A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/18/2015
Agenda Placement: 9C

Napa County Planning Commission
Board Agenda Letter

TO:	Napa County Planning Commission
FROM:	Charlene Gallina for David Morrison - Director Planning, Building and Environmental Services
REPORT BY:	SHAVETA SHARMA, PLANNER III - 707-299-1358
SUBJECT:	Melka Winery Use Permit (P14-00208-UP) and Variance (P14-00209-VAR)

RECOMMENDATION

MELKA WINERY USE PERMIT (P14-00208-UP) & VARIANCE (P14-00209-VAR)

CEQA Status: Consideration and possible adoption of a Categorical Exemption. Pursuant to the California Environmental Quality Act, Section 15301 [See Class 1 ("Existing Facilities")]; Section 15303 [See Class 3 ("New Construction or Conversion of Small Structures")]; and Section 15304 [See Class 4 ("Minor Alterations to Land")], which may be found in the guidelines for the implementation of the California Environmental Quality Act and Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit to establish a new 10,000 gallons per year winery with 1) daily tours and tastings for five persons maximum per weekday and seven persons maximum per weekend and a maximum of 30 persons per week by appointment only; 2) conversion of an existing 2,309 square foot barn to winery uses; 3) construction of a new 2,675 square foot building with a 500 square foot open breezeway; 4) construction of an 875 square foot covered crush pad; 5) on premise consumption in the hospitality building of wines produced on site in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (also known as AB 2001 (Evans Bill)); 6) two (2) 30 person marketing events annually; 7) one (1) 100 person auction event annually; 8) connection to an existing domestic wastewater treatment and disposal system 9) a hold and haul system for process wastewater; 10) a 20,000 gallon water storage tank and pump house; 11) an improved 20 foot driveway access in accordance with Napa County Road and Street Standards; and 12) construction of seven (7) parking spaces; and 13) ten of fewer employees. A Variance is also requested to encroach 435 feet into the required 600 foot setback from Silverado Trail. The 10.68 acre project site is located approximately 200 feet north of Deer Park Road and within the Agricultural Watershed (AW) Zoning District at 2900 Silverado Trail, St. Helena (APN: 021-352-041).

Staff Recommendation: Find the project Categorically Exempt from CEQA and approve the requested Use Permit and Variance request as conditioned.

Staff Contact: Shaveta Sharma, Planner shaveta.sharma@countyofnapa.org

Applicant Contact: Cherie Melka (707) 695-7687

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Find the project Categorically Exempt from CEQA based on Finding 1 of Exhibit A; and

2. Approve Variance Request (P14-00209) based on Findings 2-8 of Exhibit A, and subject to the recommended Conditions of Approval (Exhibit B); and

3. Approve Use Permit (P14-00208), based on Findings 9-13 of Exhibit A, and subject to the recommended Conditions of Approval (Exhibit B).

Discussion:

The applicant requests approval of a Use Permit to establish a new 10,000 gallons per year winery with daily tours and tastings for five persons maximum per weekday and seven persons maximum per weekend and a maximum of 30 persons per week by appointment only; conversion of an existing 2,309 square foot barn to winery uses; construction of a new 2,675 square foot building with a 500 square foot open breezeway; construction of a 875 square foot covered crush pad; on premise consumption of wines produced on site in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (also known as AB 2001 (Evans Bill)); two (2) 30 person marketing events annually; one (1) 100 person auction event annually; connection to an existing domestic wastewater treatment and disposal system; a hold and haul system for process wastewater; a 20,000 gallon water storage tank and pump house; a new 20 foot driveway access in accordance with Napa County Road and Street Standards; construction of seven (7) parking spaces; and ten of fewer employees. A Variance is also requested to encroach 435 feet into the required 600 foot setback from Silverado Trail. The 10.68 acre project site is located approximately 200 feet north of Deer Park Road and within the Agricultural Watershed (AW) Zoning District at 2900 Silverado Trail.

Staff finds the proposed project consistent with the Napa County Zoning Ordinance, including the Winery Definition Ordinance and General Plan and recommends approval of the project with standard winery conditions of approval. Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303) and a Class 4 (Section 15404) exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. The applicant submitted an Archeological Study prepared by Tom Origer and Associates dated December 20, 2013 which concluded the proposed project location was not likely to encounter or disturb any archeological specimens. In keeping with CEQA guidelines, if archeological remains are uncovered during construction, all work would be halted until a qualified archeologist could investigate the site. The applicant also submitted a Cultural Resources Survey prepared by Tom Origer and Associates dated October 24, 2013 which concluded that the project would not impact any cultural resources. There are no hazardous waste sites, nor historic resources identified on the site. The proposed visitation plan is minimal and does not create a cumulative traffic impact. Therefore these exemptions are appropriate and this proposal qualifies for the Categorical Exemptions listed above.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The project is Categorically Exempt, pursuant to the California Environmental Quality Act, Section 15301 [See Class 1 ("Existing Facilities")]; Section 15303 [See Class 3 ("New Construction or Conversion of Small Structures")]; and Section 15304 [See Class 4 ("Minor Alterations to Land")], which may be found in the guidelines for the implementation of the California Environmental Quality Act and see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B; and, Section 15301 (existing facilities) and Appendix B of Napa County's Local Procedures for Implementing the California Environmental Quality Act includes Class 3, New Construction or Conversion of Small Wineries. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Cherie and Philippe Melka, 2900 Silverado Trail, St. Helena, CA 94574; (707) 695-7687

Representative: Cherie and Philippe Melka, 2900 Silverado Trail, St. Helena, CA 94574; (707) 695-7687

Zoning: Agricultural Watershed – AW

General Plan Designation: Agriculture, Watershed and Open Space – AWOS

Filed: June 16, 2014; **Completed:** January 2, 2015

Parcel Size: 10.68 acres

Winery Characteristics:

Production Capacity (Existing): N/A
Production Capacity (Proposed): 10,000 gallons per year.

Winery Size (Existing): N/A
Winery Size (Proposed): 4,984 square feet.

Winery Development Area (Existing): N/A
Winery Development Area (Proposed): 5,120 square feet.

Winery Coverage (Existing): N/A
Winery Coverage (Proposed): 18,050 square feet or 1.50 acres; 8.40% (Maximum 25% or 15 acres)

Accessory/Production Ratio (Existing): N/A
Accessory/Production Ratio (Proposed): 2,309 square feet accessory use: 37.5% (Maximum 40% of production facility allowed).

Number of Employees (Existing): N/A
Number of Employees (Proposed): 10 or fewer.

Visitation (Existing): N/A
Visitation (Proposed): 5 persons weekdays; 7 weekends; maximum 30/week.

Marketing Program (Existing): N/A
Marketing Program (Proposed): Two (2) marketing events per year, for a maximum 30 persons and One (1) Auction event annually for a maximum of 100 persons. All food to be catered.

Days and Hours of Operation (Existing): N/A
Days and Hours of Operation (Proposed): Visitation 10:00 am - 4:00 pm; production 7:00 am - 5:00 pm

Parking (Existing): N/A
Parking (Proposed): 7 parking spaces, one (1) ADA space.

Setbacks (Required): 20' side, 20' rear, ±600' from Silverado Trail.
Setback (Proposed): Existing facility is located ±165' from Silverado Trail. A variance is requested due to environmental constraints of the property.

Adjacent General Plan Designation/ Zoning / Land Use:

North:
Agricultural Watershed (AW)/Agriculture, Watershed and Open Space (AWOS)/Rural residential uses.
South:
Agricultural Resource (AR) / Agricultural Preserve Zoning (AP)/Agricultural use (vineyards), rural residential, and a recently approved winery Titus Vineyards, currently under construction.
East:
Agricultural Watershed (AW)/Agriculture, Watershed and Open Space (AWOS)/ Agriculture (vineyards).
West:
Agricultural Resource (AR) /Agricultural Preserve zoning (AP)/Agricultural use (vineyards).

Wineries in the Vicinity (located within 1 mile of the project)

Winery Name	Address	Bldg Sq. Ft.	Production	Visitors (Ave/Wk)	Total Events/Yr	Employees
TITUS VINYARDS	2971 SILVERADO TRAIL	14,469	27,000	280	20	12
DUCKHORN VINEYARDS	1000 LODI LANE	32,933	160,000	626	167	42
BALLENTINE WINERY	2820 ST. HELENA HIGHWAY	7,400	50,000	10	0	4
REVANA WINERY	2910 ST. HELENA HIGHWAY	6,625	15,000	40	12	3
CHARLES KRUG WINERY	2800 MAIN STREET City of St. Helena	2,360	2,728,000	no record	no record	no record

MARKHAM VINEYARDS WINERY	2812 ST. HELENA HIGHWAY	40,736	3000,000	2,100	no record	22

Parcel History and Evolution of this Application

June 16, 2014 - A Use Permit application to establish a small winery on the project site was received. The site contains an existing residence, along with a second dwelling unit to be converted for accessory uses, and 1.5 acres of vineyard.

Code Compliance History

There are no open or pending code violations for the subject site.

Discussion Points

Setting - The project site is 10.68 acres in area, and has frontage on Silverado Trail. There is an existing 2,309 square feet two- story second unit which will be converted to winery use as storage and hospitality areas. A new 2,675 square foot building with 875 square foot crush pad will be constructed for fermentation, pressing, barrel storage, and other production activities. The closest off-site residence is on a parcel north of the project parcel, ±300 feet from the winery buildings.

Tours and Tastings/Marketing Events - The applicant is proposing tours and tastings by appointment only for 5 persons/weekday, 7 persons/weekend and 30 persons/week. The marketing events include two events per year for a maximum of 30 people and one auction event per year with a maximum of 100 people.

Staff has prepared a table below comparing the proposed marketing and tours and tasting visitation for the winery to other wineries with annual production of 10,000 gallons per year. The proposed visitation program falls into the middle of the spectrum with regards to the number of "by appointments tours and tastings" for public wineries, as well as on the low end for events among its peer group of wineries with approved production of 10,000 gallons per year. The table also provides a comparison of winery building floor area. The project's 4,894 square feet is within the median range of winery floor area with wineries ranging in size from 800 square feet to 15,202 square feet.

Winery Name	Location	Production	Visitors (Avg/Week)	Building Size	Marketing Events	Employees
BY APPT ARNS WINERY	HILLSIDE 160 acres	10,000	0	800	0	2
BEHRENS FAMILY WINERY	HILLSIDE 19.96 acres	10,000	0	2000	0	1
BOESCHEN WINERY	VALLEY FLOOR 18.47 acres	10,000	16	6,360	4	3
BRAND NAPA VALLEY	HILLSIDE 42.26 acres	10,000	108	11,453	19	10 OR FEWER
DANA ESTATES	VALLEY FLOOR	10,000	6	8,046	0	4

	23.7 acres					
DIAMOND CREEK VINEYARDS	HILLSIDE 69.86 acres	10,000	2	7,722	0	2
DIAMOND MOUNTAIN WINERY	HILLSIDE 54.69 acres	10,000	10	2,948	14	4
FOLEY JOHNSON WINERY	VALLEY FLOOR 13.4 acres	10,000	25	7,000	0	4
FUTO WINERY	HILLSIDE 40 acres	10,000	10	15,202	5	3
JAMES COLE WINERY	HILLSIDE 10.67 acres	10,000	72	3,333	5	4
MELKA WINERY	**HILLSIDE** 10.68 acres	**10,000**	**30**	**8,894**	**3**	**10 OR FEWER**

Traffic - The existing winery is located on the east side of Silverado Trail, north of Deer Park Road. The project proposes establishing a small winery producing 10,000 gallons per year, a maximum of 30 guests weekly and a modest marketing plan.

According to the June 10, 2014 Focused Traffic Analysis prepared by Omni-Means for the project, the project will contribute to ten additional daily trips, of which four will occur during the weekday peak hours, and five weekend peak hour trips. By comparison, a single-family residence would generate 10 vehicle trips per day.

The report addresses the future projected traffic volumes, using the Napa County/Solano County 2020 and 2030 Travel Demand Forecasting Model from the Solano Transportation Authority. This data was provided in the form of directional segment volumes along State Highway 29 and Silverado Trail during AM and PM peak hours project an estimated annual growth rate of 1.8 percent. The model does not include forecasts for average daily traffic; therefore the weekday PM peak hour growth rate was applied to the weekday and weekend average daily traffic volumes to estimate future 2030 volumes; 800 trips daily on weekdays and 630 on weekend days. The General Plan Update Draft EIR expects that the 2030 volumes on State Highway 29 will result in a deterioration of that segment to a LOS F, largely as a result in regional growth beyond the ability of Napa County to control, but Silverado Trail is expected to continue operating at LOS C.

The report indicates that the application of the County's standard trip generation form indicates that the project would generate trips during the peak period. However, if by-appointment tasting room visits added by the project are scheduled to begin and end outside of the peak traffic periods (4:00 to 6:00 PM on weekdays, 2:00–4:00 PM on Saturdays, and 1:00 to 3:00 PM on Sundays) and marketing events arrival and departure are scheduled to occur outside of the same peak hours, to reduce the number or eliminate potential future traffic impacts on State Highway 29 and Silverado Trail, and the project would not be expected to result in any new peak hour trips. As such, conditions of approval have been added to the project to ensure no trips are added to the network during peak hours so the project will not result in a significant increase in traffic or make a considerable contribution to cumulative traffic impacts identified in the Napa County General Plan EIR.

Groundwater Availability - There is an existing well on site which produces at a flow rate of 75 gallons per

minute, thereby is capable of producing the peak daily demand of 1,008 gpd in a period of 13.4 minutes. The proposed water use on the site is not expected to increase as a result of the winery operations and as such will not affect any nearby wells. In addition, the only well within 500 feet is co-owned by the applicant and an adjacent neighbor. As stated in the attached letter, the neighbor has no issues with the proposed project and is supportive of the winery project.

A Water Availability Analysis was prepared for the project by Delta Consulting & Engineering, Inc., dated February 9, 2015. The study found that the proposed 10,000 gallon winery, with 10 or fewer employees, maximum 1,560 annual visitors, 3 marketing events, and irrigation of 1.5 acre in vineyards would result in a total water demand of 1.130 af/yr. This number is a very small increase over the existing water use for the property which is 0.842 af/yr, due to the conversion of the second unit to winery uses. As a result the project would maintain a sustainable rate of groundwater use with the proposed project. With the Draft Water Availability Analysis Program now requiring parcel specific information, the applicant provided information analyzing well to well and well to surface water interaction, and in both instances there is no impact as a result of the project. Water quality is adequate for irrigation purposes and is proposed to be treated for winery hospitality purposes.

Greenhouse Gases/Climate Action Plan - The County requires project applicants to consider methods to reduce Green House Gas (GHG) emissions consistent with Napa County General Plan Policy CON-65(e), which requires GHG review of discretionary projects. The applicant has completed the Department's Best Management Practices Checklist for Development Projects, which is attached to this report as part of the application materials. The applicant proposes to incorporate GHG reduction methods including, generation of on-site renewable energy, energy conserving lighting; energy star roof, bicycle incentives, water efficient fixtures, water efficient landscape, recycling 75% of waste, electric vehicle charging stations, becoming a "Napa Green Winery", use of 70-80% cover crop have been implemented; and retaining bio-mass on site. The proposed project has been evaluated against the BAAQMD thresholds and determined that the project would not exceed the 1,100 MT/yr of CO2e.

GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project specific on-site programs including those winery features noted above would combine to further reduce emissions below the Significance of Thresholds. The project is in compliance with the County's efforts to reduce emissions as described above.

Environmental Sensitivities - Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303) and a Class 4 (Section 15404) exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. The applicant submitted an Archeological Study prepared by Tom Origer and Associates dated December 20, 2013 which concluded the proposed project location was not likely to encounter or disturb any archeological specimens. In keeping with CEQA guidelines, if archeological remains are uncovered during construction, all work would be halted until a qualified archeologist could investigate the site. The applicant also submitted a Cultural Resources Survey prepared by Tom Origer and Associates dated October 24, 2013 which concluded that the project would not impact any cultural resources. There are no hazardous waste sites, nor historic resources identified on the site. The proposed visitation plan is minimal and do not create a cumulative traffic impact. Therefore these exemptions are appropriate and this proposal meets the Categorical Exemptions listed above.

Grape Sourcing - The subject property is currently planted in ±1.5 acres acres of vineyards. The applicant has submitted grape purchase agreement with several Napa Valley grape growers to ensure sufficient local grapes for their modest production. Melka Winery has an adequate source of grapes to comply with the 75% grape sourcing rule.

Consistency with Standards

Zoning - The project is consistent with the AW (Agricultural Watershed) zoning district regulations. A winery (as

defined in the Napa County Code Section 18.08.640) and uses in connection with a winery (refer to Napa County Code Section 18.20.030) are permitted in the AW District with an approved use permit. The project, as conditioned, complies with the Napa County Winery Definition Ordinance and all other requirements of the Zoning Code as applicable.

Environmental Health Division - Recommends approval with standard conditions in the attached Memorandum dated October 7, 2014.

Engineering Services Division - Recommends approval with standard conditions in the attached Memorandum dated September 22, 2014.

Fire Department - Recommends approval with standard conditions in the attached Inter-Office Memo dated July 10, 2014.

SUPPORTING DOCUMENTS

A . EXHIBIT A-Findings

B . EXHIBIT B-Conditions of Approval

C . EXHIBIT C- Categorical Exemption Memo

D . EXHIBIT D- Department Memos

E . EXHIBIT E- Traffic Study

F . EXHIBIT F- Water Analysis

G . EXHIBIT G- Application

H . EXHIBIT H-Public Comments

I . EXHIBIT I- Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina

"A"

Findings

Exhibit A

FINDINGS

Melka Winery
Use Permit Application № P14-00208 and Variance № P14-00209
2900 Silverado Trail, St. Helena, Calif., 94574
Assessor's Parcel №. 021-352-041

ENVIRONMENTAL DETERMINATION

The Planning Commission (Commission) has received and reviewed the proposal pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and finds that:

1. The project is Categorically Exempt, pursuant to the California Environmental Quality Act, Section 15301 [See Class 1 ("Existing Facilities")]; Section 15303 [See Class 3 ("New Construction or Conversion of Small Structures")]; and Section 15304 [See Class 4 ("Minor Alterations to Land")], which may be found in the guidelines for the implementation of the California Environmental Quality Act and see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B; and, Section 15061(b)(3), General Rule, where there is no potential for causing a significant environmental effect. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

VARIANCE

The Commission has reviewed the variance request in accordance with the requirements of the Napa County Code §18.124.060 and makes the following findings:

2. That the procedural requirements set forth in Chapter 18.128.060 have been met.

   Analysis: An application and required processing fees has been submitted for a variance accompanied with a statement from the applicant outlining the reasons for the request. Site plans depicting the location of the project and elevation drawings showing the appearance of the proposed winery buildings have also been submitted. Noticing and public hearing requirements have been met.

3. Special circumstances exist applicable to the property, including size, shape, topography, location or surroundings, because of which strict application of the zoning district regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

   Analysis: The proposal herein is to convert an existing second unit which is 2,309 square feet and construct a winery production building of 2,675 square feet within the 600 foot required setback from Silverado Trail. The proposed location of the new building is within

a previously disturbed portion of the site. The existing building is at the terminus of the existing driveway from Silverado Trail. Alternate locations outside the 600 foot setback from Silverado Trail would require further grading, as well as construction on sloped over 30%, removal of native vegetation and trees, and additional impervious surfaces in the form of access roads. The location of the buildings would have the least environmental impact on the property. The slope of the property ranges from zero to 30% and the proposed location has a slope of two percent.

4. Grant of the variance is necessary for the preservation and enjoyment of substantial property rights.

   Analysis: The property is located within the Agricultural Watershed zoning district in which wineries are permitted upon approval of a use permit. The predominate portion of the developable site is located within the required 600 foot setback from Silverado Trail. Any winery development on this site would require a variance. Additionally, the granting of this variance would not confer a special privilege as the subject parcel contains a unique combination of existing development and regulatory constraints, namely floodplains, floodway, multiple road setbacks, and river and creek setbacks.

5. Grant of the variance will not adversely affect the public health, safety or welfare of the County of Napa.

   Analysis: There is nothing included in the variance proposal that would result in a measurable impact on the public health, safety, or welfare of the County of Napa. Construction of the new winery would be subject to County Codes and regulations including but not limited to California building codes, fire department requirements, and water and wastewater requirements. The granting of the variance to the winery road setback will not adversely affect the health or safety of persons residing or working in the neighborhood of the property. The proposed winery structures would be located in a clustered development with existing buildings. There have been no adverse impacts to public health, safety or welfare from the existing pre-1990 buildings. Various County departments have reviewed the Project and commented regarding water, waste water disposal, access, building permits, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure protection of public health and safety.

6. In the case of groundwater basins identified as "groundwater deficient areas" under Section 13.15.010, grant of the variance would not require a new water system or improvement, or utilize an existing water system or improvement causing significant adverse effects, either individually or cumulatively, on said groundwater basins in Napa County, unless that variance would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080.

Analysis: The subject property is not located in a "groundwater deficient area" as identified in Section 13.15.010 of the Napa County Code.

7. Grant of the variance in the case of other groundwater basins, or areas which do not overlay an identified groundwater basin, where grant of the variance cannot satisfy the criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080, substantial evidence has not been presented demonstrating that the grant of the variance might cause a significant adverse effect on any underlying groundwater basin or area which does not overlay an identified groundwater basin.

Analysis: There is nothing included in the variance proposal that would result in a measurable impact on groundwater. The projected water use for the project is 1.130 AF/YR. Existing water use for residential purposes is 0.283 AF/YR and will remain the same with the proposed project. Current water use for the vineyard is 0.209 AF/YR. The winery as part of the proposed project is expected to use 0.31 AF/YR. Landscaping currently utilizes 0.15 AF/YR and will increase to 0.35 AF/YR. There is a modest increase of water use as a result of the project from 0.842 AF/YR to 1.130 AF/YR and would not have an adverse effect on the groundwater basin. Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold is, for purposes of the application of the County's Groundwater Conservation Ordinance, assumed not to have a significant effect on groundwater levels. The County is not aware of, nor has it received any reports of, groundwater shortages near the project area. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

8. In the case of a development or improvement with a reasonably foreseeable connection to a public water supply as defined in 13.15.010, regardless of the number of parcels served, grant of the variance would not require a new water system or utilize an existing water system necessitating a groundwater permit pursuant to Chapter 13.15. This finding shall not be required if the applicant presents substantial evidence demonstrating that grant of the variance for such development or improvement would not have a significant adverse effect on the underlying groundwater basin; or if that variance would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Section 13.15.070 or 13.15.080 of this code.

Analysis: The nearest public water supply is the City of St. Helena. The City's policy and Napa LAFCO policies do not support additional water connections outside the City's boundaries. There are no indications that the sphere of influence of St. Helena would be extended to include the Property. Based on the above, a connection to a public water system is not reasonably foreseeable.

USE PERMIT

The Board has reviewed the use permit request in accordance with the requirements of Napa County Code §18.124.070 and makes the following findings. That:

9. The Commission has the power to issue a use permit under the zoning regulations in effect as applied to the Property.

The project is consistent with AW (Agricultural Watershed) zoning district regulations. A winery (as defined in Napa County Code §18.08.640) and uses in connection with a winery (see Napa County Code § 18.20.030) are permitted in an AW-zoned district subject to use permit approval. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990, *as amended*) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code), as applicable.

