovered crush pad area Existing: 0 sq. ft. Proposed: 0 sq. ft.
 Cave Spoils total: Proposed: cy.

Cave Spoils Use: Onsite Offsite.

Project Statement
Amizetta Winery
1099 Greenfield Road
St. Helena, California

Background

Amizetta Winery was approved in May 1984 under the County's former Small Winery Exemption (SWE) program. The winery was originally located within a 2700 s.f. barn permitted in 1979 but has expanded over the years to its current size.

The barn was converted to winery use in July 1984 (permit #34118). Maximum production level was 12,000 gallons annually. Three (3) full-time employees were approved as part of the SWE.. The winery is located on a 20-acre parcel at the terminus of Greenfield Road. The owners live on the adjacent parcel. The winery parcel also contains 9.9 +/- acres of vineyard, an existing driveway, an existing cottage (not proposed to be used as part of the winery) and a cave currently permitted for residential use. The existing cave was permitted and constructed in 2000

The applicant voluntarily filed a use permit to resolve compliance issues related to production and visitation levels pursuant to County Resolution No. 2018-164 in March 2019. The use permit would also bring the existing small winery under county use permit oversight.

The application filed in 2019 requested improvements to the existing winery, including construction of a commercial kitchen, construction of a new hospitality building, expansion of the existing cave and its conversion to winery use; additional parking areas and road improvements, and construction of a new water tank. The existing winery measures some 4,621 square feet: 1,312 s.f. of cave and 3,309 square feet within the existing buildings.

The March 2019 application also requested approval to:

- Increase the size of the existing winery and cave to approximately 18,000 s.f. including 14,000 s.f. of cave area;
- Increase production from 12,000 to 35,000 gallons annually;
- Increase the number of full-time employees from three (3) to twelve (12) full-time employees;
- Establish daily visitation and marketing plan of fifty (50) visitors per day and
- Twenty-seven (27) marketing events
- Food and wine pairings.

Following submittal of the March 2019 application, a site inspection conducted by Code Compliance staff revealed several areas of non-compliance with required life safety items. All life safety issues have been satisfactorily addressed.

Proposal

The applicant proposes to modify the March 2019 application and requests approval of a use permit pursuant to section 18.010.020(A)(10) of the Napa County Zoning Ordinance. The code section adopted in February 2020 allows the holder of a small winery exemption certificate to convert the exemption to full use permit/winery status if the application meets all of the following:

- a. Has an a maximum wine production of 20,000 gallons annually;
- b. Generates no more than forty (40) Average Daily Trips (20 round trips) by tasting room visitors, all winery employees and deliveries to the winery;
- c. Has a maximum of 10,000 square feet of occupied space, including buildings, caves and cut and cover caves, but excluding unenclosed space; and
- d. Conducts a maximum of eleven (11) marketing events per year.

The current project has been substantially reduced in scale from the March 2019 proposal so as to comply with section 18.010.020 (A)(10) as follows:

- Production would be capped at 20,000 gallons annually;
- The existing winery and caves would be expanded to include a maximum of 9,996 square feet of occupied space within the winery building and caves. Production area would measure 8,930 square feet and 2,708 square feet of accessory use area;
- The proposed accessory use to production area ratio is 30%

Other project components include:

- A maximum of 30 visitors per day/210 per week;
- Five (5) full-time employees;
- Eleven (11) marketing events;
- Construction of a medium risk commercial kitchen

The project also includes covered crush pad and approximately 1,860 square feet of outdoor use area.

Including a medium risk kitchen as part of the project will serve to reduce catering traffic to and from the site thereby reducing overall project vehicle trips. Another advantage is that the kitchen would be available to on site employees during any shelter in place order in the event of wildfire or other natural disasters.

The proposed daily visitation and marketing plans are consistent with the requirements of section 18.010.020(A)(10)(e) relating to ADT as shown on the winery traffic worksheet included with the application documents.

The proposed square foot and use areas are shown on the attached table prepared by project architects Taylor-Lombardo. The previously submitted water availability analysis, wastewater feasibility study and groundwater analysis have all been updated to reflect the revised, reduced scope project.

The March 2019 application also included a request for an exception to the county's Road and Street Standards. That request was approved based on the original project scope. The previously submitted and approved road exception request has been updated to reflect the reduce project scope.

Fire Safety Considerations

Following submittal of the original application and initial review by county staff the applicant was advised by the County Fire Marshal in June 2020, that this project as well as others in the area, raise concerns regarding fire, life and safety due to wildfire and other emergencies on roads with limited access and egress. As a result of this concern, Napa County required an analysis by

this project and two others on Greenfield Road to address concerns over intensification and use and occupancy of the parcel and the impacts related to the access for emergency wild land fire equipment, safe civilian evacuation and avoidance of delays in emergency equipment response due to proposed changes in use and intensities of this and other wineries served by Greenfield Road.