10. The procedural requirements for a use permit set forth in Chapter 18.124 of the Napa County Code have been met.

The use permit application has been filed and noticing and public hearing requirements have been met. The hearing notice and notice of the categorical exemption were posted on February 7, 2015, copies of the notice were forwarded to property owners within 1000 feet of the Property. The CEQA public comment period ran from February 8, 2015 through February 17, 2015.

11. The grant of a use permit, as conditioned, will not adversely affect the public health, safety, or welfare of the County of Napa.

Various County departments and divisions have reviewed the project and commented regarding water, traffic, access, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the ongoing protection of public health and safety.

12. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

The Winery Definition Ordinance (WDO) was established to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects.

The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990), the 2009-2010 Winery Definition Ordinance Update (Ord. No. 1340, 2010), and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code), all as applicable.

General Plan **Agricultural Preservation and Land Use Goal AG/LU-1** guides the County to, "preserve existing agricultural land uses and plan for agriculture and related activities

as the primary land uses in Napa County." General Plan **Agricultural Preservation and Land Use Goal AG/LU-3** states the County should, "support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands." Approval of this project furthers both of these key goals.

> The subject parcel is located on land designated Agricultural Watershed and Open Space (AWOS) on the County's adopted General Plan Land Use Map. This project is comprised of wine production up to 10,000 gallons per year; construction of new winery buildings totaling 4,984 square feet, a covered crush pad, barrel storage, hospitality and tasting room, and office space and related improvements and accessory uses.

As approved here, the use of the property for the accessory uses thereto supports the economic viability of agriculture within the county consistent with General Plan **Economic Development Policy E-1** ("The County's economic development will focus on ensuring the continued viability of agriculture…").

As analyzed at item № 17, below, the winery will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level. The project is consistent with General Plan **Conservation Policies CON-53** and **CON-55**, which require that applicants for discretionary land use approvals prove the availability of adequate water supplies which can be appropriated without significant negative impacts on shared groundwater resources.

Napa County's adopted General Plan reinforces the County's long-standing commitment to agricultural preservation, urban centered growth, and resource conservation. On balance, this project is consistent with the General Plan's overall policy framework and with the Plan's specific goals and policies.

13. Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Any project which reduces water usage or any water usage which is at or below the established threshold, is assumed not to have a significant effect on groundwater levels. Based on the submitted groundwater availability analysis, the 10.68 acre subject hillside-area property has a current water use of 0.842 AF/YR and as a result of the proposed project would increase to 1.130 AF/YR. The increase in water use as a result of the project is modest and would not result in depletion of groundwater resources. The County is not aware of, nor has it received any reports of, groundwater shortages near the project area. The project will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level.

"B"

Conditions of Approval

Exhibit B

CONDITIONS OF APPROVAL
Melka Winery
Use Permit Application № P14-00208 and Variance № P14-00209
2900 Silverado Trail, St. Helena, Calif., 94574
Assessor's Parcel №. 021-352-041

1. SCOPE

The permit shall be limited to:

(a) Allow wine production up to 10,000 gallons per year;
(b) Daily tours and tastings for five (5) persons maximum per weekday and seven (7) persons maximum per weekend and a maximum of 30 persons per week by appointment only;
(c) conversion of an existing 2,309 square foot barn to winery uses;
(d) construction of a new 2,675 square foot building with a 500 square foot open breezeway;
(e) construction of an 875 square foot covered crush pad;
(f) on premise consumption in the hospitality building of wines produced on in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (also known as AB 2001 (Evans Bill));
(g) two (2) 30 person marketing events annually;
(h) one (1) 100 person Auction event annually;
(i) connection to an existing domestic wastewater treatment and disposal system
(j) a hold and haul system for process wastewater;
(k) a 20,000 gallon water storage tank and pump house;
(l) an improved 20 foot driveway access in accordance with Napa County Road and Street Standards;
(m) construction of seven parking spaces;
(n) ten or fewer employees; and
(o) A Variance to encroach 435 feet into the required 600 foot setback from Silverado Trail.

The winery shall be designed in substantial conformance with the submitted site plan, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be approved in accordance with County Code Section 18.124.130 and may be subject to the Use Permit modification process.

2. PROJECT SPECIFIC CONDITIONS

Should any of the Project Specific Conditions below conflict with any of the other, standard conditions included in this document, the Project Specific Conditions shall supersede and control.

A. Evans Consumption

Consistent with Assembly Bill 2004 (Evans) and the Planning, Building, and Environmental Services Director's July 17, 2008 memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premise consumption of wine produced on-site and purchased from the winery may occur solely in the hospitality, tasting room areas as specified in the application. Any and all visitation associated with on-premise consumption shall be subject to the five (5) persons maximum per weekday and seven (7) persons maximum per weekend and a maximum of 30 persons per week daily tours and tastings visitation limitation and/or applicable limitations of permittee's marketing plan.

B. During all construction activities the permittee shall comply with the Bay Area Air Quality Management District Basic Construction Mitigation Measures as provided in Table 8-1, May 2011 Updated CEQA Guidelines:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible.
2. All exposed surfaces (e.g. parking areas, staging areas, soil piles, grading areas, and unpaved access (road) shall be watered two times per day.
3. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
4. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

C. The existing single family residence, and cottage, is classified for residential and agricultural purposes only and cannot be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence is rented, the residence shall only be rented out for periods of 30 days or more, pursuant to Napa County Code Section 18.104.410, Transient Commercial Occupancies of Dwelling Units Prohibited.

D. General Compliance And Annual Audits

Permittee shall obtain and maintain all permits (Use Permits and Modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC), United States Tax and Trade Bureau (TTB), Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event permittee loses required ABC or TTB permits and licenses, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are re-established.

Visitation log books, custom crush client records, and any additional documentation determined by staff to be necessary to evaluate compliance may be requested by the County in the event the winery is chosen in the annual audit. The permittee (and their successors) shall be required to participate fully in the winery audit process.

E. No building, grading or sewage disposal permit shall be issued, nor shall beneficial occupancy be granted until all accrued planning permit processing fees have been paid in full.

F. Prior to commencing winery production or visitation the permittee shall implement the follow transportation demand management programs, subject to review and approval by the Director of Planning, Building and Environmental Services:

1. Implement a program to inform employees of the traffic congestion issues south of the project site and to encourage employees to utilize alternative forms of transportation.
2. Implement measures, such as signage, tasting room information handouts, education of tasting room staff, internet content, etc. to

inform/educate/encourage visitors to utilize Silverado Trial to access the property.

3. Schedule commencement and conclusion of by-appointment visitation to occur outside of peak traffic periods which are between 4:00 p.m. and 6:00 p.m. weekdays, 2:00 p.m. and 4:00 p.m. on Saturdays, and 1:00 p.m. and 3:00 p.m. Sundays.
4. Schedule employee work shifts to commence and conclude outside of peak periods between 4:00 p.m. and 6:00 p.m. weekdays, 2:00 p.m. and 4:00 p.m. on Saturdays, and 1:00 p.m. and 3:00 p.m. Sundays.
5. Schedule marketing event set up, arrival and departure to occur outside of weekday and Saturday peak traffic periods. Peak periods are between 4:00 p.m. and 6:00 p.m. weekdays, 2:00 p.m. and 4:00 p.m. on Saturdays, and 1:00 p.m. and 3:00 p.m. Sundays.

G. Viewshed Building & Vegetation Maintenance Agreement

Prior to the issuance of a building permit, the property owner shall be required to execute and record in the county recorder's office a use restriction, in a form approved by County Counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successor so as to maintain conformance with County Code Section 18.106.050(C).

3. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

Project conditions of approval include all of the following County, Divisions, Departments and Agency(ies) requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

A. Engineering Services Division as stated in their Memorandum dated September 22, 2014.

B. Environmental Health Division as stated in their Memorandum dated October 7, 2014.

C. Fire Department as stated in their Memorandum dated July 10, 2014.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those Divisions, Departments or Agencies. The inability to substantially

comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the approved use permit.

4. VISITATION

Consistent with County Code Sections 18.16.030 and 18.20.030, marketing and tours and tastings may occur at a winery only where such activities are accessory and "clearly incidental, related, and subordinate to the primary operation of the winery as a production facility." Marketing and/or Tours and Tastings are not typically authorized until grant of Final Certificate of Occupancy, but exceptions may be granted where extenuating circumstances exist, subject to review and approval by the County Building Official, County Fire Marshal, and the Director of PBES.

Permittee shall obtain and maintain all permits and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB) required to produce and sell wine, including minimum levels of crush and fermentation. In the event permittee loses required ABC and/or TTB permits and licenses, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are re-established.

A log book (or similar record) shall be maintained to document the number of visitors to the winery (be they tours and tastings or marketing event visitors), and the dates of their visit. This record of visitors shall be made available to the Planning, Building and Environmental Services Department upon request.

A. TOURS AND TASTING

Tours and tastings are limited to the following:

1. Frequency: Seven (7) days per week, Sunday through Saturday
2. Maximum number of five (5) persons maximum per weekday and seven (7) persons maximum per weekend and a maximum of 30 persons per week
3. Hours of operation: 10AM to 4PM

"Tours and tastings" means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings.

Tours and tastings may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant (County Code Section 18.08.620- Tours and Tastings).

Start and finish time of tours and tastings shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM, and shall be limited to those wines set forth in the County Code 18.20.030(H)(5)(c) – AW Zoning).

B. MARKETING

Marketing events are limited to the following:

1. Barrel tasting/Auction/Marketing Event:
   Frequency: 2 times per year
   Number of persons: 30 maximum
   Time of Day: 10:00 am to 10:00 pm

2. Auction/Social Event:
   Frequency: 1 times per year
   Number of persons: 100 maximum
   Time of Day: 10:00 am to 10:00 pm

"Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to the County Code Chapters 18.16 and 18.20. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's use permit. Marketing plans in their totality must remain "clearly incidental, related and subordinate to the primary operation of the winery as a production facility" (County Sections 18.16.030(G)(5) and 18.20.030(I)(5)). To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of recovery of variable costs, and any business content unrelated to wine must be limited. Careful consideration shall be given to the intent of the event, the proportion of the business event's non-wine-related content, and the intensity of the overall marketing plan (County Code Section 18.08.370- Marketing of Wine).

All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM. If any event is held which will exceed the available on-site parking, the applicant shall prepare an event specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

5. GRAPE SOURCE

At least 75% of the grapes used to make the winery's wine shall be grown within the County of Napa. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the Planning, Building & Environmental Services Department upon request, but shall be considered proprietary information not available to the public.

6. RENTAL/LEASING

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the on-site winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

7. SIGNS

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning, Building, and Environmental Services Department for administrative review and approval. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this use permit approval. All signs shall meet the design standards as set forth in County Code Chapter 18.116 of the Napa County Code. At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting by Prior Appointment Only".

8. LIGHTING

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, shall be on timers, and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and

spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is not subject to this requirement.

Prior to issuance of any building permit pursuant to this approval, two copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the California Building Code.

9. LANDSCAPING

Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the Building Permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this approval. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (WELO, County Code Chapter 18.118), as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance. Landscaping plans shall be approved in conjunction with neighbor input as feasible and determined by Planning division staff.

Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. *Any Oak trees removed as a result of the project shall be replaced at a 2:1 ration on the project site and shown on the landscaping plans for Planning staff's review and approval.* Trees to be retained shall be protected during construction by fencing securely installed at the outer most drip line of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

Landscaping shall be completed prior to issuance of a final certificate of occupancy, and shall be permanently maintained in accordance with the landscaping plan.

10. OUTDOOR STORAGE/SCREENING/UTILITIES

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in

storage shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and County Code Chapter 18.106) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

11. COLORS

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation and the applicant shall obtain the written approval of the Planning, Building & Environmental Services Department prior to painting the building. Highly reflective surfaces are prohibited.

12. SITE IMPROVEMENTS AND ENGINEERING SERVICES-SPECIFIC CONDITIONS

Please contact (707) 253-4417 with any questions regarding the following.

A. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities, including cave spoils, shall be managed per Engineering Services direction. All spoils piles shall be removed prior to issuance of a final certificate of occupancy.

B. TRAFFIC

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors shall not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

C. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

D. STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board (SRWQCB).

E. PARKING

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include but, shall not necessarily be limited to, valet service or off-site parking and shuttle service to the winery.

F. GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the Planning, Building & Environmental Services Department, and the Napa County Fire Department to assure that it is designed to allow large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the Napa County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this use permit approval.

13. ENVIRONMENTAL HEALTH-SPECIFIC CONDITIONS

Please contact (707) 253-4471 with any questions regarding the following.

A. WELLS

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of PBES determines that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. Data requested could include, but would not necessarily be limited to, water extraction volumes and static well levels. If the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the PBES Director shall be

authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the PBES Director has provided notice and the opportunity for hearing in compliance with the County Code Section 13.15.070 (G-K).

B. NOISE

Construction noise shall be minimized to the greatest extent practical and allowable under State and local safety laws. Construction equipment mufflering and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the County Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

14. ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Planning, Building and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission shall be contacted by the permittee to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

15. ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office, prior to issuance of any building permit. The PBES Director reserves the right to issue or re-issue an appropriate situs address at

the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

16. INDEMNIFICATION

If an indemnification agreement has not already been signed and submitted, one shall be signed and returned to the County within twenty (20) days of the granting of this approval using the Planning, Building and Environmental Services Department's standard form.

17. AFFORDABLE HOUSING MITIGATION

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 18.107.

18. PREVIOUS CONDITIONS

As applicable, the permittee shall comply with any previous conditions of approval for the winery use except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.

19. MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the owner. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a $500 deposit for construction compliance monitoring that shall be retained until grant of final certificate of occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

20. TEMPORARY AND FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Final Certificate of Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

"C"

Categorical Exemption Determination

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

A Tradition of Stewardship
A Commitment to Service

MEMORANDUM

To: Planning Commission	From: Shaveta Sharma, Planner
Date: February 8, 2015	Re: Melka Winery Use Permit (P14-00208-UP) & Variance (P14-00209) Categorical Exemption Determination Assessor's Parcel No. 021-352-041

Background

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Quality Act (CEQA), the Planning Department has prepared this environmental evaluation for the proposed Melka Winery Use Permit Major Modification (File No. P14-00208). The Melka Winery proposal would establish a new 10,000 gallons per year winery with daily tours and tastings for five persons maximum per weekday and seven persons maximum per weekend and a maximum of 30 persons per week by appointment only; conversion of an existing 2,309 square foot barn to winery uses; construction of a new 2,675 square foot building with a 500 square foot open breezeway; construction of a 875 square foot covered crush pad; on premise consumption of wines produced on site in accordance with AB 2004; two (2) 30 person marketing events annually; one (1) 100 person auction event annually; connection to an existing domestic wastewater treatment and disposal system; a hold and haul system for process wastewater; a 20,000 gallon water storage tank and pump house; a new 20 foot driveway access in accordance with Napa County Road and Street Standards; and construction of seven (7) parking spaces.A Variance is also requested to encroach 435 feet into the required 600 foot setback from Silverado Trail.

Because of the minimal construction and ongoing operations, the Planning Department finds the project to be categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15301 (existing facilities) and Appendix B of Napa County's Local Procedures for Implementing the California Environmental Quality Act includes Class 3, New Construction or Conversion of Small Wineries which meet the following criteria:

a) Are less than 5,000 square feet in size excluding caves;
b) Will produce less than 30,000 gallons of wine per year;
c) Will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place;
d) Will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance; AND
e) Will hold no temporary events.

Analysis:

(a) are less than 5,000 square feet in size excluding caves;

Response: The project proposes to convert an existing 2,309 sq. ft. two-story barn to winery uses. The current structure has a barn/agricultural uses downstairs and a secondary residence on the second floor. The project proposes to convert the ground floor to wine production and the second floor to a winery tasting room. The applicant also proposes to construct a new 2,675 sq. ft. one-story production facility. Therefore, the ultimate proposal proposes to convert 2,309 sq. ft. and construct 2,675 sq. ft., for a total winery operational square footage of 4,984.

(b) will produce 30,000 gallons or less per year;

Response: The applicant proposes to produce up to 10,000 gallons per year.

(c) will generate less than 40 vehicle trips per day and 5 peak hour trips except on those days when marketing events are taking place;

Response: According to the June 10, 2014 Focused Traffic Analysis by Omni Means the proposed project's weekday and weekend peak hour and daily traffic volumes have been calculated to be 10 vehicle trips per day during the weekdays and weekends and 4 peak hour trips day on weekdays and 5 peak hour trips per day on weekends. The study's methodology is based on recent winery research conducted by the Napa County Planning, Building, and Environmental Services Department. Based on a 10,000 gallon winery with one full-time employee, one part-time employee, and 37 weekly visitors, the proposed project would be expected to generate 10 weekday daily trips with four (4) weekday PM peak hour trips (1 in, 3 out). During a typical weekend (Saturday), the project would be expected to generate 10 daily trips with five (5) mid-day (afternoon) peak hour trips (3 in, 2 out). Therefore, the project visitation and employees are projected to generate no more than 10 vehicle trips per day, with no more than 5 peak hour trips, which is well below the threshold of 40 vehicle trips per day and 5 peak hour trips per day.

(d) will hold no more than 10 marketing events per year, each with no more than 30 attendees, except for one wine auction event with up to 100 persons in attendance.

Response: The proposed Melka winery requests a maximum of two (2) events per year with 30 persons maximum and 100 persons in attendance at the largest event associated with the Napa Valley Auction, which is well below the marketing threshold.

(e) will hold no temporary events.
Response: The project description of the project clearly states there will be no temporary events.

Class 1: Existing Facilities [State CEQA Guidelines §15301]
1. Existing roads, streets, highways, bicycle and pedestrian paths, and appurtenant facilities. Repair, maintenance, reconstruction, replacement and minor expansion including, but not limited to:
(a) Reconstructing, resurfacing and/or seal coating of pavement.

The proposed project takes advantage of an existing driveway that serves both a residence and the barn. The first 50 feet of the driveway is proposed to have a slurry seal over the existing road, the remainder 70 feet of driveway and existing associated parking will be reconstructed and repaved to comply with current road and street standards.

Class 3: New Construction or Conversion of Small Structures [State CEQA Guidelines §15303]
Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The proposed 17,000 gallon water storage tank and equipment shed for the fire water pump and winery water treatment system is proposed adjacent to the southeastern portion of the new production facility.

Class 4: Minor Alteration to Land [State CEQA Guidelines §15304]
1. New access roads and driveways (longer than 300 feet and resulting in less than 2,000 cubic yards of grading) that would:
(a) grading on land with slopes of less than 10%;and
(b) filling of earth onto previously excavated land.

The proposed project proposes to re-grade and repave an existing driveway and parking area, resulting in paving 18,135 square feet in total. The site grading proposes to displace 1,595 cubic yards of soils, primarily from the proposed landscape screening berms which will provide visual screening along Silverado Trail.

Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303) and a Class 4 (Section 15404) exemption cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. The applicant submitted an Archeological Study prepared by Tom Origer and Associates dated December 20, 2013 which concluded the proposed project location was not likely to encounter or disturb any archeological specimens. In keeping with CEQA guidelines, if archeological remains are uncovered during construction, all work would be halted until a qualified archeologist could investigate the site. The applicant also submitted a Cultural Resources Survey prepared by Tom Origer and Associates dated October 24, 2013 which concluded that the project would not impact any cultural resources. There are no hazardous waste sites, nor historic resources identified on the site. The proposed visitation plan is minimal and do not create a cumulative traffic impact. Therefore these exemptions are appropriate and this proposal meets the Categorical Exemptions listed above.

"D"

Department Memos

A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1461

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Shaveta Sharma
Planning, Building and Environmental Services

FROM: Tim Hoyt
Fire Department

DATE: July 10, 2014

Subject: Melk Winery P14-00208 APN#

SITE ADDRESS: 2900 Silverado Tr.

The Napa County Fire Marshal's Office has reviewed the Use Permit Modification application for the project listed above. I am requesting that the comments below be incorporated into the project conditions should the Planning Commission approve this project.

1. **All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**

2. All fire department access roads and driveways shall comply with the **Napa County Public Works Road and Street Standards.**

3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.

4. All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2013 edition with water flow monitoring to a Central Receiving Station.

5. The required fire flow for this project is 200 GPM for a 60 minute duration with 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2013 edition may be required to meet or exceed the required fire flow for the project.

6. Provide a minimum of 12,000 gallons of water dedicated for fire protection. **Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.**

7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 15 foot clear vertical clearance.

8. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.

9. All fire hydrants shall be painted chrome/safety yellow.

10. Approved steamer fire hydrants shall be installed a maximum distance of 250 feet from any point on approved fire apparatus access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2013 edition.

11. All post indicator valves and any other control valve for fire suppression systems shall be monitored off site by a Central Station or Remote receiving Station in accordance with NFPA 72 2013 edition.

12. Currently serviced and tagged 2A 10BC fire extinguishers shall be mounted 3.5 to 5 feet from the top of all extinguishers to the finished floor and be reachable within 75 feet of travel distance from any portion of all buildings.

13. All exit doors shall open without the use of a key or any special knowledge or effort.

14. Install illuminated exit signs throughout the buildings per the California Building Code 2013 edition.

15. Install emergency back-up lighting throughout the buildings per the California Building Code 2013 edition.

16. Install laminated 11" x 17" site plans and building drawings in NCFD specified KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.

17. Beneficial occupancy **will not be granted** until all fire department fire and life safety items have been installed, tested and finaled.

18. Provide 100 feet of defensible space around all structures.

19. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.

20. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.

21. Designated fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.

22. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.

23. Technical assistance in the form of a Fire Protection Engineer or Consultant acceptable, and reporting directly to the Napa County Fire Marshal's Office. The Fire protection Engineer or Consultant shall be provided by the applicant at no charge to the County for the following circumstances:

a. Independent peer review of alternate methods proposals.

Tim Hoyt
Interim Fire Marshal

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

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A Commitment to Service

MEMORANDUM

To:	Shaveta Sharma Planner III Planning Division	From:	Patrick C. Ryan Assistant Engineer Engineering Service
Date:	September 22, 2014	Re:	**Permit No. P14-00208** **Melka Winery** APN: 021-352-041

The County of Napa's Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit application, generally requesting the following:

> *Use Permit for the development of a new 10,000 gallon annual production winery. The existing 2,309 square foot barn located on the property (currently a garage on the lower level and a bedroom on the upper level) is proposed to be converted to accessory winery use, storage and hospitality space. The proposed building construction of an additional 3,848 square feet is for the proposed main winery operations including fermentation, pressing, barrel storage, etc.*

After careful review of Melka Winery Use Permit application submittal package the Engineering Division has determined that all items are complete and sufficiently detailed. As long as no additional changes are made to the proposed improvements this Division recommends approval of the project with the following conditions:

EXISTING CONDITIONS:

1. The County of Napa parcel 021-352-041 is located at 2900 Silverado Trail, St. Helena, CA.
2. The existing parcel is approximately 10.57acres.
3. The existing parcel is zoned AW; Agricultural Watershed District.
4. Existing property is currently developed with a single family dwelling, second unit, guest cottage, and an agricultural building.
5. The existing parcel is located within the Napa River Watershed, Napa River-Upper St. Helena Reach drainage tributary.