The applicant has retained an expert in the field of fire safety planning to prepare a scope of work to address this request from the fire marshal. Former Napa County Fire Chief David Shew prepared the attached scope of work. The proposal is intended to address fire safety, civilian evacuation and emergency vehicle access from the operation of the Amizetta Winery as well as other pending wineries projects on Greenfield Road. It is submitted for review and approval by appropriate county staff. The program when implemented could service as a model for future fire safety planning by Napa County.

Summary

The applicant requests approval the use permit application would bring the small winery under county use permit oversight and into compliance with the Winery Development Ordinance and required improvement standards. Permit approval would also address compliance issues related to existing production and visitation levels as outlined in the attached application. The application is submitted pursuant to section 18.010.020 of the Napa County Code streamlining provisions that allow certificated small wineries to be converted to use permit status by the zoning administrator if specific standards are met. The proposed project complies in full with these standards. The requested exception to county road and street standards is small in scope and has been approved for the original project by county staff.

The project design takes advantage of the existing site conditions such that minimal grading or earthmoving is required. The winery is sited to take advantage of the breathtaking views of Lake Hennessey without intruding onto the natural environment. The building is low profile allowing the surrounding landscape to predominate. The proposed improvements are not visible from any public road. No trees or vineyards would be removed as part of this project.

In addition to bringing the winery into compliance with current county development standards, the applicant is the first to prepare a fire safety plan that when approved and enacted could serve as one model with countywide application.

In summary, the project as designed complies with all requirements for administrative approval pursuant to Section 18.010.020(A) of the Napa County Code. The project complies with the specific standards of subsection (A)(10) and the Napa County Code. The project is a use permitted in the AW zoning district and is consistent with the Napa County General Plan.

Approval of the use permit will bring an existing small winery into compliance with the WDO and related county standards. Project approval will facilitate issuance of necessary permits to bring unpermitted construction and winery operation into compliance with county standards. All water, wastewater, and storm water control plans are consistent with county standards. Finally the proposed project will provide specific measures to address fire safety for employees and guests as well as recommendations for improving neighborhood fire safety and access for emergency equipment and civilian evacuation.



A Tradition of Stewardship
A Commitment to Service

WINERY TRIP GENERATION WORKSHEET

Planning, Building & Environmental Services

1195 Third Street, Suite 210

Napa, CA 94559-3082

(707) 253-4417

PROJECT DESCRIPTION

Clear Form

Winery Name: Amizetta Family Winery Small Winery Conversion **Date Prepared:** 6/16/21

Existing Entitled Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	4	4
	Weekend	2	4
Number of Part Time Employees*	Weekday	4	2
	Weekend	4	4
Maximum Daily Visitation	Weekday	61	22
	Weekend	61	36
Annual Gallons of Production		16,000	16,000
Annual Tons of Grape Haul		100.0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

Proposed Winery		Harvest	Non-Harvest
Number of Full Time Employees*	Weekday	4	5
	Weekend	2	2
Number of Part Time Employees*	Weekday	2	2
	Weekend	2	2
Maximum Daily Visitation	Weekday	25	25
	Weekend	30	30
Annual Gallons of Production		20,000	20,000
Annual Tons of Grape Haul		125.0	N/A
Number of Visitors at the Largest Event that occurs two or more times per month, on average	Weekday	0	0
	Weekend	0	0

*Number of full time and part time employees should represent the max number of employees that will be working on any given day (including all vendors and contractors employed for the largest event that occurs two or more times per month on average).

Amizetta Family Winery Small Winery Conversion

TRIP GENERATION

Existing Winery				Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees	4	4	3.05 one way trips/employee	FT Employee Daily Trips	12.2
PT Employees	4	2	1.9 one way trips/employee	PT Employee Daily Trips	7.6
Max Visitors	61	22	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	46.9
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0
Gallons of Production	16,000		0.000018 truck trips	Production Daily Trips	0.3
Tons of Grape Haul#	100.0		0.013889 truck trips	Grape Haul Daily Trips	1.4
				Total Weekday Daily Trips	69
				Total Weekday Peak Hour Trips*	25
<u>Maximum Daily Weekend Traffic (Saturday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees	2	4	3.05 one way trips/employee	FT Employee Daily Trips	6.1
PT Employees	4	4	1.9 one way trips/employee	PT Employee Daily Trips	7.6
Max Visitors	61	36	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	43.6
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0
Gallons of Production	16,000		0.000018 truck trips	Production Daily Trips	0.3
Tons of Grape Haul#	100.0		0.013889 truck trips	Grape Haul Daily Trips	1.4
				Total Weekend Daily Trips	59
				Total Weekend Peak Hour Trips*	30
<u>Maximum Annual Traffic</u>					
				Total Annual Trips**	15,869

Proposed Winery				Harvest	Non-Harvest
<u>Maximum Daily Weekday Traffic (Friday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees	4	5	3.05 one way trips/employee	FT Employee Daily Trips	12.2
PT Employees	2	2	1.9 one way trips/employee	PT Employee Daily Trips	3.8
Max Visitors	25	25	2.6 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	19.2
Max Event	0	0	2.6 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0
Gallons of Production	20,000		0.000018 truck trips	Production Daily Trips	0.4
Tons of Grape Haul#	125.0		0.013889 truck trips	Grape Haul Daily Trips	1.7
				Total Weekday Daily Trips	38
				Total Weekday Peak Hour Trips*	14
<u>Maximum Daily Weekend Traffic (Saturday)</u>					
	<u>Harvest</u>	<u>Non-Harvest</u>			
FT Employees	2	2	3.05 one way trips/employee	FT Employee Daily Trips	6.1
PT Employees	2	2	1.9 one way trips/employee	PT Employee Daily Trips	3.8
Max Visitors	30	30	2.8 visitors/vehicle for 2 one way trips	Max Visitor Daily Trips	21.4
Max Event	0	0	2.8 visitors/vehicle for 2 one way trips	Max Event Daily Trips	0.0
Gallons of Production	20,000		0.000018 truck trips	Production Daily Trips	0.4
Tons of Grape Haul#	125.0		0.013889 truck trips	Grape Haul Daily Trips	1.7
				Total Weekend Daily Trips	34
				Total Weekend Peak Hour Trips*	17
<u>Maximum Annual Traffic</u>					
				Total Annual Trips**	13,496

Net New Trips		Harvest	Non-Harvest
<u>Maximum Weekday Traffic (Friday)</u>			
If total net new daily trips is greater than 40, a TIS is required		Net New Weekday Daily Trips	-31
		Net New Weekday Peak Hour Trips*	-11
<u>Maximum Weekend Traffic (Saturday)</u>			
If total net new daily trips is greater than 40, a TIS is required		Net New Weekend Daily Trips	-25
		Net New Weekend Peak Hour Trips*	-13
<u>Maximum Annual Traffic</u>			
A Traffic Impact Study is NOT Required		Net New Annual Trips**	-2,373

#Trips associated with Grape Haul represent harvest season only.

*Weekday peak hour trips are calculated as 38% of daily trips associated with visitors and production plus one trip per employee. Weekend peak hour trips are calculated as 57% of daily trips associated with visitors and production plus one trip per employee.

**Annual trips represent a conservative calculation that assumes 11 weeks of harvest, all weekdays are Fridays, all weekends are Saturdays, and assumes that the largest event that occurs two or more times per month on average occurs every day.



Project name & APN: Amizetta Winery APN 025-390-010
 Project number if known: None Yet
 Contact person: Perry Clark
 Contact email & phone number: perry@amizetta.com (707) 477-5029
 Today's date: 03/22/2019

Voluntary Best Management Practices Checklist for Development Projects

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

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

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

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input type="checkbox"/>	BMP-3	Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre) <i>Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.</i> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-4	Alternative fuel and electrical vehicles in fleet <i>The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.</i> Number of total vehicles _____ Typical annual fuel consumption or VMT _____ Number of alternative fuel vehicles _____ Type of fuel/vehicle(s) _____ Potential annual fuel or VMT savings _____
<input type="checkbox"/>	<input type="checkbox"/>	BMP-5	Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2 <i>The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier 1 and CALGREEN Tier 2. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier 1 buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).</i> <hr/> <hr/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-6	Vehicle Miles Traveled (VMT) reduction plan <i>Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.</i> Tick box(es) for what your Transportation Demand Management Plan will/does include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> employee incentives <input type="checkbox"/> employee carpool or vanpool <input checked="" type="checkbox"/> priority parking for efficient transportation (hybrid vehicles, carpools, etc.) <input checked="" type="checkbox"/> bike riding incentives <input checked="" type="checkbox"/> bus transportation for large marketing events <input type="checkbox"/> Other: _____ <hr/> Estimated annual VMT _____ Potential annual VMT saved _____ % Change _____

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

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

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

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-23	<p>Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.</p> <p><i>The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building 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.</i></p> <hr/> <hr/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMP-24	<p>Limit the amount of grading and tree removal</p> <p><i>Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.</i></p> <hr/> <hr/>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-25	<p>Will this project be designed and built so that it could qualify for LEED?</p> <p>BMP-25(a) <input type="checkbox"/> LEED™ Silver (check box BMP-25 and this one)</p> <p>BMP-25(b) <input type="checkbox"/> LEED™ Gold (check box BMP-25 (a), and this box)</p> <p>BMP-25(c) <input type="checkbox"/> LEED™ Platinum (check all 4 boxes)</p>
Practices with Un-Measured GHG Reduction Potential			
<input type="checkbox"/>	<input type="checkbox"/>	BMP-26	<p>Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?</p> <p><i>As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	BMP-27	<p>Are you, or do you intend to become a Certified "Napa Green Land"?</p> <p><i>Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.</i></p>

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