RECOMMENDED CONDITIONS:

ROAD & STREET STANDARDS:

1. Any proposed or required new/reconstructed access drives shall meet the requirements of a Commercial, Industrial and Non-Residential driveway for all access dedicated to the proposed winery. The developer shall provide a minimum of 18-feet wide driveway with 2-feet of shoulder from the publicly maintained road to the improved structure. Pavement structural sections shall be determined by the designed Traffic Index. The minimum structural section shall be 2-inches of hot mix asphalt (HMA) over 5-inches of Class II Aggregate Base (AB) in accordance with Section 27 of the 2011 Napa County Road and Street Standards (RSS). Access dedicated to residential shall meet the requirements for a Residential Driveway, constructed to provide 10-feet wide all weather surfaced travel lane with 4-feet of driveable shoulder (see detail C-10, RSS)

2. Any proposed or required new/reconstructed parking shall meet the requirements outlined in the current Napa County RSS, Section 9 and/or Detail D-8, page 82.

3. If any proposed development increases runoff rates to the the existing County of Napa maintained 12-inch reinforced concrete pipe (RCP) culvert, located south-east of the proposed development envelope along silverado Trail, the applicant will be required to improve the existing drainage facility to meet current RSS.

SITE IMPROVEMENTS:

4. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Napa County PBES Department Engineering Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.

5. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.

6. Grading and drainage improvements shall be constructed according to the current Napa County RSS, Napa County Stormwater Program, and the California Building Code (CBC). Specifically, all cut and fill slopes shall be setback to meet the latest CBC.

7. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department Engineering Division evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing any off-hauling operations.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

8. Applicant shall complete and sign the "Construction Site Runoff Applicability Checklist" (see Appendix A – Construction Site Runoff enclosed), to determine if the subject project is subject

to Construction Site Runoff Control Best Management Practices (BMPs) requirements. See link for reference: http://www.countyofnapa.org/workarea/downloadasset.aspx?id=4294980423

i. If the answer to any question in Part A of the Applicability Checklist is "yes", the applicant must prepare and submit a Stormwater Quality Management Plan (SQMP) to this Division.

ii. If the answer to all questions in Part A is "no", the project is not required to prepare a SQMP and the project must comply with the "Standard Conditions of Approval."

9. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Ordinance 1240 and the latest adopted State regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.

10. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a SWPPP in accordance with the regulations of California Regional Water Quality Control Board (CRWQB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.

11. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.

12. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

13. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

14. The proposed development is categorized as a Standard Priority Post-Construction Runoff Management project , as defined by the Napa County Post-Construction Runoff Management Requirements Appendix A - Project Applicability Checklist. The winery development proposed approximately 9,170 square-feet of new or reconstructed impervious area (sans the approximate 4,900 square-feet of roadways and driveways). If any changes to the scope of work are to change at the time of the building and/or grading permit submittal additional post-construction runoff management requirements may be applicable.

15. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for Post-Construction Runoff Management Requirements which is available at the PBES Department office.

16. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. infiltration, and/or retention/detention systems) may be used to capture and infiltrate the excess volume.

17. Parking areas shall follow the following design criteria to minimize the offsite transport of pollutants:

    a) Reduce impervious land coverage of parking areas. Permeable surfaces in overflow parking or other areas may be used to meet this requirement.

    b) Direct runoff from paved surfaces to appropriate landscaping to infiltrate and treat stormwater.

18. Install energy dissipaters, such as riprap, at the outlets of new storm drain, culverts, conduits or channels that enter unlined channels in accordance with applicable specifications to minimize erosion.

19. Ditches and other open conveyance systems shall be lined with vegetation, rock or other material to minimize erosion of the bed and bank. In order to reduce channel velocity and provide some treatment of stormwater runoff, vegetation shall be the preferred lining provided the critical velocity/shear stress does not exceed the permissible velocity/shear stress of vegetation.

20. Where practical, ditches, and other open conveyance systems shall have a vegetated buffer to protect exposed soils and to filter stormwater runoff before entering the conveyance system.

21. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.

22. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.

23. All roofs, gutters, and/or downspouts made of copper or other unprotected metals shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.

24. Processing areas shall be paved and performed indoors or under a cover to keep rainwater out of the processing area, including the Phase I Temporary Crush Pad. Installation of storm drains in processing areas is prohibited. Processing areas shall be designed to preclude run-on from surrounding areas and runoff to surrounding areas.

25. Prior to final occupancy the property owner must legally record an "Operation and Maintenance Agreement" approved by Napa County PBES Department Engineering Division to ensure all

post-construction structures on the property remain functional and operational for the indefinite duration of the project.

26. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.

ANY CHANGES IN USE MAY NECESSITATE ADDITIONAL CONDITIONS FOR APPROVAL.

If you have any questions regarding the above items please contact Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at Patrick.Ryan@countyofnapa.org. For groundwater questions, please contact Anna Maria Martinez at (707) 259.8600.

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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To:	Shaveta Sharma, Planner	From:	Christine Secheli, REHS
Date:	October 7, 2014	Re:	Application for Melka Winery Use Permit Located at 2900 Silverado Trail, North Assessor Parcel # 021-352-041 File # P14-00208

The environmental health division has reviewed the above application including information regarding the kitchen and a note added to the plans that indicates all equipment except the sink and the counters will be removed. As such, we have the following conditions of approval should the project be approved:

1. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.

2. Any hazardous waste produced on site, including laboratory wastes, must be stored and disposed of in a manner consistent with Chapter 6.5, Division 20 of the California Health and Safety Code and with Title 22, Division 4.5 of the California Code of Regulations. Additionally, a Hazardous Waste Generator Permit must be obtained from this Division.

3. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.

4. File a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at:
http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

File for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

5. Plans for the proposed process wastewater alternative sewage treatment system (either a hold and haul system or a pre-treatment to land disposal) shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.

6. A permit to install the process wastewater system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.

7. Prior to the approval of a building permit, an inspection of the existing sanitary sewage disposal system must be performed by a licensed sewage contractor and a report submitted to this Division for review and approval.

8. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.

9. As indicated in the feasibility report/use permit application, the applicant shall provide portable toilet facilities for guest use during marketing events. The portable toilet facilities must be pumped by a Napa County permitted pumping company.

10. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

11. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

12. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.

13. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.

14. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, and may wish to retain the services of a consultant in this matter.

“E”

Traffic Study

June 10, 2014

Ms. Cherie Melka
Melka Wines
P.O. Box 82
Oakville, CA 94562

Subject: ***Focused Traffic Analysis for the Proposed Melka Winery Project - Located at 2900 Silverado Trail Napa County***

Dear Ms. Melka:

This report provides a focused traffic analysis for the proposed Melka Winery project located at 2900 Silverado Trail north of Deer Park Road in Calistoga (see Figure 1 for Project Vicinity Map). This study reflects our discussions with your planning consultant (Mr. Jake Storms) regarding the project characteristics and other adjacent approved/pending projects in the study area. In addition, all necessary field reviews, traffic counts, and overall analyses of the project's effect on traffic were conducted based on initial comments received from Napa County Planning, Building, and Environmental Services. Some of the key issues evaluated in this study include the following:

- Existing and future weekday PM and weekend mid-day peak hour operations at the Melka Winery Project Driveway/Silverado Trail intersection;
- Near-term (Year 2015) traffic conditions reflecting other approved/pending winery projects in the study area;
- Project trip generation relative to the proposed use permit on of winery production, employment, and visitor data;
- Project site circulation and vehicle access at the Silverado Trail project driveway and truck circulation;
- Cumulative year 2030 (no project) conditions along Silverado Trail based on the Napa County General Plan Update EIR.

The following sections outline existing and future traffic conditions with and without the proposed Melka Winery project based on input from Napa County Planning staff. Where necessary, measures have been recommended to ensure acceptable traffic flow, circulation, and/or fair share contribution to regional cumulative traffic improvements along Silverado Trail. I trust that this report responds to your needs. Please review this information and call me with any questions or comments.

Sincerely,

George W. Nickelson, P.E.
OMNI-MEANS, Ltd.
Engineers & Planners

Attachments: Appendices
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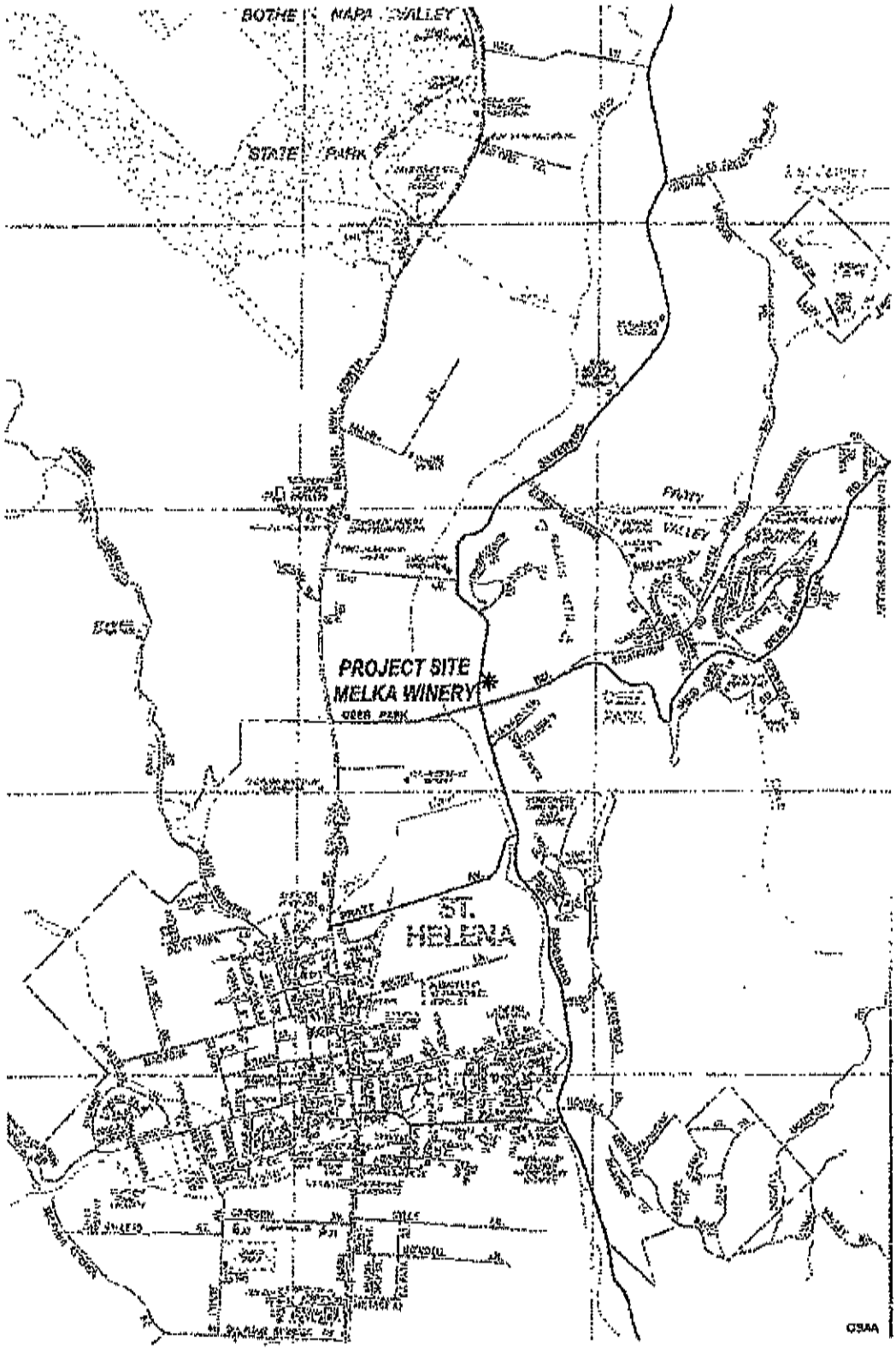


Project Vicinity Map

North

means

figure 1

1. Existing Traffic Conditions

Roadways

The proposed Melka Winery project would be located at 2900 Silverado Trial on the east side of roadway approximately 850 feet north of Deer Park Road. Located on the east side of the Napa Valley, Silverado Trial serves as one of the two north-south facilities extending through the valley. State Route 29 extends north-south along the west side of the valley and can be accessed via Deer Park Road. A brief description of the each roadway follows:

Silverado Trail extends in a northwest-southeast direction between Calistoga and St. Helena in the project study area. Classified as a two-lane rural arterial roadway, Silverado Trail provides access northwest to Calistoga and State Route 128 as well as southeast to Napa. In the immediate project site area, Silverado Trail functions as a two-lane rural highway and has two 12-foot travel lanes with 4-5 foot shoulders (striped each side) north of Deer Park Road. The speed limit on Silverado Trail is 55 mph. Napa County defines Silverado Trail as a two-lane, rural arterial roadway.

Deer Park Road extends east-west between State Route 29 and Silverado Trail approximately 850 south of the project site. The roadway continues east of Silverado Trail to provide access to Deer Park. A two-lane rural collector street with 7-8 foot shoulders, Deer Park Road is located north of St. Helena and comprises one of the Valley's main "cross-streets" that connects SR-29 and Silverado Trail (these include Pope Street to the south and Larkmead Lane to the north). Deer Park Road provides access primarily to agricultural (vineyards) areas in the project site vicinity.

Existing Intersection Volumes

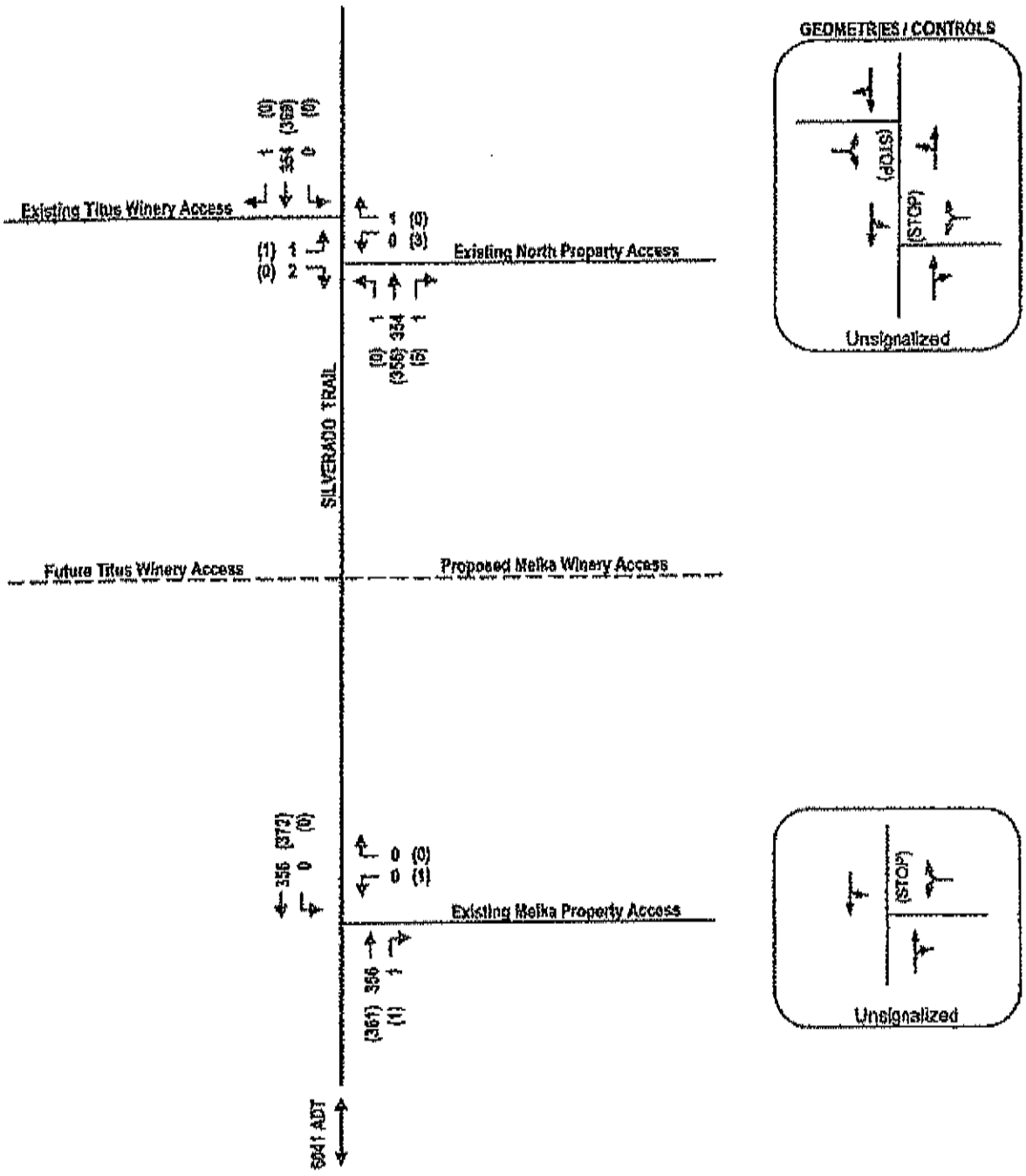
In order to identify existing peak hour operating conditions, existing traffic counts were obtained from a very recent transportation study conducted for a proposed winery immediately west of the proposed project site off of Silverado Trail.[1] Vehicle counts were conducted during a weekday PM commute period and a Saturday peak afternoon period at the following intersections:

1. Silverado Trail/Project Driveway Vicinity — Stop-control (minor driveway)

Peak period vehicle counts were conducted on a Friday late afternoon (3:00-6:00 p.m.) and Saturday afternoon (1:00-6:00 p.m.). The resultant "peak hour" of traffic flow on Silverado Trail occurs during 4:30-5:30 p.m. (Friday) and 2:45-3:45 p.m. (Saturday). Peak period counts were conducted during the harvest/crush season (late September) and reflect peak traffic conditions. With respect to the proposed project site driveway; there are currently no winery operations generating traffic at the property (only a single-family residence). Therefore, daily and peak hour driveway traffic for existing uses on the site was generated using Institute of Transportation Engineers (ITE) research on single-family homes resulting in one (1) peak hour trip and 10 daily trips.

Existing weekday PM peak hour and weekend mid-day peak hour intersection volumes have been shown in Figure 2.

[1] *Crane Transportation Group (CTG), Traffic Impact Report—Proposed Tlhay Winery in Napa Valley, October 3, 2013.*



NOT TO SCALE

Existing Weekday PM and (Weekend) Peak Hour Volumes

North

Omni-means

figure 2

Roadway Volumes

Based on new daily traffic counts conducted along Silverado Trail just north of Deer Park Road, Silverado Trial has a current average daily traffic volume of 6,401 vehicles.[2] Daily traffic volumes on Silverado Trail were collected on weekdays (Thursday-Friday) and on a weekend (Saturday). As with peak hour data collection, overall volumes are slightly higher on a Friday than on a Saturday (6,401ADT and 5,742 ADT). Based on Napa County's designation of Silverado Trail as a two-lane rural arterial, an ADT of 6,401 would be considered operating at LOS C.[3]

Existing Intersection Operation

Intersection operation is one of the primary factors in evaluating the carrying capacity of a roadway network. Traffic conditions are measured by Level of Service (LOS), which applies a letter ranking to successive levels of intersection performance. LOS 'A' represents optimum conditions with free-flow travel and no congestion. LOS 'F' represents severe congestion with long delays at the approaches. For intersections with minor street stop control, the LOS reflects the delays experienced by the minor street approach. (LOS definitions and calculation worksheets are provided in the Appendix).

The existing project driveway location at Silverado Trial is a minor-street, stop-controlled intersection. Located at the east end of the parcel, the driveway consists of single lane approach for the westbound right and left-turn movements onto Silverado Trail. This type of intersection is classified as three-way or (T-type) intersection. There is no southbound left-turn lane or northbound right-turn lane on Silverado Trail at the existing project driveway.

Based on the Highway Capacity Manual (*HCM 2000*) operations methodology for unsignalized intersections, existing weekday PM peak and weekend mid-day peak hour existing (no project) level-of-service has been shown in Table 1. As calculated during the weekday PM peak hour, the Silverado Trial /Melka Wines Project Driveway intersection is operating at LOS B (10.5 seconds) for the stop-sign controlled westbound driveway turning movements onto Silverado Trail. During the weekend (Saturday) mid-day peak hour, through-volumes on Silverado Trail are proportionately higher than weekday volumes. As a result, the Silverado Trail/Melka Wines Project driveway intersection is operating at LOS C (15.2 seconds) for the westbound movements onto Silverado Trail.

TABLE 1
EXISTING AND NEAR-TERM (NO PROJECT) CONDITIONS: INTERSECTION LEVELS-OF-SERVICE
WEEKDAY PM PEAK AND WEEKEND MID-DAY PEAK HOUR

			Wkdy. PM LOS/Delay		Wknd. Mid-Day LOS/Delay	
#	Intersection	Control Type	Existing (No Project)	Near-Term (No Project)	Existing (No Project)	Near-Term (No Project)
1	Silverado Trail/Melka Driveway (Res.)	Stop	B 10.5	C 10.5	C 15.2	C 16.0

Based on Highway Capacity Manual (HCM) 2000, Operations methodology for stop-sign controlled (unsignalized) intersections using Synchro-Sintraffic software. Intersection calculation yields an LOS and vehicle delay in seconds. Stated LOS refers to the minor street (stop sign) controlled movement.

[2] *Baymetrics Traffic Resources, Average Daily Traffic (ADT) count, Silverado Trail (north of Deer Park Road), November 7-9, 2013.*
[3] *Napa County Baseline Data Report, Transportation and Circulation, Table II-1, Napa County Roadway Segment Daily LOS Volume Thresholds, 2005.*

Based on the California Manual on Uniform Traffic Control Devices (CAMUTCD) peak hour signal warrant criteria, Silverado Trail/Melka Wines Project driveway intersection was evaluated for signalization.[4] The peak hour warrants are one of several standards to help determine if installation of a traffic signal is appropriate. Qualifying for signalization using the peak hour warrants does not necessarily mean a signal should be installed. The study intersection does not qualify for signalization under the peak hour warrants as the peak hour volumes are too low (the warrant graphs are provided in the Appendix).

It is noted that the current project driveway serves only the existing Melka residence cottage and new home (under construction) located off of Silverado Trail (approximately 850 feet north of Deer Park Road). The actual project driveway serving Melka Winery uses would be constructed at a point between their existing residential driveway and adjacent residential driveway located approximately 385 feet to the north. The project applicant intends to close the existing driveway and use the new driveway to access both proposed winery and residential uses (residential areas of the parcel would be accessed via an internal branch of the driveway and electronic gate).

Current Site Traffic/Entitlements

To accurately assess the proposed project's trip generation and impacts, the site traffic was observed at the existing residential driveway serving the Melka residence off of Silverado Trail. However, during both the weekday and weekend peak periods, no vehicle trips were observed going to/from the residential driveway. Therefore, to establish existing conditions a preliminary calculation was done assuming a single-family residence generating one (1) peak hour trip and ten (10) daily trips based on Institute of Transportation Engineers (ITE) research (PM weekday and mid-day weekend). This intersection LOS calculation was done to establish an existing base for current residential site uses.

2. Near-Term (No Project) Conditions

Near-Term (Approved/Pending Projects)

Near-term (no project) conditions represent a reasonable period of time in which the proposed project could be approved and/or constructed. Based on discussions with County staff, a two-year period to the year 2015 has been established for near-term (no project) conditions representing all approved/pending projects within the study area. In addition, recent approved/pending projects within the City of Calistoga are included in the overall project list. To generate near-term (no project) conditions, both Napa County and City of Calistoga Planning staff were contacted for recently approved projects within the project site study area.[5] [6] These projects are located both northwest of the project site in Calistoga, in the immediate project study area, and south along Silverado Trail and are described as follows:

<u>City of Calistoga:</u>

Silver Rose Resort Winery & Spa	Hotel: 85 rooms
963 Silverado Trail	Health Club: 8.8 ksf
Calistoga, CA 94515	Single-Family: 21 du's
	Restaurant: 150 seats
	Winery: 10,000 cases

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[4] *California Manual on Uniform Traffic Control Devices (CAMUTCD), Chapter 4C, Peak hour signal warrant (#3), 2012.*
[5] *Ms. Suzzana Gardner-Gambill, Senior Planner, Planning, Building, and Environmental Services Department, Personal communication, Approved/pending project's in the Pickett Road and Calistoga area, March 14, 2013.*
[6] *Mr. Erik Lundquist, Senior Planner, City of Calistoga, Approved projects within the Calistoga City limits, Personal communication on March 15, 2013.*

Indian Springs Expansion Project 1712 Lincoln Avenue Calistoga, CA 94515	Hotel: 95 rooms Restaurant: 90 seats
Aubert Winery 333 Silverado Trail Calistoga, CA 94515	Production: 10,000 cases Visitors: 50 visitors/day Employees: n.a.
Brian Arden Winery 331 Silverado Trail Calistoga, CA 94515	Production: 10,000 cases Visitors: 60 visitors/day Employees: 4 full-time, 4 part-time
Lava Vine Winery 963 Silverado Trail Calistoga, CA 94515	Production: 12,600 cases Visitors: 90 visitors/day Employees: 4 full-time, 4 part-time
<u>Napa County:</u>	
Larkmead Cellars Vineyard 1100 Larkmead Lane Calistoga, CA 94515	Production: No change Visitors: No change Employees: 6 full-time, 4 part-time
Kelly Fleming Winery 2339 Pickett Road Calistoga, CA 94515	Production: 20,000 gallons Visitors: 24 visitors/day Employees: 8 full-time, 4 part-time
Venge Winery 4708 Silverado Trail Calistoga, CA 94515	Production: 20,000 gallons Visitors: 140 visitors/week Employees: 2 full-time, 2 part-time
Davis Estates Winery 4060 Silverado Trail Napa County, CA	Production: 30,000 gallons Visitors: 34 visitors/day Employees: 5 full-time
Titus Winery 2971 Silverado Trail Napa County, CA	Production: 24,000 gallons Visitors: 60 visitors/day Employees: 10 full-time, 2 part-time
Araujo Winery 2155 Picket Road Calistoga, CA 94515	Production: 20,000 gallons Visitors: 18 visitors/day Employees: 12 full-time, 2 part-time

Near-Term (No Project) Trip Generation

Near-term (approved/pending) projects' weekday PM hour, weekend mid-day peak hour, and daily traffic volumes have been taken directly from previous transportation analyses performed for those projects and these include the following:

- W-Trans, Traffic Impact Study for the Silver Rose Winery and Resort Project, City of Calistoga, February 14, 2012;

- W-Trans, Traffic Study for the Lava Vine Winery Project, City of Calistoga, January 18, 2012;
- W-Trans, Focused Traffic Impact Analysis for the Brian Arden Winery, City of Calistoga, November 29, 2011;
- W-Trans, Focused Traffic Analysis for the August Briggs (Aubert) Winery, City of Calistoga, December 4, 2002;
- Omni-Means Engineers & Planners, Updated Traffic Study for the Proposed Davis Estates Winery Project, Napa County, Draft Report, March 11, 2013 (included Larkmead Cellars Winery and Indian Springs Expansion projects).
- Omni-Means Engineers & Planners, Focused Traffic Analysis for the Proposed Araujo Estate Winery Project, 2155 Pickett Road, May 2, 2013;
- Crane Transportation Group, Traffic Impact Report, Proposed Titus Winery in Napa Valley, October 3, 2013.

For all remaining approved/pending projects, weekday PM peak, weekend peak hour, and daily traffic volumes have been calculated based on Use Permit modifications provided by Napa County Planning staff. These included the Venge Winery and Kelly Fleming Winery. Employee peaking factors and auto occupancy rates for visitors are based on recent winery research conducted by the Napa County Conservation, Development, and Planning Department.

Near-term (no project) daily and peak hour volumes for the weekday and weekend have been added to existing intersection volumes based on Silverado Trail travel flows and previous transportation analyses conducted in the area. Near-term (no project) volumes for weekday PM peak hour and weekend mid-day peak hour have been shown in Figure 3.

Near-Term (No Project) Circulation Improvements

In the immediate project study area, the Titus Winery is planning to re-locate their existing driveway that is currently located just north of the Melka Winery parcel on the west side of Silverado Trail. As part of this re-location effort, Titus Winery would install a northbound left-turn lane on Silverado Trail. The new driveway would be re-located approximately 240 feet east from its existing location. This would place the new driveway directly opposite the Melka Winery parcel. Based on discussions with the project applicant's civil engineers, they are currently working with the Titus Winery consultants in an attempt to align both the proposed Melka Winery driveway with the re-located Titus Winery driveway to form a four-way intersection.[1] This would improve vehicle and pedestrian safety on Silverado Trail by focusing vehicle turning movements at the two driveways and eliminating potential off-set/conflicting movements.

Near-Term (No Project) Intersection/Roadway Operation

With near-term (no project) volumes, study intersection LOS has been calculated and are shown in Table 1. The Silverado Trail/Melka Wines Project Driveway intersection would experience very slight or no increase in vehicle delays during the weekday PM peak hour and/or weekend mid-day peak hour. For the minor street (driveway) outbound turning movements, LOS would remain unchanged from LOS B (10.5 secs) conditions. During the Saturday mid-day peak, intersection LOS would remain at C with slight increases in vehicle delay from (15.2 secs.) to (16.0 secs) . Based on CAMUTCD peak hour signal warrant criteria (Warrant #3), the Silverado Trail/Melka Wines Project driveway intersection would not qualify for signalization with near-term (no project) volumes. ADT on Silverado Trail would increase to 6,763 (LOS C).

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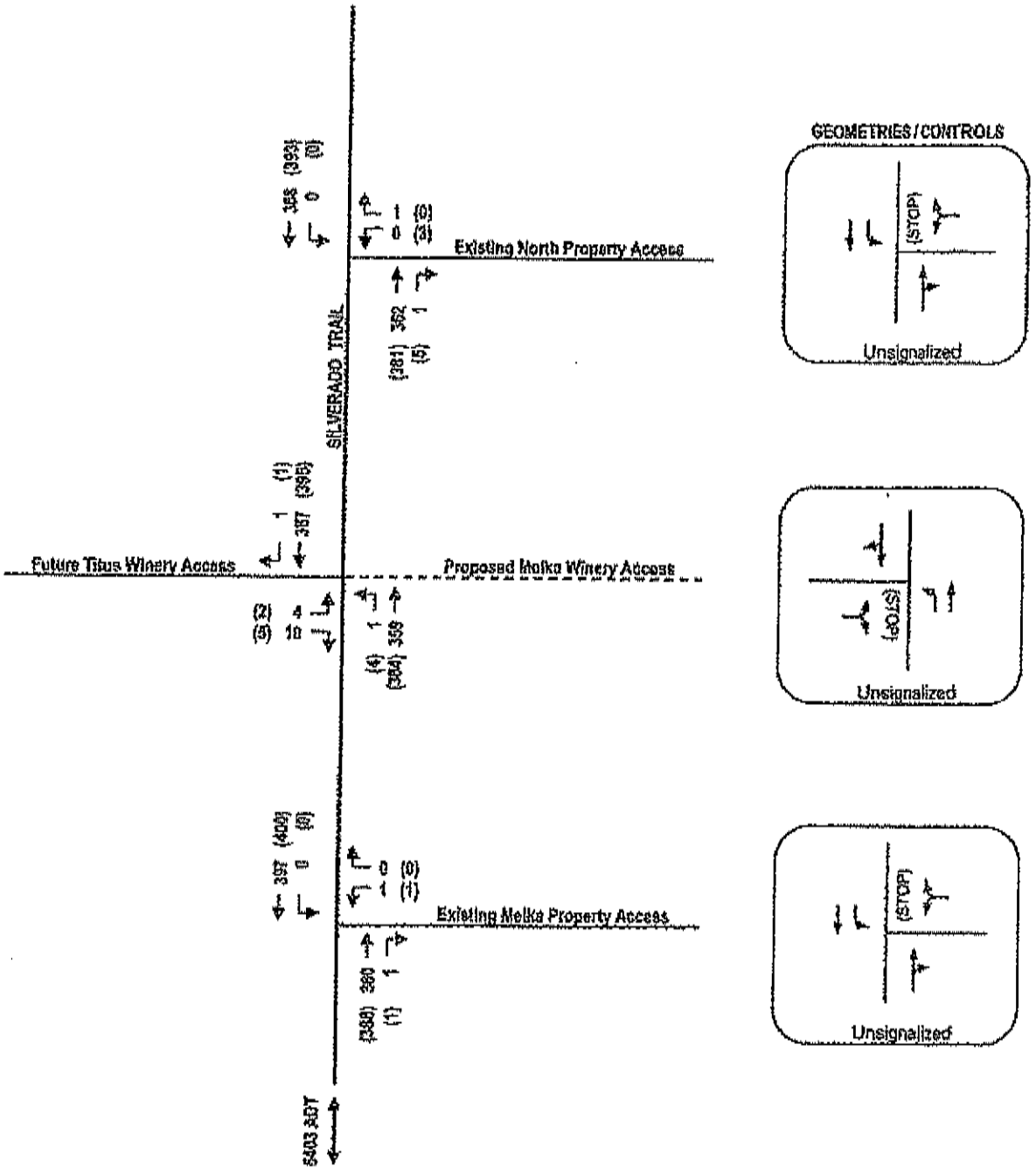
[1] *Joel Dickerson, P.E., Project Manager, Delta Consulting & Engineering, Melka Winery Exhibit Alt. 3—20 FT w/ Split (11-19-13), Personal communication, November 19, 2013.*


GEOMETRIES / CONTROLS
SILVERADO TRAIL
Existing North Property Access
Future Titus Winery Access
Proposed Melka Winery Access
Existing Melka Property Access
(STOP)
Unsignalized
Unsignalized
Unsignalized
NOT TO SCALE
Near Term Without Project
Weekday PM and (Weekend) Peak Hour Volumes
North
means
figure 3

3. Napa County Significance Criteria

The County of Napa's significance criteria has been based on a review of the Napa County Transportation and Planning Agency and Napa County General Plan documentation on roadway and intersection operations. Specifically, the Circulation Element of the County's General Plan outlines the following significance criteria specific to intersection operation:

Intersections

- The County shall seek to maintain a Level of Service D or better at all intersections, except where the level of service already exceeds this standard (i.e. Level of Service E or F) and where increased intersection capacity is not feasible without substantial additional right-of-way.
- No single level of service standard is appropriate for un-signalized intersections, which shall be evaluated on a case-by-case basis to determine if signal warrants are met.

Further significance criteria are based on County and CEQA guidelines and apply mainly to intersection operation and access. A significant impact occurs if project traffic would result in the following:

- Cause an increase in traffic which is substantial in relation to existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume capacity ratio on roads, or congestion at intersections);
- Exceed either individually or cumulatively, an LOS standard established by the county congestion management agency for designated roads or highways;
- Result in a change of traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks;
- Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment);
- Result in inadequate emergency vehicle access;
- Project site or internal circulation on the site is not adequate to accommodate pedestrians and bicycles;

4. Proposed Project Impacts

Project Description

Proposed winery operations would primarily include production with very small employee and visitor components. There would be limited marketing events consistent with existing Napa Valley activities. Based on discussions with the project applicant, winery production would begin in small batches. Phase 1 would include 25 barrels or approximately 10 tons of fruit (on-haul) using the existing on-site barn structure. The ultimate buildout phase would expand the production to 240 barrels (120 barrels per vintage; one aging and one new crushed). To accommodate the ultimate production goal, a second structure would be constructed that would house the barrels and allow 45-60 tons of fruit production. However, the applicant indicates that the winery would likely process 45 tons of fruit (annually) given existing and planned facilities. Proposed project components can be described as follows:

- Production 10,000 gallons annual
- Employees: Weekday: 1 full-time, 1 part-time
  Weekend: 1 full-time, 1 part-time

- Visitors: Weekday: 5 visitors
  Weekend: 7 visitors
- Trucks: Weekday: 1 truck per day
  Weekend: 1 truck per day

Daily operations for the proposed Melka Winery project would involve an all on-site winery operation with a maximum annual production of 10,000 gallons (4,050 cases). All fruit would be processed on-site during the year with the majority occurring during the harvest/crush season. 37 weekly visitors (by appointment only) are expected Monday through Saturday (the winery would be closed to visitation on Sundays); an average of five (5) daily visitors on a typical weekday and seven (7) daily visitors on a Saturday. Visitor hours would be limited between 10:00 a.m.–4:00 p.m. Employment is expected to be a maximum of 1 full-time employee and 1 part-time employee during both the weekday and weekend periods. The proposed project's marketing plan can be described as follows:[8]

Winery Marketing Plan

- Tours and Tastings: Seven (7) per day maximum, with up to five (5) persons on a weekday and seven persons on a Saturday (37 persons maximum/week—no public tours, appointment only, closed Sunday);
- Larger Auction-Related Events: Maximum of two (2) events per year; 75 persons maximum (1st event) and 100 persons in attendance at largest event (associated with Napa Valley Auction).

Project Trip Generation/Distribution

The proposed project's weekday and weekend peak hour and daily traffic volumes have been calculated and are shown in Table 3. Employee peaking factors and auto occupancy rates for visitors are based on recent winery research conducted by the Napa County Conservation, Development, and Planning Department.[9] Based on a 10,000 gallon winery with one full-time employee, one part-time employee, and 37 weekly visitors, the proposed project would be expected to generate 10 weekday daily trips with four (4) weekday PM peak hour trips (1 in, 3 out). During a typical weekend (Saturday), the project would be expected to generate 10 daily trips with five (5) mid-day (afternoon) peak hour trips (3 in, 2 out). Combined with the existing one-site single-family residence, the total trip generation for the project would equate to 20 weekday daily trips with five (5) weekday PM peak hour trips. During the weekend, the proposed project would generate 20 daily trips with six (6) mid-day Saturday peak hour trips.

During the six-week harvest crush season, the proposed project is expected to generate an average of 16 daily trips. Based on the largest marketing event attendance of 100 persons (once per year), there would total generation of 87 event trips.

To determine traffic conditions with the proposed project, the calculated project trips were added to existing volumes. Based on observed turning percentages and recent transportation studies in the area, the project trips were distributed 30% to/from the north and 70% to/from the south on Silverado Trail.

Daily, weekday PM peak hour, and weekend mid-day peak hour project trips (only) have been shown in Figure 4. Existing plus project and near-term plus project volumes have been shown in Figure 5 and 6.

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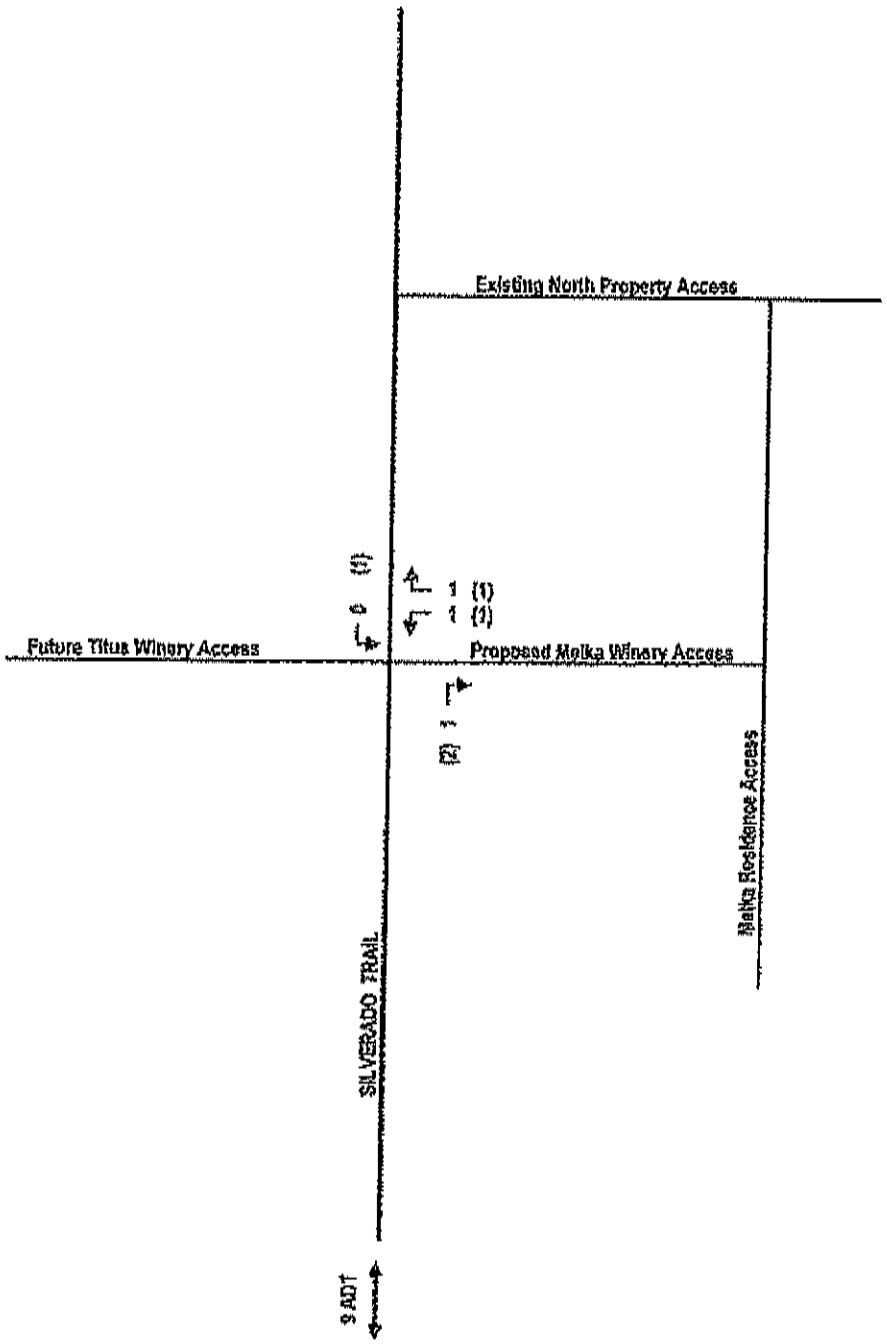
[8] *Project Statement; Araujo Estate Winery Use Permit Major Modification, APN 020-340-030, 2155 Pickett Road, Calistoga, Ca, 2013.*
[9] *County of Napa, Conservation, Development, and Planning Department, "Use Permit Application Package," Napa County Winery Traffic Generation Characteristics, 2012.*

TABLE 3
PEAK HOUR AND DAILY TRIP GENERATION:
PROPOSED MELKA WINERY PROJECT

Weekday Daily Traffic:		
5 visitors/2.6 persons per vehicle x 2 one-way trips	=	4 daily trips
1 full time employees x 3.05 one-way trips	=	3 daily trips
1 part-time employees x 1.90 one-way trips	=	2 daily trips
10,000 gallons/1,000 x .009 daily trucks x 2 o-w trips	=	1 daily trips
Total Weekday Daily Trips	=	**10 daily trips**
Weekday PM Peak Hour Traffic:		
(4 daily visitor trips + 1 daily truck trips) x 0.38 peak	=	2 peak hour trips
1 full time employees x 1 trip/employee	=	1 peak hour trips
1 part-time employees/2	=	1 peak hour trips
Total Weekday PM Peak Hour Trips	=	**4 trips (1 in, 3 out)**
Weekend (Saturday) Daily Traffic:		
7 visitors/2.8 persons per vehicle x 2 one-way trips	=	5 daily trips
1 full time employees x 3.05 one-way trips	=	3 daily trips
1 part-time employees x 1.90 one-way trips	=	2 daily trips
Total Weekend (Saturday) Daily Trips	=	**10 daily trips**
Weekend (Saturday) Peak Hour Traffic:		
5 daily visitor trips x 0.57 peak	=	3 peak hour trips
1 full time employees x 1 trip/employee	=	1 peak hour trips
1 part-time employees/2	=	1 peak hour trips
Total Weekend (Saturday) Peak Hour Trips	=	**5 trips (3 in, 2 out)**
Weekend (Saturday) Daily Harvest/Crush Traffic:		
7 visitors/2.8 persons per vehicle x 2 one-way trips	=	5 daily trips
1 full time employees x 3.05 one-way trips	=	3 daily trips
3 part-time employees x 1.90 one-way trips	=	6 daily trips
10,000 gallons/1,000 x .009 daily trucks x 2 o-w trips	=	1 daily trips
20 annual ton grapes (on-haul)/144 daily trucks x 2 o-w trips	=	1 daily trips
Total Weekend (Saturday) Daily Harvest/Crush Trips	=	**16 daily trips**
Largest Marketing Event – Additional Traffic		
6 event staff x 2 one-way trips per person	=	12 event trips
100 visitors / 2.8 visitors per vehicle x 2 o-w trips	=	71 event trips
2 trucks x 2 one-way trips	=	4 event trips
Total Largest Event Marketing Trips:	=	**87 event trips**

Source: Production, employee, and visitor data provided by Ms. Cherie Melka (project applicant) and Mr. Jake Storms (Planning Consultant), project representative, May, 2014. Daily and peak hour calculations based on County of Napa, Conservation, Development, and Planning Department, "Use Permit Application Package," Napa County Winery Traffic Generation Characteristics, 2012.



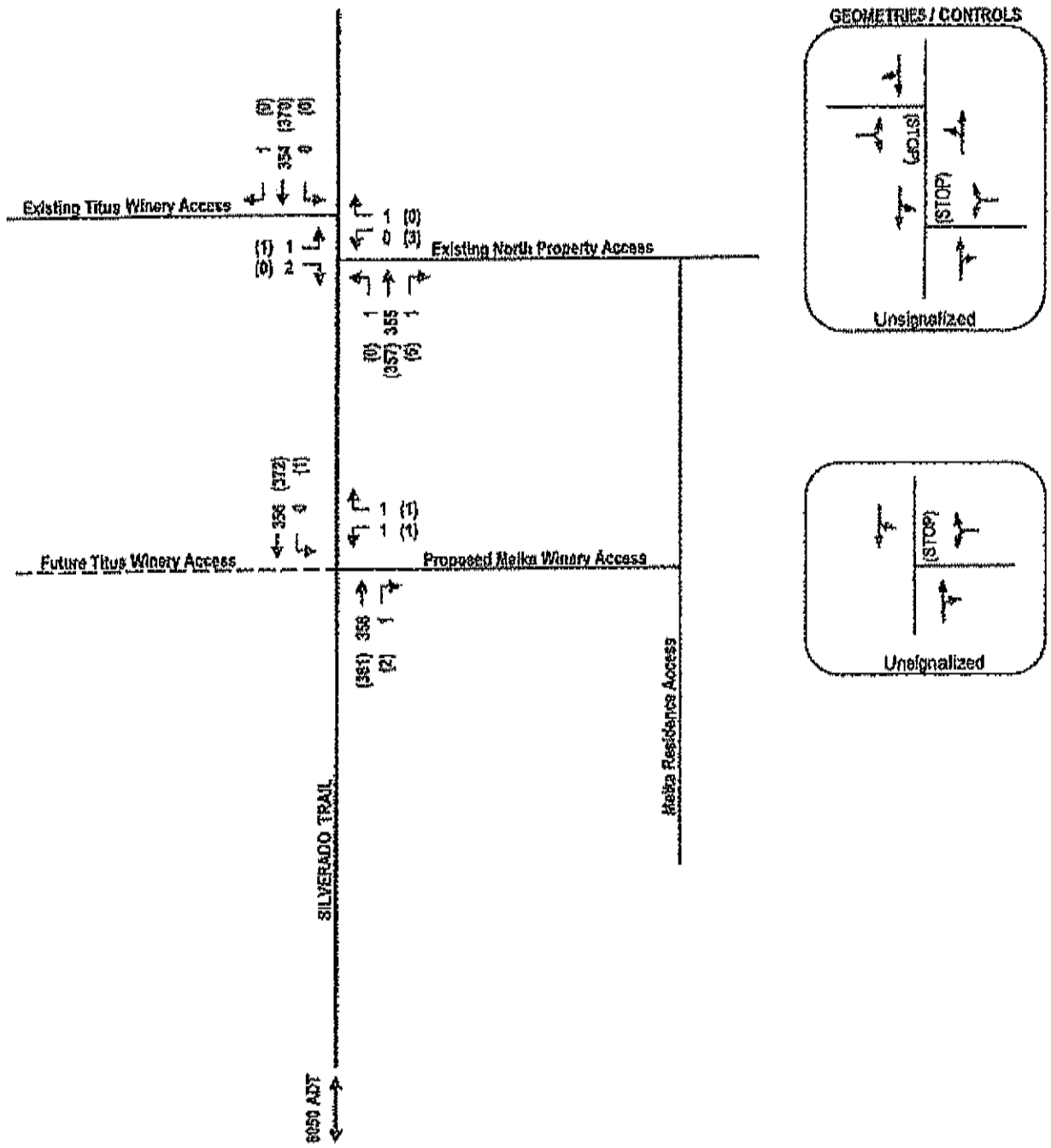
NOT TO SCALE

Weekday PM and (Weekend) Peak Hour Project Trips

North

Fehr-means

Figure 4



NOT TO SCALE

Existing + Project Weekday PM and (Weekend) Peak Hour Volumes

North

fehr-means

figure 5

Near Term + Project Weekday PM and (Weekend) Peak Hour Volumes

North

Fehr & Peers means

Figure 6

Project Effects on Roadway/Intersection Operation

A. Existing Plus Project Conditions

The project would be expected to add approximately 14 daily trips south of the site and six (6) daily trips north of the site on Silverado Trail. This would represent an addition of less than one percent (0.003) to the daily volumes on Silverado Trail. The combined existing plus project volume of 6,421 daily trips would remain well within the carrying capacity of a two-lane, rural arterial roadway with conditions equivalent to LOS 'C'.

During the peak winery activity periods, the project would generate five (5) weekday PM peak hour and six (6) Saturday mid-day peak hour trips. It is noted that the proposed project tasting hours would not extend past 4:00 p.m. Therefore, it is likely that weekday PM peak hour project traffic is slightly over-stated given County peaking factors and all winery-related traffic would be outbound from the facility. Weekday PM peak hour and weekend mid-day peak hour intersection levels of service were evaluated with proposed project traffic and are shown in Table 4.

With existing plus project traffic volumes, the intersection would continue to operate at acceptable levels (LOS B or better) during both the weekday PM peak hour and weekend mid-day peak hour periods. As shown in Table 4, intersection LOS would remain unchanged from existing conditions with very slight increases in overall vehicle delays. The intersection of Silverado Trail/Melka Winery Project driveway would not meet the minimum volume required for signalization under CAMUTCD peak hour warrant criteria.

The existing and existing plus project volumes were compared with the Napa County guidelines for installing a left turn lane on Silverado Trail at the Melka Winery driveway.[10] (The warrant graphs for weekday and Saturday conditions are provided in the Appendix). With 20 daily weekday/weekend trips at the proposed project driveway and 6,421 daily trips on Silverado Trail, a left-turn lane would not be warranted on Silverado Trail.

The projected right turn volumes at the site driveways are well below minimum thresholds at which right turn lane would be required (right turn lane warrant graphs are included in the Appendix).[11]

B. Near-Term Plus Project Conditions

With near-term plus project conditions, daily traffic volumes on Silverado Trail would increase to 6,783 ADT. Again, this would be within the carrying capacity of a two-lane, rural arterial roadway (LOS C).

The re-aligned project driveway intersection at Silverado Trail (opposite Titus Winery driveway) would operate at acceptable levels (LOS B or better) during both the weekday PM peak hour and weekend mid-day peak hour under near-term with project conditions. Driveway volumes at the both the proposed project and/or Titus Driveway would exceed not exceed the minimum volumes thresholds (Warrant #3) for signalization.). With 20 daily weekday/weekend trips at the proposed project driveway and 6,783 daily trips on Silverado Trail, a left-turn lane would not be warranted on Silverado Trail based on County guidelines.

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[10] *Napa County, Adopted Road and Street Standards, Left-Turn Lane Warrant Graph, revised November 21, 2006.*
[11] *Transportation Research Board, National Cooperative Highway Research Program Report 279, "Intersection Channelization Design Guide," November, 1985.*

TABLE 4
EXISTING PLUS PROJECT AND NEAR-TERM PLUS PROJECT CONDITIONS:
INTERSECTION LEVELS-OF-SERVICE
WEEKDAY PM PEAK AND WEEKEND MID-DAY PEAK HOUR

#	Intersection	Control Type	Wkdy. PM LOS/Delay		Wknd. Mid-Day LOS/Delay	
			Existing + Project	Near-Term + Project	Existing + Project	Near-Term + Project
1	Silverado Trail/Melka Wine Driveway	Stop	B 13.5	B 11.8	B 13.7	B 12.0

Based on Highway Capacity Manual (HCM) 2000, Operations methodology for stop-sign controlled (unsignalized) intersections using Synchro-Simtraffic software. Intersection calculation yields an LOS and vehicle delay in seconds. Stated LOS refers to the minor street (stop-sign) controlled movement. Near-term plus project conditions assume newly aligned four-way intersection of Silverado Trail/Titus Winery Driveway/Melka Winery Driveway.

The projected right turn volumes at the site driveways would remain well below minimum thresholds at which right turn lanes would be required (right turn lane warrant graphs are included in the Appendix).

5. Site Access/Design Parameters

Sight Distance

Vehicle sight distance at the existing Silverado Trail/Melka Winery Project driveway intersection (at its current location) was evaluated. The required vehicle visibility or "corner sight distance" is a function of travel speeds Silverado Trail. Caltrans design standards indicate that for appropriate corner sight distance, "a substantially clear line of sight should be maintained between the driver of a vehicle waiting at the cross road and the driver of an approaching vehicle in the right lane of the main highway". Caltrans design guidelines also indicate that the minimum corner sight distance "shall be equal to the stopping sight distance".

Silverado Trail has a posted speed limit of 50-55 mph. New radar speed surveys of Silverado Trail were conducted for the roadway in the project area.[12] The "critical" vehicle speed (the speed at which 85% of all surveyed vehicles travel at or below) along Silverado Trail was measured at 49 mph. Caltrans' design standards indicate that these vehicle speeds require a stopping sight distance of 415-430 feet, measured along the travel lanes on Silverado Trail.[13] Based on field measurements, sight distance from the current Melka Wines existing residential driveway to the north on Silverado Trail is in excess of this distance. However, vehicle sight distance to the south is limited to 270 feet due to an existing rock wall and roadway curvature. For this reason, the existing Melka Winery driveway would be moved to a point north to align with the re-located Titus Winery driveway (see below--Project Access and Circulation). The new Melka Winery Project driveway location would be moved approximately 270-300 feet north from its existing location. This new proposed project driveway location would provide adequate vehicle sight distance in both directions on Silverado Trial. Therefore, the sight distance recommendations would be met for the speed limit and measured vehicle speeds.

Project Access and Circulation

The existing Melka Winery Project driveway currently serving residential uses on the parcel would be re-located to the north approximately 270-300 feet to serve both proposed winery and residential uses. As shown in Figure 7 (Project Site Plan), the Melka Winery driveway would be located opposite the new Titus Winery driveway off Silverado Trail. The proposed project driveway would serve both winery and residential uses on the parcel. However, driveway access to residential uses would be gated with an

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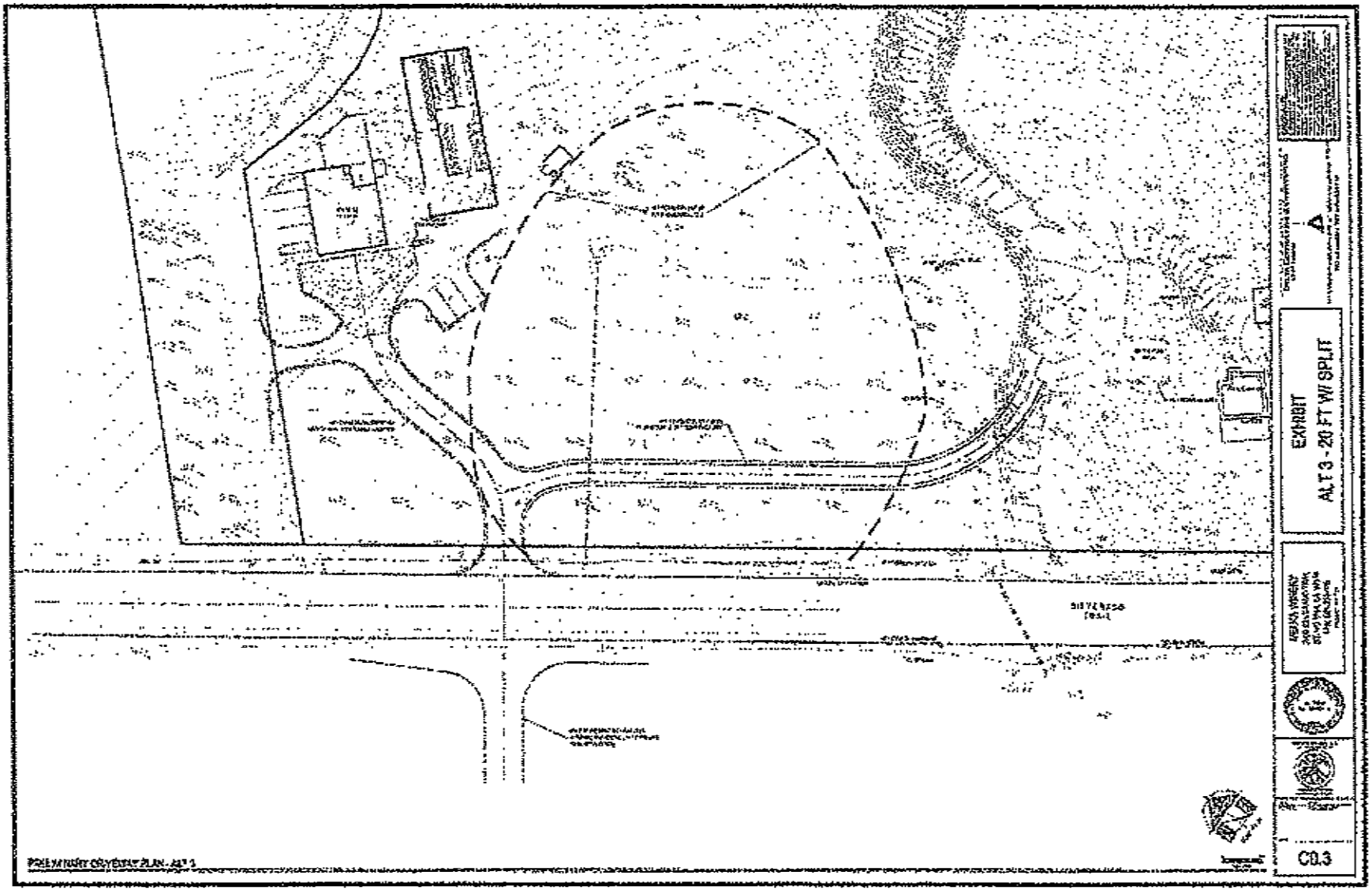
[12] *Omni Means Engineers & Planners, Radar vehicle speed surveys, 2900 Silverado Trail, November 16, 2013.*
[13] *Caltrans, Highway Design Manual, Table 405.1A, Corner (Stopping) Sight Distance, 6th Edition, 2009.*



Project Site Plan

figure 7

electronic pass keypad and no winery-related traffic would use this segment. The internal driveway width serving winery uses would meet the County's minimum requirement of 18-foot travel width extending northeast to the winery barn and tasting room. The vehicle circulation area in front of the main buildings would allow access for emergency vehicles (fire trucks) and parking (three spaces). The proposed winery driveway would then connect to the existing driveway to the north via an access easement. The driveway easement would serve two purposes: 1) provide access to additional parking areas (four spaces) on the north side of the existing winery building, and, 2) allow trucks to circulate through the site. Trucks would enter the site via the new project driveway and exit the site via the existing driveway to the north. It is noted that only trucks would use the existing driveway to the north to exit out onto Silverado Trail. No winery related vehicle traffic would be allowed to use this existing driveway for inbound/outbound egress and directional signage should be installed to enforce traffic flow.

The Napa County Transportation & Planning Agency (NCTPA) in cooperation with Napa County and local City agencies is developing bicycle routes as outlined in the Napa Countywide Bicycle Plan.[14] The plan encourages new developments to incorporate bicycle friendly design. Silverado Trail has striped shoulder areas (unofficial Class II bike lanes) in both directions. Some visitors may utilize bicycles to access the proposed project. The project would provide bicycle racks for visitors to the proposed winery.

Marketing Events

The winery proposes to host the following marketing large events: two annual events; one event with 75 guests; one event with 100 guests related to the Napa Valley Wine Auction.

Based on standard auto occupancy rates, the annual 100-person event would be expected to generate approximately 87 trips (44 in, 43 out) including visitors and staff. These events are typically of sufficient duration in length that the inbound and outbound trips occur in separate hours, thus the number of trips on the street network at one time are half of the total volume. These events are usually held outside of typical peak traffic periods (during the middle of the day or later than 6:00 p.m.) and therefore generally do not impact peak hour operations and no other visitation or events would occur during the annual events.

6. Cumulative Conditions

Cumulative Year 2030 Projections

Model Forecast

Cumulative (Year 2030) volume projections on Silverado Trail were derived from the Napa County Transportation & Planning Agency's traffic volume forecasts in the Napa County General Plan Update EIR and recent transportation analysis conducted in the project study area[15]. The forecast increase in weekday PM peak hour volumes from Year 2000 to Year 2030 on Silverado Trail in the project vicinity is approximately 125% north of Deer Park Road and 100% south of Deer Park Road. Using the most recent traffic analysis performed for the adjacent Titus Winery project, this would equate to an approximate 46% increase in straight line volumes on Silverado Trail between 2013 and 2030.[16]

In order to identify weekend cumulative conditions, the General Plan Update provides a ratio of weekday to weekend peak hour volumes on key streets within the valley. For Silverado Trail, the segment listed has an average ratio of 0.88, indicating weekend peak hour volumes are expected to be about 90% of

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[14] *Napa County, Countywide Bicycle Plan (2012), Planning Area-North Valley, May 2012.*
[15] *Crane Transportation Group, Traffic Impact Report—Proposed Titus Winery in Napa Valley, October 3, 2013.*
[16] *Crane Transportation Group, Ibid....*

weekday volumes. This corresponds with the volumes counted for this study which found the weekend peak hour volumes to be approximately 90% of the weekday peak hour volumes. Therefore the future weekday vs. weekend peak hour volumes would be expected to remain in the same ratio as the existing volumes.

Cumulative Operating Conditions

Although cumulative volumes are highly conservative, the forecast volumes would yield acceptable LOS 'C-D' conditions (8,600-13,800 ADT) on Silverado Trail. Applying the same weekday PM peak hour increase to daily traffic volumes (as a conservative measure), existing ADT on Silverado Trail would increase from 6,401 trips to 9,345 daily trips.

With regard to weekday PM peak hour and weekend mid-day peak hour intersection operation under cumulative year 2030 (no project) conditions, the existing Silverado Trail/Melka Winery Project driveway intersection would operate at acceptable conditions (LOS C or better) using County volume projections. With proposed project traffic, the newly aligned Silverado Trail/Titus Winery Driveway/Melka Winery Project driveway intersection operation would operate at LOS B during both weekday PM peak hour and weekend mid-day peak hours.

Additional improvements to the street network are anticipated and have been included in the General Plan's Improved 2030 Network model. As noted, the County has also adopted several measures identified in the General Plan to reduce vehicle trips through public transit and Transportation Demand Management (TDM) strategies: "The project should support programs to reduce single occupant vehicle use and encourage alternative travel modes."

- In keeping with the policy, the winery project will provide bicycle racks for visitors who may arrive by bike. The project should also promote the use of public transportation and carpooling of employees (by adjusting work schedules, etc.) to facilitate the use of other transportation modes.

7. SUMMARY AND CONCLUSIONS

Daily and Peak Hour Operations

The proposed Melka Winery project would generate 20 daily trips during the weekday and weekend periods (respectively). Proposed project traffic would represent an increase of less than 1% (0.003) over the existing Silverado Trail volume of 6,041 daily trips. All project study intersections would operate at LOS C or better under existing plus project conditions during both weekday and weekend peak hour conditions.

With near-term (approved/pending) development traffic volumes, the near- term and near-term plus project conditions would continue to operate acceptably. Near-term daily volumes on Silverado Trail are expected to be approximately 6,763 ADT without the project and 6,783 with the project trips, representative of LOS C conditions. The study intersection would continue to operate at satisfactory levels-of-service under near-term plus project conditions at LOS C or better during the weekday and weekend peak hour conditions.

Vehicle Sight Distance and Left-Turn Warrant

Silverado Trail has a posted speed limit of 50-55 mph. New radar speed surveys of Silverado Trail were conducted for the roadway in the project area. [17] The "critical" vehicle speed (the speed at which 85% of all

[17] *Omni Means Engineers & Planners, Radar vehicle speed surveys, 2900 Silverado Trail, November 16, 2013.*

surveyed vehicles travel at or below) along Silverado Trail was measured at 49 mph. Caltrans' design standards indicate that these vehicle speeds require a stopping sight distance of 415-430 feet, measured along the travel lanes on Silverado Trail.[18] Based on field measurements, sight distance from the current Melka Wines existing residential driveway to the north on Silverado Trail is in excess of this distance. However, vehicle sight distance to the south is limited to 270 feet due to an existing rock wall and roadway curvature. For this reason, the existing Melka Winery driveway would be moved to a point north to align with re-located Titus Winery driveway . The new Melka Winery Project driveway location would be moved approximately 270-300 feet north from its existing location. This new proposed project driveway location would provide adequate vehicle sight distance in both directions on Silverado Trial. Therefore, the sight distance recommendations would be met for the speed limit and measured vehicle speeds.

Existing and near-term volumes with proposed project traffic were compared with the Napa County guidelines for installing a left turn lane on Silverado Trail at the Melka Winery driveway.[19] (The warrant graphs for weekday and Saturday conditions are provided in the Appendix). With 20 weekday/weekend trips at the proposed project driveway and 6,783 daily trips on Silverado Trail, a left turn lane is not warranted. This would apply to both existing plus project and near-term plus project conditions. As previously noted, the project applicant would be aligning their new driveway with the proposed Titus Winery's new driveway on the west side of Silverado Trail to create a four-way intersection. This would improve vehicle and pedestrian safety on Silverado Trail by focusing vehicle turning movements at the two driveways and eliminating potential off-set/conflicting movements.

Vehicle Circulation/Access

The existing Melka Winery Project driveway currently serving residential uses on the parcel would be re-located to the north approximately 270-300 feet to serve both proposed winery and residential uses. As shown in Figure 7 (Project Site Plan), the Melka Winery driveway would be located opposite the new Titus Winery driveway off Silverado Trail. The proposed project driveway would serve both winery and residential uses on the parcel. However, driveway access to residential uses would be gated with an electronic pass keypad and no winery-related traffic would use this segment. The internal driveway width serving winery uses would meet the County's minimum requirement of 18-foot travel width extending northeast to the winery barn and tasting room. The vehicle circulation area in front of the main buildings would allow access for emergency vehicles (fire trucks) and parking (three spaces). The proposed winery driveway would then connect to the existing driveway to the north via an access easement. The driveway easement would serve two purposes; 1) provide access to additional parking areas (four spaces) on the north side of the existing winery building, and, 2) allow trucks to circulate through the site. Trucks would enter the site via the new project driveway and exit the site via the existing driveway to the north. It is noted that only trucks would use the existing driveway to the north to exit out onto Silverado Trail. No winery related vehicle would be allowed to use this existing driveway for inbound/outbound egress and directional signage should be installed to enforce traffic flow.

Cumulative Year 2030 Conditions

Cumulative (Year 2030) volume projections on Silverado Trail were derived from the Napa County Transportation & Planning Agency's traffic volume forecasts in the Napa County General Plan Update EIR and recent transportation analysis conducted in the project study area[20]. The Silverado Trail/Melka Winery Project driveway would operate at acceptable levels at LOS B (no project) and LOS B (with project) during the weekday PM and weekend mid-day peak hours. The improvement in intersection operation is due

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[18] *Caltrans, Highway Design Manual, Table 405.1A, Corner (Stopping) Sight Distance, 6th Edition, 2009.*
[19] *Napa County, Adopted Road and Street Standards, revised November 21, 2006.*
[20] *Crane Transportation Group, Traffic Impact Report—Proposed Titus Winery in Napa Valley, October 3, 2013.*

to a planned two-way-left-turn-lane that would be installed on Silverado Trail to serve the relocated Titus Winery, proposed Melka Winery, and adjacent residential driveway.

APPENDIX

Level of Service Definitions

Level of Service Calculations

Signal Warrant Sheets

Average Daily Traffic (ADT) Counts (Silverado Trail n/o Deer Park Road)

Radar Speed Surveys (Silverado Trail/Meika Winery Driveway)

Left-Turn Lane Warrant Graph (Napa County)

Right-Turn Lane Warrant Graph (Caltrans)

LEVEL-OF-SERVICE CRITERIA FOR INTERSECTIONS

Level of Service	Type of Flow	Delay	Maneuverability	Control Delay (Seconds/Vehicle)		
				Signalized	Unsignalized	All-Way Stop
A	Stable Flow	[illegible]	[illegible]	[illegible]	≤10.0	≤10.0
B	Stable Flow	Good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.	Vehicle platoons are formed. Many drivers begin to feel somewhat restricted within groups of vehicles.	>10 and ≤ 20.0 secs.	>10 and ≤ 15.0	>10 and ≤ 15.0
C	Stable Flow	[illegible]	[illegible]	>20 and ≤ 35.0	>15 and ≤ 25.0	>15 and ≤ 25.0
D	Approaching Unstable Flow	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles of stopping declines. Individual cycle failures are noticeable.	Maneuverability is severely limited during short periods due to temporary back-ups.	>35 and ≤ 55.0 secs.	>25 and ≤ 35.0	>25 and ≤ 35.0
E	Unstable Flow	[illegible]	[illegible]	>55 and ≤ 80.0	>35 and ≤ 50.0	>35 and ≤ 50.0
F	Forced Flow	Generally considered to be unacceptable to most drivers. Often occurs with over saturation. May also occur at high volume-to-capacity ratios. There are many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors.	Jammed conditions. Back-ups from other locations restrict or prevent movement. Volumes may vary widely, depending principally on the downstream back-up conditions.	> 80.0 secs.	> 50.0	> 50.0

References: 1. *Highway Capacity Manual, Fourth Edition, Transportation Research Board, 2000.*

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	0	1	356	1	0	356
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1	387	1	0	387
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	774	388			388	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	774	388			388	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	367	661			1170	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	1	388	387
Volume Left	0	0	0
Volume Right	1	1	0
cSH	661	1700	1170
Volume to Capacity	0.00	0.23	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	10.5	0.0	0.0
Lane LOS	B		
Approach Delay (s)	10.5	0.0	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	28.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WB		NB			SB
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	1	0	361	1	0	372
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	392	1	0	404
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	797	393			393	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	797	393			393	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	355	656			1165	

Direction, Lane #	WB 1	NB 1	NB 2	SB 1
Volume Total	1	393	404	
Volume Left	1	0	0	
Volume Right	0	1	0	
cSH	355	1700	1165	
Volume to Capacity	0.00	0.23	0.00	
Queue Length 95th (ft)	0	0	0	
Control Delay (s)	15.2	0.0	0.0	
Lane LOS	C			
Approach Delay (s)	15.2	0.0	0.0	
Approach LOS	C			

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	29.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	0	1	360	1	0	397
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1	391	1	0	432
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	823	392			392	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	823	392			392	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	343	657			1166	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	1	392	432
Volume Left	0	0	0
Volume Right	1	1	0
cSH	657	1700	1166
Volume to Capacity	0.00	0.23	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	10.5	0.0	0.0
Lane LOS	B		
Approach Delay (s)	10.5	0.0	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	30.9%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	1	0	388	1	0	400
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	422	1	0	435
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	857	422			423	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	857	422			423	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	328	631			1136	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	1	423	435
Volume Left	1	0	0
Volume Right	0	1	0
cSH	328	1700	1136
Volume to Capacity	0.00	0.25	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	16.0	0.0	0.0
Lane LOS	C		
Approach Delay (s)	16.0	0.0	0.0
Approach LOS	C		

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	31.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WB		NB		SB	
Lane Configurations						
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Volume (veh/h)	2	1	356	1	1	356
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	1	387	1	1	387
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	777	388			388	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	777	388			388	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	365	661			1170	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	3	388	388
Volume Left	2	0	1
Volume Right	1	1	0
cSH	429	1700	1170
Volume to Capacity	0.01	0.23	0.00
Queue Length 95th (ft)	1	0	0
Control Delay (s)	13.5	0.0	0.0
Lane LOS	B		A
Approach Delay (s)	13.5	0.0	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	0.1		
Intersection Capacity Utilization	29.6%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	2	1	361	2	1	372
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	1	392	2	1	404
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	800	393			395	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	800	393			395	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	354	655			1164	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	3	395	405
Volume Left	2	0	1
Volume Right	1	2	0
cSH	418	1700	1164
Volume to Capacity	0.01	0.23	0.00
Queue Length 95th (ft)	1	0	0
Control Delay (s)	13.7	0.0	0.0
Lane LOS	B		A
Approach Delay (s)	13.7	0.0	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	0.1		
Intersection Capacity Utilization	30.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EB			WB			NB			SB		
Lane Configurations		↕			↕			↑			↑	
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	4	0	10	2	0	1	1	359	1	1	387	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	0	11	2	0	1	1	390	1	1	421	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	817	817	421	827	817	391	422			391		
vC1, stage 1 conf vol	423	423		393	393							
vC2, stage 2 conf vol	393	393		434	424							
vCu, unblocked vol	817	817	421	827	817	391	422			391		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)	6.1	5.5		6.1	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	98	100	100	100	100			100		
cM capacity (veh/h)	498	486	632	489	488	658	1137			1167		

Direction, Lane #	EB 1	EB 2	NB 1	SB 1	SB 2
Volume Total	15	3	391	1	422
Volume Left	4	2	0	1	0
Volume Right	11	1	1	0	1
cSH	587	534	1700	1167	1700
Volume to Capacity	0.03	0.01	0.23	0.00	0.25
Queue Length 95th (ft)	2	0	0	0	0
Control Delay (s)	11.3	11.8	0.0	8.1	0.0
Lane LOS	B	B		A	
Approach Delay (s)	11.3	11.8	0.0	0.0	
Approach LOS	B	B			

Intersection Summary			
Average Delay	0.3		
Intersection Capacity Utilization	30.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		Stop			Stop			Free			Free	
Sign Control		0%			0%			0%			0%	
Grade	2	0	5	2	0	1	4	384	2	1	395	1
Volume (veh/h)	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak Hour Factor	2	0	5	2	0	1	4	417	2	1	429	1
Hourly flow rate (vph)												
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)		TWLTL			TWLTL							
Median type		2			2							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked	859	860	430	864	860	418	430			420		
vC, conflicting volume	432	432		427	427							
vC1, stage 1 conf vol	427	428		437	433							
vC2, stage 2 conf vol	859	860	430	864	860	418	430			420		
vCu, unblocked vol	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, single (s)	6.1	5.5		6.1	5.5							
tC, 2 stage (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
tF (s)	100	100	99	100	100	100	100			100		
p0 queue free %	481	473	625	476	473	635	1129			1140		
cM capacity (veh/h)												

Direction, Lane	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	8	3	4	420	1	430						
Volume Left	2	2	4	0	1	0						
Volume Right	5	1	0	2	0	1						
cSH	576	519	1129	1700	1140	1700						
Volume to Capacity	0.01	0.01	0.00	0.25	0.00	0.25						
Queue Length 95th (ft)	1	0	0	0	0	0						
Control Delay (s)	11.3	12.0	8.2	0.0	8.2	0.0						
Lane LOS	B	B	A		A							
Approach Delay (s)	11.6	12.0	0.1		0.0							
Approach LOS	B	B										

Intersection Summary					
Average Delay	0.2				
Intersection Capacity Utilization	30.9%	ICU Level of Service		A	
Analysis Period (min)	15				

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	0	1	390	1	0	635
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1	424	1	0	690
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1115	424			425	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1115	424			425	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	230	630			1134	

Direction, Lane #	WB 1	NB 1	NB 2	SB 1
Volume Total	1	425	690	
Volume Left	0	0	0	
Volume Right	1	1	0	
cSH	630	1700	1134	
Volume to Capacity	0.00	0.25	0.00	
Queue Length 95th (ft)	0	0	0	
Control Delay (s)	10.7	0.0	0.0	
Lane LOS	B			
Approach Delay (s)	10.7	0.0	0.0	
Approach LOS	B			

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	43.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Volume (veh/h)	0	1	529	1	0	540
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1	575	1	0	587
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1162	576			576	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1162	576			576	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	100	100			100	
cM capacity (veh/h)	215	517			997	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	1	576	587
Volume Left	0	0	0
Volume Right	1	1	0
cSH	517	1700	997
Volume to Capacity	0.00	0.34	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	12.0	0.0	0.0
Lane LOS	B		
Approach Delay (s)	12.0	0.0	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	36.4%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	4	0	10	2	0	1	1	390	1	1	635	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	0	11	2	0	1	1	424	1	1	690	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1120	1120	691	1130	1120	424	691			425		
vC1, stage 1 conf vol	693	693		427	427							
vC2, stage 2 conf vol	427	427		703	693							
vCu, unblocked vol	1120	1120	691	1130	1120	424	691			425		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)	6.1	5.5		6.1	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	98	99	100	100	100			100		
cM capacity (veh/h)	378	386	445	357	388	680	904			1134		

Direction, Lane	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	15	3	1	425	1	691
Volume Left	4	2	1	0	1	0
Volume Right	11	1	0	1	0	1
cSH	424	426	904	1700	1134	1700
Volume to Capacity	0.04	0.01	0.00	0.25	0.00	0.41
Queue Length 95th (ft)	3	1	0	0	0	0
Control Delay (s)	13.8	13.5	9.0	0.0	8.2	0.0
Lane LOS	B	B	A		A	
Approach Delay (s)	13.8	13.5	0.0		0.0	
Approach LOS	B	B				

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	43.5%	ICU Level of Service	A
Analysis Period (min)	15		

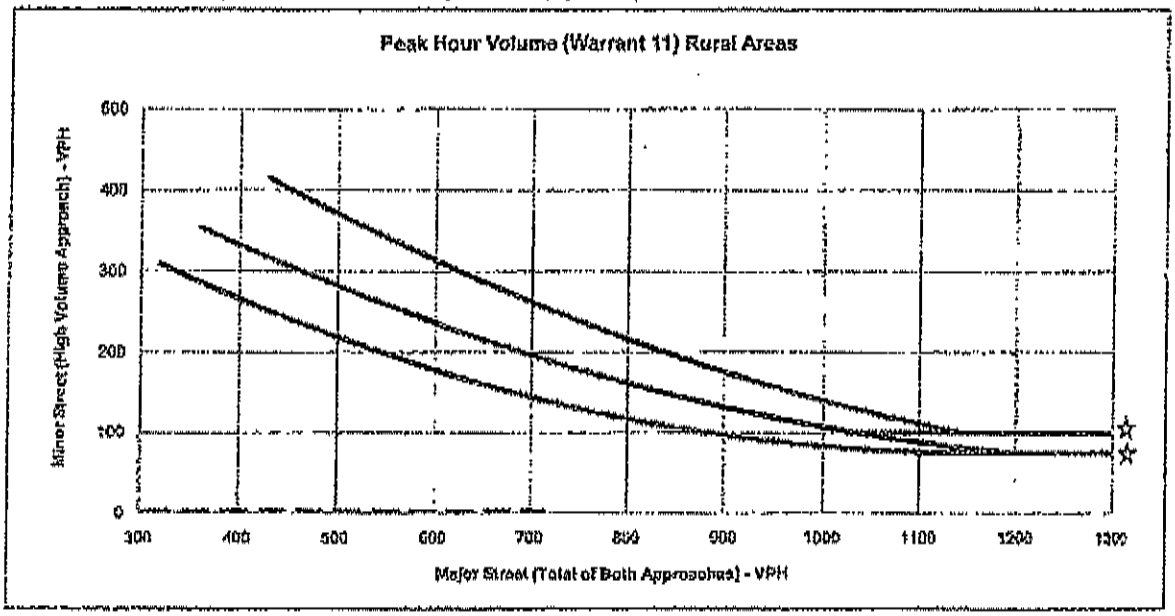
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↰	↑		↰	↑	
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	2	0	5	2	0	1	4	529	2	1	540	1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	0	5	2	0	1	4	575	2	1	587	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	1174	1176	588	1179	1175	576	588			577		
vC1, stage 1 conf vol	590	590		585	585							
vC2, stage 2 conf vol	585	586		595	590							
vCu, unblocked vol	1174	1176	588	1179	1175	576	588			577		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)	6.1	5.5		6.1	5.5							
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	99	99	100	100	100			100		
cM capacity (veh/h)	375	384	509	371	383	517	987			996		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	8	3	4	577	1	588
Volume Left	2	2	4	0	1	0
Volume Right	5	1	0	2	0	1
cSH	462	410	987	1700	996	1700
Volume to Capacity	0.02	0.01	0.00	0.34	0.00	0.35
Queue Length 95th (ft)	1	1	0	0	0	0
Control Delay (s)	12.9	13.9	8.7	0.0	8.6	0.0
Lane LOS	B	B	A		A	
Approach Delay (s)	12.9	13.9	0.1		0.0	
Approach LOS	B	B				

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	38.6%	ICU Level of Service	A
Analysis Period (min)	15		

Both 1 Lane Approaches		2 or more Lane and One Lane Approaches		Both 2 or more Lane Approaches	
Major Street Total of Both Approaches	Minor Street High Volume Approach	Major Street Total of Both Approaches	Minor Street High Volume Approach	Major Street Total of Both Approaches	Minor Street High Volume Approach
370	200				
400	210	400	297	400	310
500	215	500	280	500	360
600	165	600	230	600	310
700	140	700	198	700	285
800	115	800	170	800	210
900	99	900	125	900	180
1000	85	1000	105	1000	140
1100	75	1100	90	1100	110
1200	75	1200	75	1200	100
1300	75	1300	75	1300	100

Note: Values in Table are approximate, actual curves based upon 2nd order polynomial equation

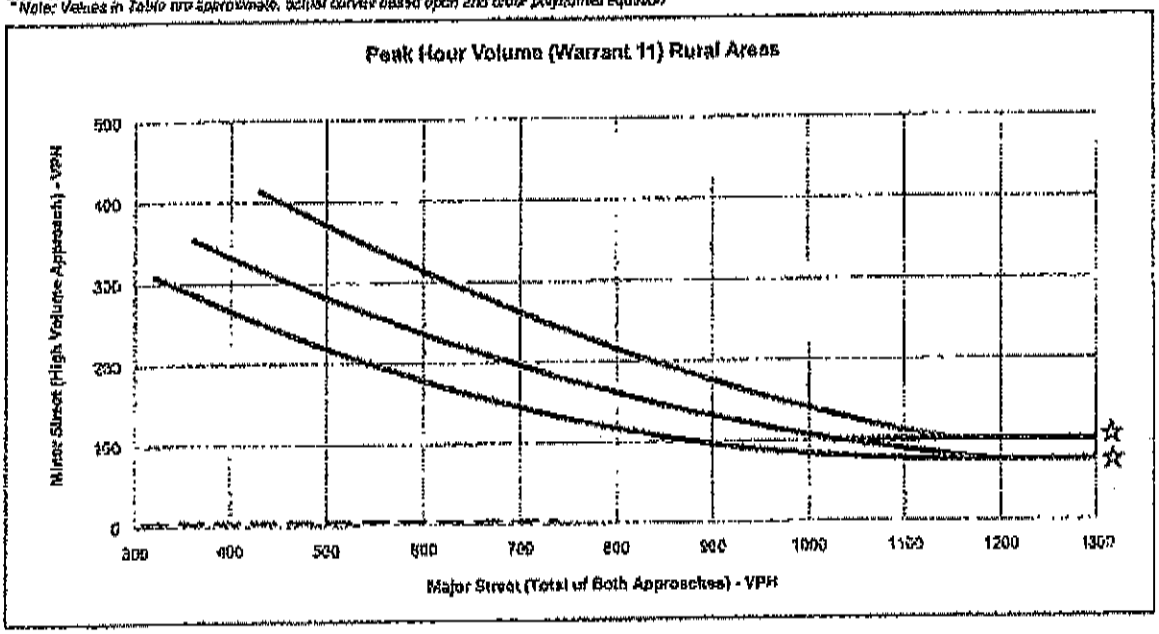


☆ NOTE:
100 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR MINOR STREET APPROACH WITH TWO OR MORE LANES AND 75 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

Intersection: Silverado Trail / Matka Project Driveway / Tiles Project Driveway
Scenario: PM Weekday Existing _+ Project
Minor St. Volume: 3
Major St. Volume: 714
Warrant Met?: NO

Both 1 Lane Approaches		2 or more Lane and One Lane Approaches		Both 2 or more Lane Approaches	
Major Street Total of Both Approaches	Minor Street High Volume Approach	Major Street Total of Both Approaches	Minor Street High Volume Approach	Major Street Total of Both Approaches	Minor Street High Volume Approach
370	280				
400	270	450	297	430	410
500	215	500	290	500	380
600	165	600	235	600	310
700	140	700	196	700	255
800	115	800	170	800	210
900	90	900	125	900	180
1000	85	1000	105	1000	140
1100	75	1100	90	1100	110
1200	75	1200	75	1150	100
1300	75	1300	75	1300	100

Note: Values in Table are approximate, actual curves based upon 2nd order polynomial equation

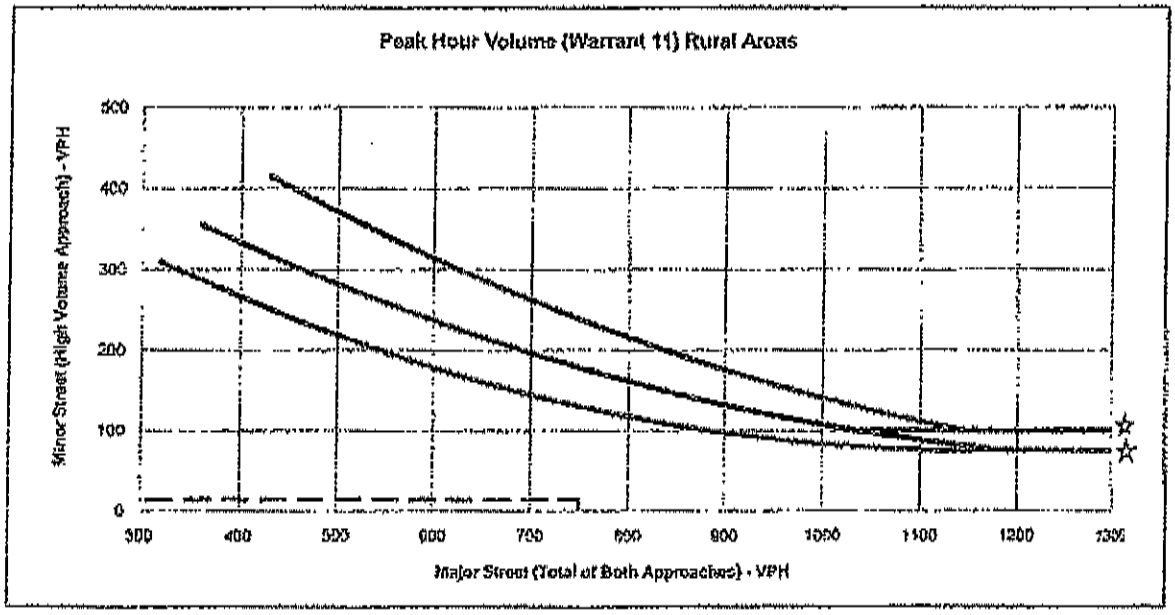


☆ NOTE:
100 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR MINOR STREET APPROACH WITH TWO OR MORE LANES AND 75 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

Intersection:	Silverado Trail / Meilia Project Driveway / Rios Project Driveway
Scenario:	Mid-Day Weekend Existing + Project
Minor St. Volume:	4
Major St. Volume:	738
Warrant Met?	NO

Both 1 Lane Approaches		2 or more Lane and One Lane Approaches		Both 2 or more Lane Approaches	
Major Street Total of Both Approaches	Minor Street High Volume Approach	Major Street Total of Both Approaches	Minor Street High Volume Approach	Major Street Total of Both Approaches	Minor Street High Volume Approach
370	280				
400	270	450	297	450	410
500	215	500	200	500	360
600	195	600	230	600	310
700	146	700	198	700	265
800	115	800	170	800	210
900	99	900	125	900	180
1000	85	1000	105	1000	140
1100	75	1100	90	1100	110
1200	75	1200	75	1150	100
1300	75	1300	75	1300	100

**Note: Values in Table are approximate, actual curves based upon 2nd order polynomial equation*

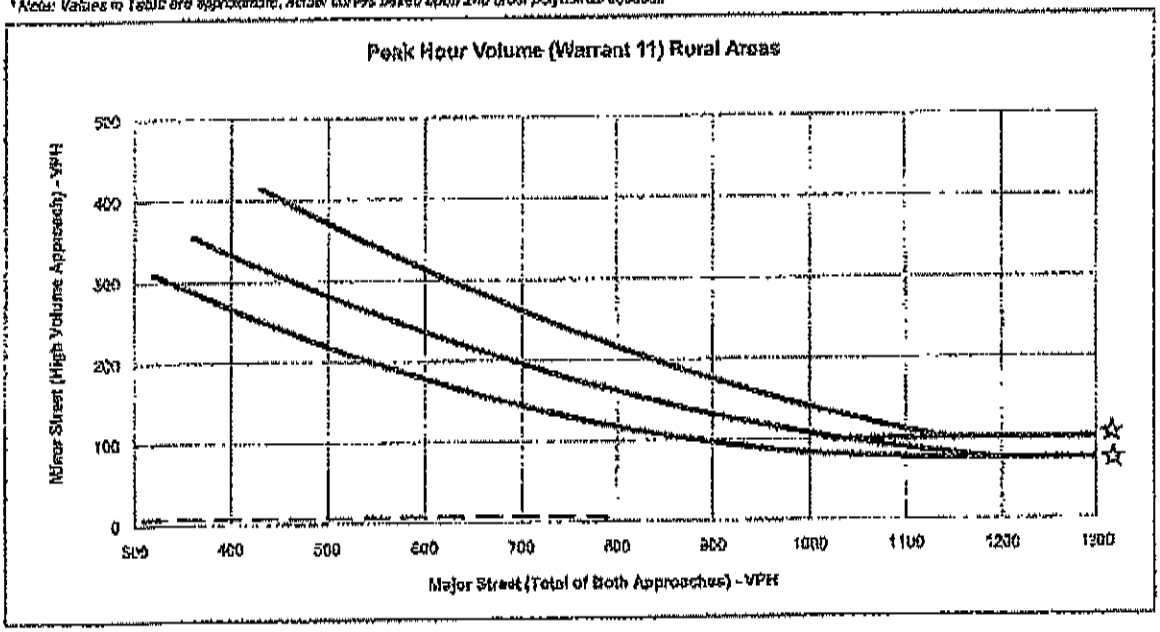


☆ NOTE:
100 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR MINOR STREET APPROACH WITH TWO OR MORE LANES AND 75 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

Intersection:	Silverado Trail / Maika Project Driveway / Titus Project Driveway
Scenario:	PM Weekday Near-Term+ Project
Minor St. Volume:	14
Major St. Volume:	750
Warrant Met?:	NO

Both 1 Lane Approaches		2 or more Lane and One Lane Approaches		Both 2 or more Lane Approaches	
Major Street Total of Both Approaches	Minor Street High Volume Approach	Major Street Total of Both Approaches	Minor Street High Volume Approach	Major Street Total of Both Approaches	Minor Street High Volume Approach
370	280				
400	270	450	287	430	110
500	216	500	280	500	360
600	165	600	230	600	310
700	140	700	199	700	265
800	116	800	170	800	210
900	99	900	148	900	180
1000	85	1000	105	1000	140
1100	75	1100	90	1100	110
1200	75	1200	76	1150	100
1300	75	1300	75	1200	100

Note: Values in Table are approximate, actual curves based upon 2nd order polynomial equation

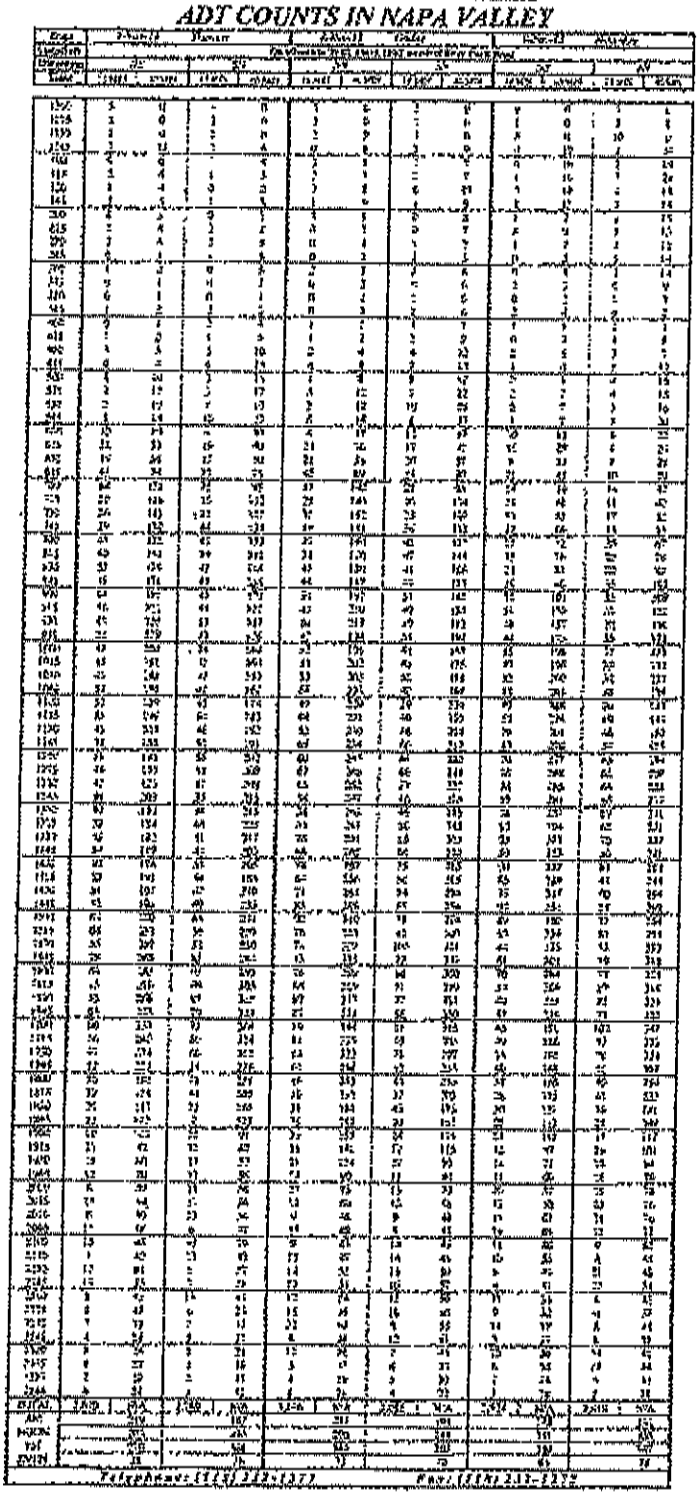


☆ NOTE:
100 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR MINOR STREET APPROACH WITH TWO OR MORE LANES AND 75 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

Intersection:	Silverado Trail / Meika Project Driveway / Titus Project Driveway
Scenario:	MD Weekend Near-Term + Project
Minor St. Volume:	7
Major St. Volume:	765
Warrant Met?:	NO

BAYMETRICS

ADT COUNTS IN NAPA VALLEY



RADAR SPEED SURVEY

OMNI--MEANS LTD.

Silverado Trail approaching Hoffka Access

DATE: 11/15/13 TIME START: 12:00pm TIME END: 1:00pm WEATHER: Clear ROAD TYPE: 2 Lanes

DIRECTION: Both SPEED LIMIT: 30 mph OBSERVER: o-m CALIBRATION TEST: Yes

SPEED	FREQUENCY	ACUM %	PERCENTAGE BREAKDOWN
			0---10---20---30---40---50---60---70---80---90---100
36	1	1.0	|*
37	2	3.0	|**
38	2	5.0	|**
39	4	9.0	|****
40	5	14.0	|*****
41	2	16.0	|**
42	5	21.0	|*****
43	8	29.0	|********
44	13	42.0	|*************
45	10	52.0	|**********
46	3	51.0	|***
47	9	69.0	|*********
48	9	78.0	|*********
49	4	82.0	|****
50	7	89.0	|*******
51	2	91.0	|**
52	3	94.0	|***
53	1	95.0	|*
54	2	97.0	|**
55	1	98.0	|*
56	1	99.0	|*
57	1	100.0	|*

0---10---20---30---40---50---60---70---80---90---100

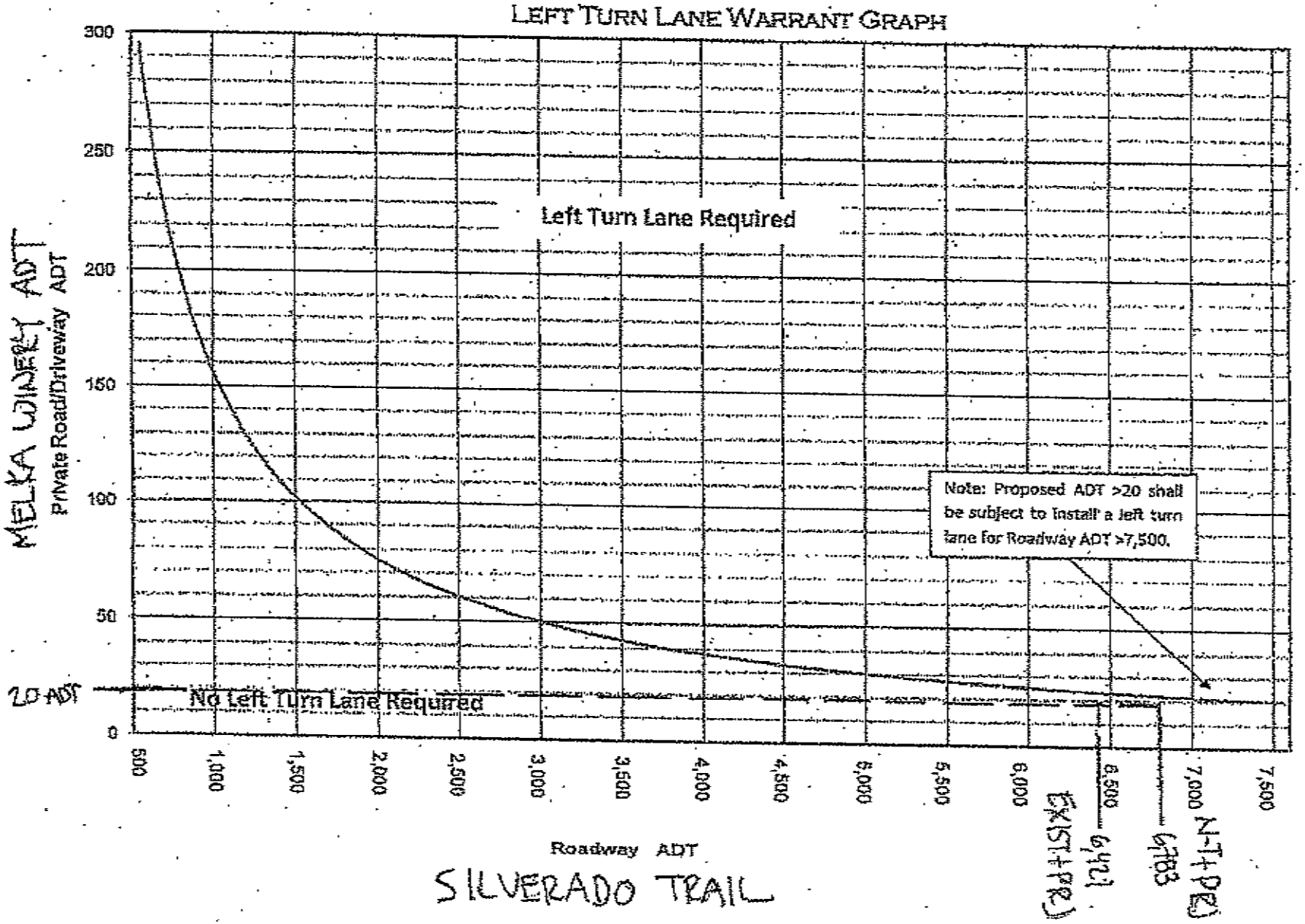
100

AVERAGE SPEED = 45.5
50th PERCENTILE = 44.8
85th PERCENTILE = 49.4
90th PERCENTILE = 50.5
95th PERCENTILE = 53

PACE = 41 - 50
% IN PACE = 75
VEHICLES IN PACE = 75

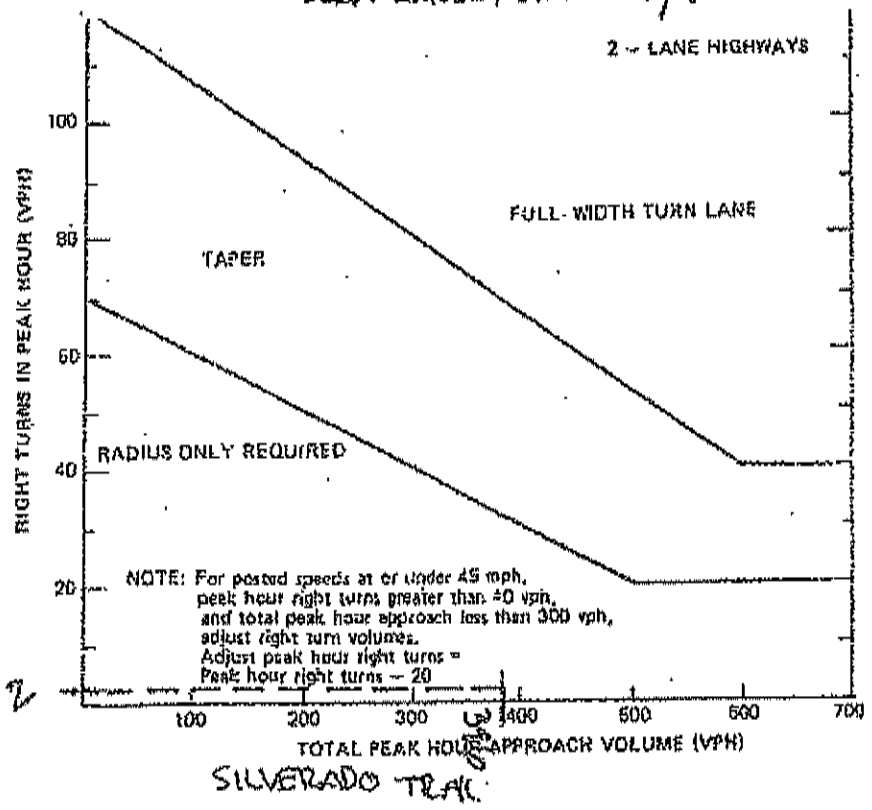
SAMPLE VARIANCE = 18.97339
STANDARD DEVIATION = 4.355685
RANGE 1ST = 56
RANGE 2ND = 36
RANGE 3RD = 100

MELKA WINERY DRIVEWAY/SILVERADO TRAIL



MELKA WINERY DRIVEWAY / SILVERADO TRAIL

MELKA WINERY DRIVEWAY



SILVERADO TRAIL

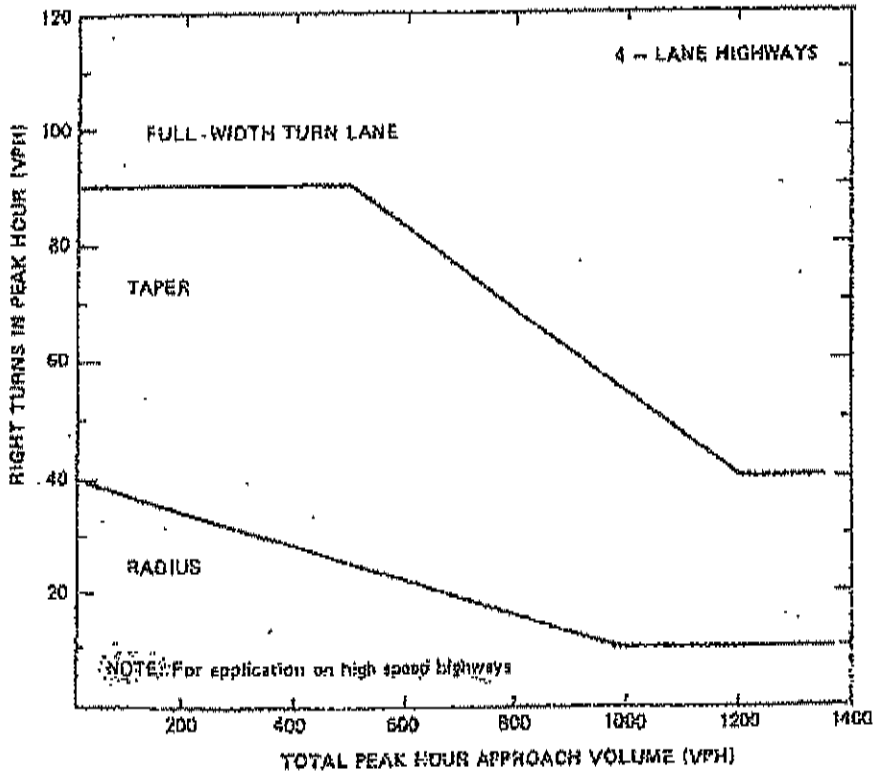


Figure 4-23. Traffic volume guidelines for design of right-turn lanes. (Source: Ref. 4-11)

"F"

Water Analysis

DELTA CONSULTING & ENGINEERING
OF ST. HELENA

February 09, 2015

John McDowell
Deputy Planning Director
County of Napa
1195 Third Street, 2nd Floor
Napa, CA 94559

RE: Melka winery project at 2900 Silverado Trail, St. Helena

John,

As requested during our conference call on February 05, 2015, with yourself, Shaveta Sharma (Napa County Planner), Andrew Simpson (Principal Engineer, Delta Consulting & Engineering), and myself, this letter is intended to provide a comparative analysis between the proposed water use and the available water capacity on the subject property at 2900 Silverado Trail in St. Helena (unincorporated Napa County).

Philippe and Cherie Melka are applying to Napa County to request approval for a 10,000 gallon per year winery on their 10.68 acre parcel. As part of the project, the owners are proposing to construct a new 2,675 square foot winery production building with a covered crush pad, and convert an existing barn to a winery/hospitality building. The requested marketing plan is as follows:

- Production Capacity: 10,000 Gallons Wine / Year
- Employees: 1 full-time, 1 part time
- Daily Visitors (By Appointment): 7 / day Weekends, 5 / day Weekdays
- Marketing Events: 2 / year with 30 Guests
- Wine Auction Related Events: 1 / year with 100 guests

The property also has an existing two-bedroom main residence, a 450 square foot pool, a two-bedroom guest house, a one-bedroom second unit, and 1.5 acres of vineyards. The following sections address the estimated water usage on the property derived from a summary of the existing and proposed water use on the subject parcel.

Proposed Water Usage
With the approval of the Winery Use Permit, the parcel will utilize water through the following means:

Residential Water Usage
Pool Water Usage
Vineyard Irrigation
Winery Domestic Water Use
Winery Process Water Use
Landscape Irrigation

Each of these categories is analyzed as follows:

Residential: Residence Water Usage
As noted above, the parcel has a main residence, a guest unit, and a second dwelling, culminating in a total of 5

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bedrooms on the parcel. Assuming the master bedroom in the main residence hosts two persons, while each additional bedroom hosts a single person, the theoretical number of occupants on the property is six persons. Using the City of St. Helena water use guidelines, the water usage is estimated as follows:

Residential Daily and Annual Water Usage

	Average Flow	Duration	Daily Use	Occupants	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Toilet	1.6 gal		3	6	28.8 gal	10,512 gal	0.03 af
Lavatory Faucet	1.5 gpm	0.25 min	3	6	6.75 gal	2,463.75 gal	0.01 af
Kitchen Faucet	2.0 gpm	4 min	1	6	48.0 gal	17,520 gal	0.05 af
Shower Head	2.0 gpm	8 min	1	6	96 gal	35,040 gal	0.11 af
Bath	22 gal		0.1	6	13.2 gal	4,818 gal	0.01 af
Clothes Washer	12 gal per load		0.37	6	26.64 gal	9,723.6 gal	0.03 af
Dish Washer	4 gal per cycle		0.5	6	12 gal	4,380 gal	0.01 af
Total					**231 gal**	**84,457 gal**	**0.26 af**

The residential water usage for the property is 231 gallons per day, or 0.26 acre-feet annually.

Residential: Pool Water Usage

The parcel has a pool on the property located between the main residence and guest house. The surface area of the pool is approximately 450 square feet. Based on historical local climate and evaporation data, the pools estimated water losses due to evaporation is identified in the table below:

Pool Water Usage

	Pool Area (sf)	Annual Evaporation (ft)	Annual Precipitation (ft)	Total Annual Water Loss (cf)	Total Annual Water Loss (gal)	Total Daily Water Loss (gal)	Total Annual Loss (acre-ft)
Existing Pool	450	5.14	2.92	1,003	7,501	20.55	0.02
Total	**450**	**5.14**	**2.92**	**1,003**	**7,501**	**20.55**	**0.02**

Additional detail on the derivation of these values can be found in **Appendix A** of this letter. Based on the evaporation losses of the pool, it is estimated the pool's water usage is 21 gallons per day, or 0.02 acre feet per year.

Vineyard Irrigation Water Usage

The vineyard on the property covers approximately 1.5 acres of land. Per irrigation data recorded by Silverado Farming Inc., the vineyard management company for the property, the water usage for vineyard irrigation is as follows:

Vineyard Irrigation Water Usage

	Vineyard Irrigation Totals		
	Gallons Per Day	Gallons Per Year	Acre-Feet Per Year
2013	163	59,675	0.183
2014	209	76,384	0.234
Average	**186**	**68,030**	**0.209**

Based on actual irrigation data, the average water usage for vineyard irrigation is 186 gallons per day, or 0.209 acre-feet per year.

Winery: Domestic Water Usage

The estimated winery domestic water usage is determined from the number of daily employees, visitors, and event guests. Using Napa County Environmental Management's Table 4 from 'Regulations for Design, Construction, and Installation of Alternative Sewage Treatment Systems', daily and annual water usage for visitors, employees, and event guests is estimated as:

Winery Domestic Water Usage Estimation

Use Type	Maximum Quantity (persons)	Water Demand (GPP)*	Days Contributed	Gallons per Day	Annual Water Generated (gallons)	
Weekend Guests per Day	7	3	104	21	2,184	
Weekday Guests per Day	5	3	261	15	3,915	
Staff per Day	1	15	365	15	5,475	
Marketing Events	30	15	2	450	900	
Wine-Auction Related Events	100	15	1	1,500	1,500	
			Total Estimated Water Usage =		13,974	**Gallons per year**
				Average Daily Water Usage=	38	gpd

**GPP = gallons per person; Values From Napa County Department of Environmental Management*

The annual estimated winery domestic water usage is 38 gallons per day, or 0.043 acre-feet per year.

Winery: Process Water Usage

The winery proposes to produce a maximum of 10,000 gallons of wine per year. Based on industry standard information, a typical winery uses between 4-10 gallons of water per gallon of wine produced. For the purpose of this analysis, an estimation of 8 gallons water required per gallon wine produced will be used. Therefore, it is estimated that the winery production process will consume approximately 80,000 gallons of water per year. This equates to 219 gallons per day, or 0.25 acre-feet per year

Winery: Landscape Irrigation Water Usage

The landscaping on the property is limited to plants and shrubs requiring drip-irrigation only. Wasteful and inefficient spray-irrigation typical of lawns and grasses are not used on the parcel. In addition, the residential landscaping is currently equipped with smart yard sensors to limit irrigation water use.

It is unknown the exact extent of landscaping proposed with the winery at this time, but for the purpose of this letter a conservative assumption of 22,000 square feet, or 0.5 acres, will be planted with drip-irrigation planting.

On an annual basis, this report assumes the landscaping is watered seven days per week from June through September, two days per week in October and from March through May, and receives no irrigation from November through February. This analysis assumes the typical emitter flowrate is 0.5 gallon per hour, emitter spacing 3 feet, and the system is turned 'on' for 30 minutes per day on watering days. Based on a detailed analysis which can be viewed in **Appendix B** of this letter, the estimated water usage for landscape irrigation is approximately 313 gallons per day, or 0.35 acre feet water per year.

Total Parcel Water Usage

Accounting for all of the water uses on the parcel, the estimated proposed daily and annual water usage is noted in the table below:

Total Proposed Water Usage

	Water Use	
	Gallons Per Day	Acre-Feet Per Year
Residential Water Usage	231	0.259
Pool Water Usage	21	0.024
Vineyard Irrigation	186	0.209
Winery Domestic Water Usage	38	0.043
Winery Process Water Usage	219	0.245
Landscape Irrgation	313	0.351
Total	**1,008**	**1.130**

The total proposed water demand for the property, including the winery, is estimated to be 1,008 gallons per day or 1.130 acre-feet per year. This equates to the daily water demand to be 0.7 gallons per minute from the well.

Available Water Capacity

The parcel's water is sourced from an existing well. The well location, along with the well's proximity to neighboring wells, is included as **Appendix C** of this letter.

The water availability is based on the capacity of this individual well. A well-yield test for this well was completed in August of 2012; a dry month at the onset of the drought. The well yield test determined a stabilized water yield of 75 gallons per minute with a drawdown of 132 feet. See **Appendix D** of this letter for a copy of this well yield report. The water demand for the proposed property uses is less than 1% of the available water capacity from the on-site well. In order for the well to meet the daily water demand, the pump would need to be 'on' for less than 15 minutes per day.

Drought Year Water Conservation

With regard to the past, current, and any future drought year(s), the owners will practice sustainable winegrowing techniques in the existing vineyard to reduce water demand, and the winery landscape plan includes a water efficient landscape portfolio, reducing the landscape irrigation requirements especially as plants mature. In a very severe drought, landscaping irrigation would be reduced the minimum amount needed to keep the plants alive.

Water Quality Standards

The quality of the water for the vines will continue as is, while the water for the winery will be treated to meet any applicable water standards.

Conclusion

In closing, while the water use for the residence, residential landscaping, and the vineyard are not a part of the winery use permit application, their estimated annual water demand is included in this brief to highlight the fact that the total water demand for the parcel's uses, including the winery, is less than 1% of the available water.

Sincerely,

Andrew Simpson, PE
Principal

DELTA CONSULTING & ENGINEERING
OF ST. HELENA

APPENDIX A

Pool Water Useage

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DELTA CONSULTING & ENGINEERING
OF ST. HELENA

Melka Use Permit
Proposed Water Usage Analysis

Water Usage Due to Evaporation

	Information Source	Location
Rainfall	California Department of Water Resources	St. Helena
Pan Evaporation	Western Regional Climate Center	Warm Springs Dam, CA
Temperatures	California Department of Water Resources	Healdsburg, CA

	Precipitation		Evaporation		Average Temperatures		
Month	Avg Rainfall (in)	10-Year Rainfall[a] (in)	PAN Evaporation (in)	Lake Evaporation[b] (in)	High (°F)	Low (°F)	Month
Jan	7.48	10.47	1.17	0.90	58.0	37.8	Jan
Feb	6.46	9.04	1.83	1.41	62.5	40.3	Feb
Mar	4.59	6.43	3.23	2.49	66.3	41.8	Mar
Apr	2.14	3.00	5.37	4.13	73.0	44.2	Apr
May	0.84	1.18	7.83	6.03	79.2	48.0	May
Jun	0.23	0.32	9.33	7.18	85.5	52.1	Jun
Jul	0.03	0.04	10.04	7.73	89.3	53.9	Jul
Aug	0.08	0.11	8.49	6.54	88.3	53.6	Aug
Sep	0.27	0.38	6.58	5.07	85.6	51.6	Sep
Oct	1.87	2.62	4.59	3.53	77.7	47.2	Oct
Nov	4.06	5.68	2.10	1.62	65.1	41.6	Nov
Dec	6.94	9.72	1.17	0.90	58.4	36.7	Dec
	34.99	45.99	61.73	47.53	89.3	36.7	<--Max/Min Temp (°F)
					Jul	Dec	<--Max/Min Month

Residential Pool Water Usage: 450 sf

Pool Water Usage

	Pool Area (sf)	Annual Evaporation	Annual Precipitation	Total Annual Water Loss (cf)	Total Annual Water Loss	Total Daily Water Loss	Total Annual Loss (acre-ft)
Existing Pool	450	5.14	2.92	1,003	7,501	20.55	0.02
Total	**450**	**5.14**	**2.92**	**1,003**	**7,501**	**20.55**	**0.02**

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APPENDIX B

Landscape Water Useage

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Appendix B
Proposed Water Usage Analysis

PROPOSED WATER USAGE ANALYSIS

Landscaping Watering Requirements

	Jun - Sep	Mar - May, Oct	Nov - Feb	
Irrigation Days/Wk	7	2	0	
Hours/Irrigation Day	0.5	0.5	0.5	
Irrigation hours/month	15	4	0	
Irrigation hours (annual total)	78			hrs
Emitter Spacing	3			ft
Emmitter Lateral Influence	2.5			ft
Area per Emitter	7.5			sf
Emitter Flow Rate (gph)	0.5			gph

Calculations - Landscaping Areas

	Area (sf)	Area with Drip Irrigation (sf)	Number of Drip Emmiters	Irrigation Hours (annual	Total Daily Flow (gpd)	Total Annual Flow (gal)
Parcel Landscaping	22,000	22,000	2933	78.0	313.4	**114,391**
					Acre-ft--->	0.35

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OF ST. HELENA

APPENDIX C:

Well Location Exhibit

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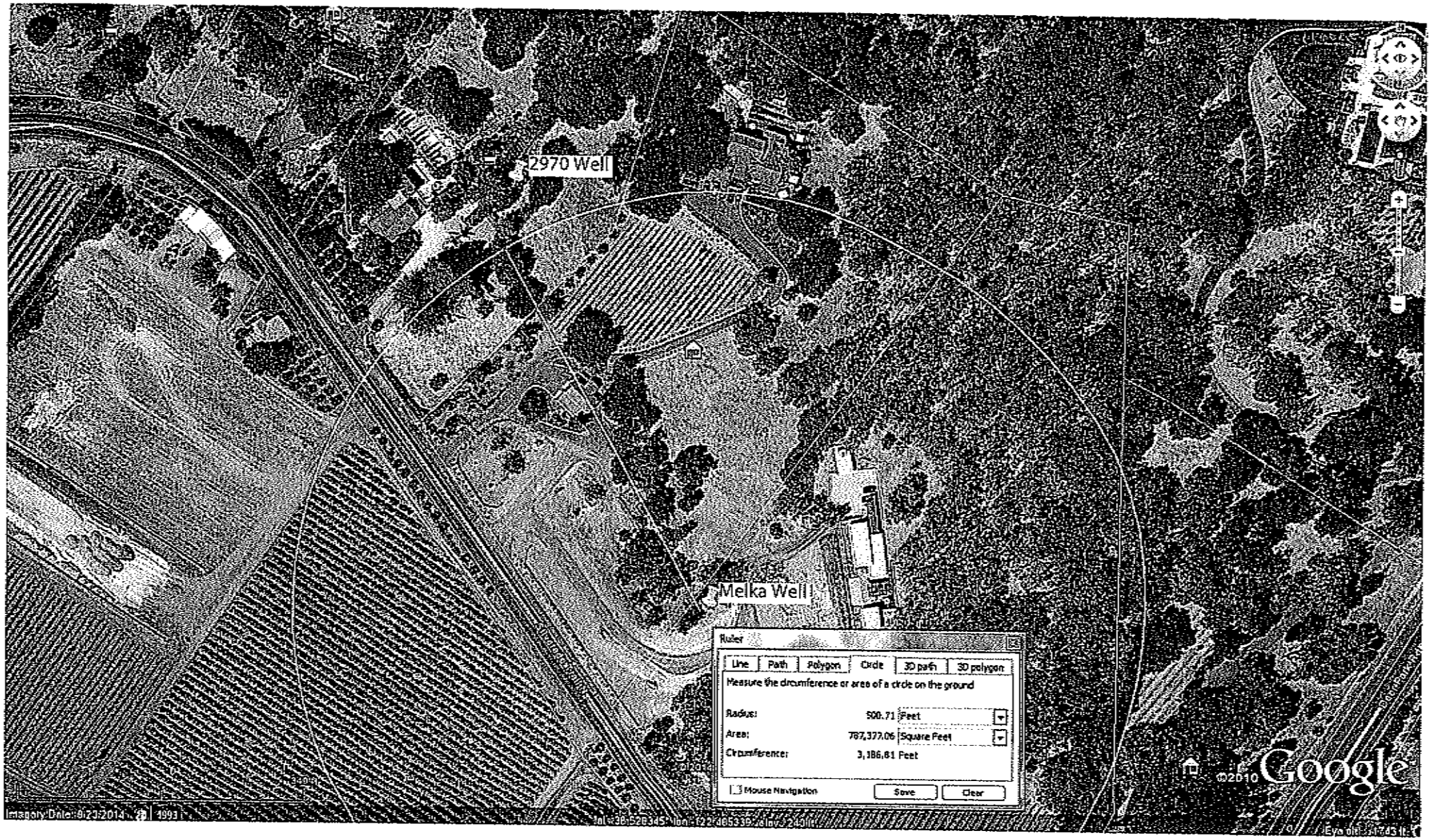
Appendix C: Source Well Location



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OF ST. HELENA

APPENDIX D

Well Yield Results

1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
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IMBODEN PUMP
SINCE 1946
1030 PUEBLO AVENUE • NAPA, CALIFORNIA 94558
(707) 252-6493 • LIC.# 404594
FAX (707) 226-1580

WELL TEST & REPORT

DATE: 08/28/12

OWNER: MELKA PROPERTY

ADDRESS: SILVERADO TRAIL

WELL DEPTH: 392 **DIAMETER: 5"** **CASING: PVC**

PUMP SETTING: 357' **PUMP HP: 10** **DROP PIPE: 2"GALV.**

POWER & VOLTAGE: 460, 3 PH **DROP CABLE: 10-4 FJ**

PUMP MODEL:

TANK SIZE & MODEL:

WATER LEVEL AT START OF TEST: 32' **GPM: 111**

WATER LEVEL AT END OF TEST: 164' **GPM: 75**

LENGTH OF TEST: 2 HOUR, 40 MINUTES

****THIS TEST IS BASED ON THE WELL PRODUCTION AS OF THE DAY OF THE TEST ONLY. THE WELL MAY PRODUCE MORE OR LESS WATER THROUGHOUT THE YEAR.****

RESPECTFULLY,
IMBODEN PUMP

DATE: 08/28/12

OWNER: MELKA PROPERTY

ADDRESS: SILVERADO TRAIL

TIME	WATER LEVEL	BACK PRESSURE	WATER COLOR	SAND	GPM
1:20pm	32'	0	CLOUDY	?	111
1:25pm	150'	0	CLOUDY	?	100
1:30pm	165'	0	CLOUDY	?	100
1:40pm	172'	0	CLOUDY	YES	100
1:50pm	177'	0	CLOUDY	YES	100
2:00pm	181'	0	CLOUDY	YES	100
2:10pm	183.5'	0	CLOUDY	YES	100
2:25pm	187'	0	LT/CLOUDY	NO	96.5
2:40pm	189'	0	LT/CLOUDY	NO	96.5
2:50pm	190.5'	0	CLEAR	NO	96.5
2:52pm	190.5'	50	CLEAR	NO	75
3:00pm	168'	55	LT/CLOUDY	NO	75
3:10pm	164'	55	CLEAR	NO	75
3:20pm	164'	55	CLEAR	NO	75
3:30pm	164'	55	CLEAR	NO	75
3:40pm	164'	55	CLEAR	NO	75
3:50pm	164'	55	CLEAR	NO	75
4:00pm	164'	55	CLEAR	NO	75

TIME	WATER LEVEL	BACK PRESSURE	WATER COLOR	SAND	GPM
4:03pm	75'				
4:10pm	60'				
4:15pm	54'				

"G"

Application

FILE # P14-00209

A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____
TYPE OF APPLICATION: _____ Date Published: _____
REQUEST: Lot Line Adj fees under P14-00208 Date Complete: _____

TO BE COMPLETED BY APPLICANT

PROJECT NAME: MELKA WINERY

Assessor's Parcel #: 021-352-041 Existing Parcel Size: 10.68 ac

Site Address/Location: 2900 (No.) Silverado Trl (Street) U (City) St Helena (State) CA (Zip) 94574

Property Owner's Name: Philippe + Cheryl Melka

Mailing Address: 2900 (No.) Silverado Trl N (Street) St Helena (City) CA (State) 94574 (Zip)

Telephone #: (707) 695-7687 Fax #: (707) 963-4576 E-Mail: cherieemelka@yahoo.com

Applicant's Name: Philippe + Cheryl Melka

Mailing Address: Same (No.) (Street) (City) (State) (Zip)

Telephone #: (___) ___ - ___ Fax #: (___) ___ - ___ E-Mail: ___

Status of Applicant's Interest in Property: ___

Representative Name: ___

Mailing Address: ___ (No.) (Street) (City) (State) (Zip)

Telephone # (___) ___ Fax #: (___) ___ E-Mail: ___

I certify that all the information contained in this application, 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 my knowledge. I 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.

Signature of Property Owner — Date: 6/13/14
Print Name: Cheryl Melka

Signature of Applicant — Date: 6/13/14
Print Name: Cheryl Melka

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
Total Fees: $_____ Receipt No. _____ Received by: _____ Date: _____

Proposed Project Statement

The applicant desires to convert an existing 2309 ft^2 building into an accessory structure to a winery and to construct a 3848 ft^2 winery on applicant's parcel located at 2900 Silverado Trail, St. Helena, CA otherwise known as Napa County Assessor's parcel 021-352-041. The parcel is located within the Agricultural Watershed (AW) zoning.

The existing building is currently a garage (lower level) and a single bedroom second unit (upper level). The garage is proposed to be converted to accessory winery use and storage and the second unit is proposed to be converted to winery hospitality space.

The proposed building is for the main winery operations (crushing, fermentation, pressing, barrel storage, etc) and includes storage for winery related fittings/hoses/pumps and the winemaker's office.

In order to maintain the aesthetics and visual balance of the parcel, the proposed winery building is to be placed no closer to the Silverado Trail than the existing garage building and landscaped berms are proposed to be constructed along the parcel's Silverado Trail frontage to minimize any potential visual impact of the buildings. Absent granting of the variance, the proposed winery building would be located on the hillside while the existing building (proposed winery accessory building) will be located approximately 400 feet away. As such, in addition to the environmental constraints presented by the parcel's configuration and discussed herein, the adherence to the 600 foot setback locates the winery building in a location which creates a situation where either the winery building increases in size to accommodate for the loss of the accessory area or the winery effectively operates in two building located approximately 400 feet distant.

The applicant requests a variance from the 600 foot winery setback from the Silverado Trail based on environmental constraints as discussed in this application.

REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

This variance is requested for relief from the 600 foot setback from the centerline of the Silverado Trail for a winery building. Adherence to the setback requires the building to be sited on slopes in excess of 30% which would necessitate extensive earth moving and grading for the building, outdoor work areas, emergency access and turnarounds. The associated grading would require a use permit exception from the Conservation Regulations for grading on slopes in excess of 30% and removal of a significant number of oak trees. Based on the natural topography of the parcel and the environmental constraints, this variance is requested to construct the winery with a 160 foot setback to avoid a significant amount of hillside earth moving, tree removal, and to preserve the natural view of the parcel. Strict application of the setback would cause an excessive amount of unnecessary earth movement and grading on steep slopes and removal of native oak trees to the detriment of the parcel's natural terrain and view from afar.

Numerous winery projects have been granted variances from the 600 foot setback in order to avoid parcel constraints (excessive slopes, floodway/ floodplain, natural resources, etc.). For example, the Titus Winery use permit and variance was approved by the Napa County Planning Commission in May, 2014. (Titus Winery is located on the parcel to the west of the subject parcel.) The variance was granted for relief from the 600 foot setback in order to avoid placing the winery structure within the floodway of the Napa River.

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

The granting of the variance preserves the substantial property rights for which numerous parcels which have been granted under their winery use permits by allowing winery buildings to be sited in an appropriate location which is 'fitting' with the given topography or localized environment of the particular site. Further, the granting of the variance avoids the unnecessary grading on steep slopes and the removal of native oak trees both of which would be to the detriment of the parcel and thusly diminishing the overall enjoyment of the parcel due to the grading scars and native tree removal.

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

Granting of the variance will not adversely affect the health or safety of persons residing or working in the vicinity of the parcel and will not be materially detrimental to the public welfare or injurious to property or improvements in the area as the location of the building does not affect either the health or safety of persons residing or working in the vicinity nor be detrimental to the public welfare or injurious to property in the area. The granting of the variance allows the building to be located away from a hillside site which preserves the natural view of the parcel from afar and in does not cause a nuisance, health, safety situation to persons in the area or is a detriment to the public welfare.

INDEMNIFICATION AGREEMENT

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.

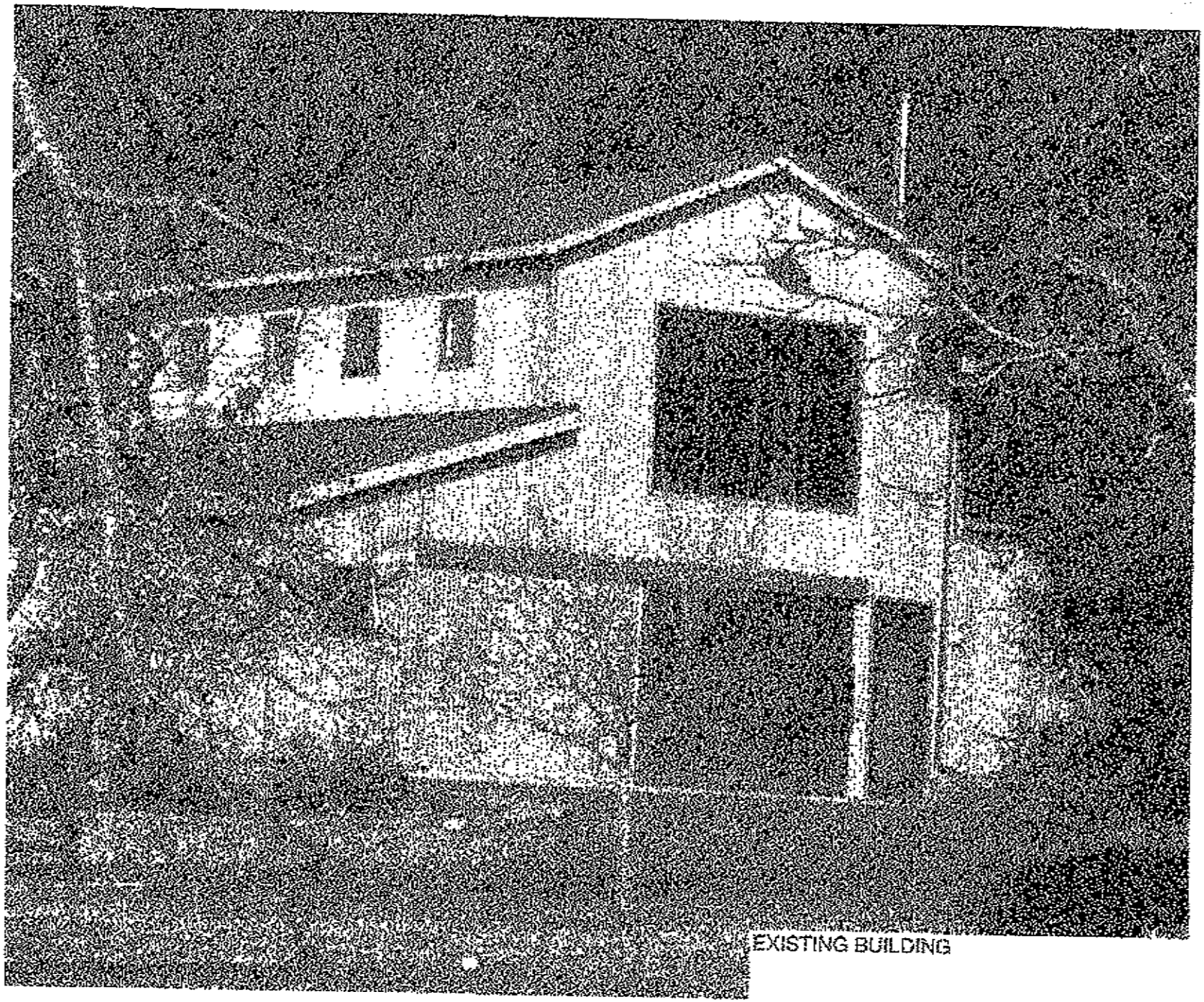
In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not 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.

Applicant

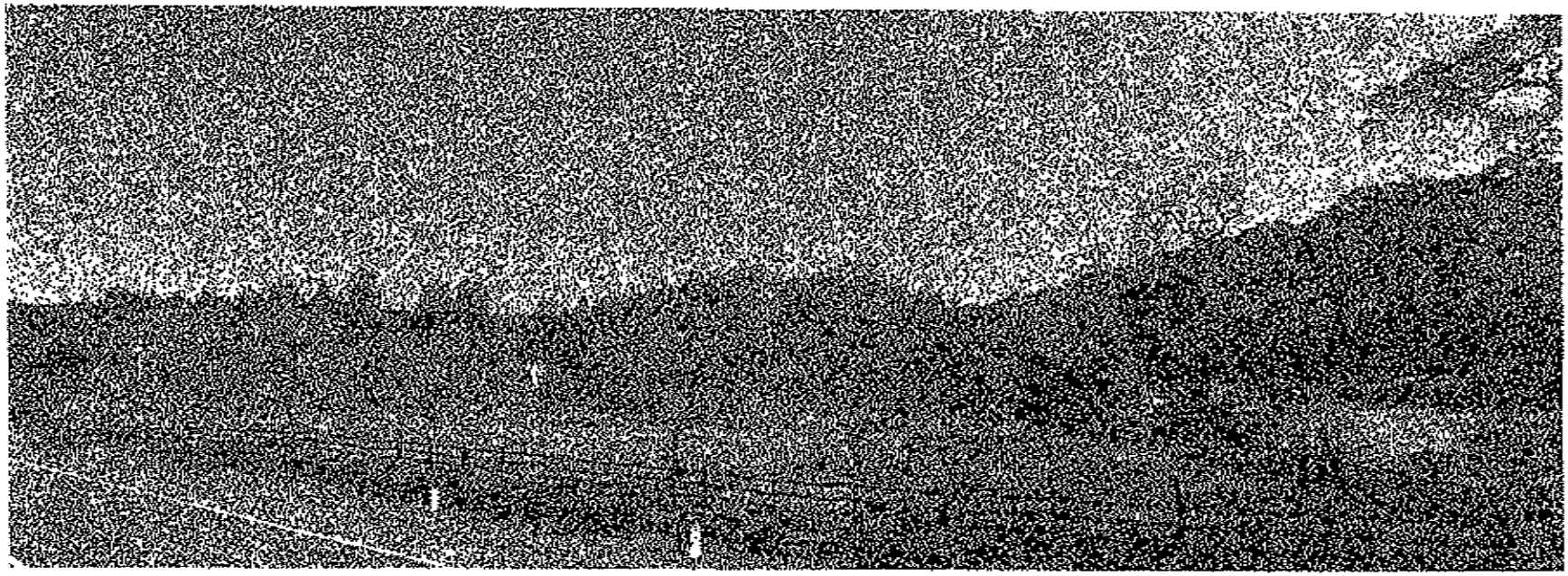
Property Owner (if other than Applicant)

6/13/17
Date

Project Identification



EXISTING BUILDING



VIEW FROM SILVERADO
TRAIL- NORTH/EAST

VIEW FROM SILVERADO
TRAIL- SOUTH/EAST

File № P14-00208

Napa County
Conservation, Development, and Planning Department
1195 Third Street, Suite 210, Napa, California, 94559 *phone* (707) 253-4417
web www.countyofnapa.org/cdp/ *email* cdp@countyofnapa.org

A Tradition of Stewardship
A Commitment to Service

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit

Date Submitted: 6-16-14 Resubmittal(s): Date Complete:

Request:

*Application Fee Deposit: $ 5000.00 Receipt No. 102667 Received by: SO Date: 6-16-14

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: Melka Winery

Assessor's Parcel №: 021-352-041 Existing Parcel Size: 10.68 ac.

Site Address/Location: 2900 Silverado Trail North (No. Street) Saint Helena, CA 94574 (City, State, Zip)

Primary Contact: ☑ Owner ☐ Applicant ☐ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Cherie & Philippe Melka

Mailing Address: 2900 Silverado Trail North (No. Street) Saint Helena, CA 94574 (City, State, Zip)

Telephone №(707) 695-7687 E-Mail: cherie@melkawines.com

Applicant (if other than property owner):

Mailing Address: (No. Street, City, State, Zip)

Telephone №(____) ____ - ____ E-Mail:

Representative (if applicable):

Mailing Address: (No. Street, City, State, Zip)

Telephone №(____) ____ - ____ E-Mail:

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):
This project proposes a new small winery with a permit for a 10,000 gallon annual production. The existing 2,309 square foot barn located on the property (currently a garage on the lower level and a bedroom on the upper level) is proposed to be converted to accessory winery use, storage and hospitality space. The proposed building construction of an additional 2674square feet, is for the main winery operations including fermentation, pressing, barrel storage, etc. . .The new building will esthetically be very similar to the existing structure by virtue of its materials and colors used (rendering also submitted with this application).

The winery will be located on the Silverado Trail just north of Deer Park Road and south of Bernmouth Drive. The vision for this winery is to bring back to Napa Valley the original roots of winemaking with the facility having very minimal modern technology. Crafting high end Napa Valley wines since 1996 has been the focus for Melka Wines and granting this Use Permit Application will allow a recognized world class winemaker the opportunity to have a permanent facility in which to produce his own brand.

Since the production for Melka wines are so small, the marketing plan is also very limited. We envision hosting only those consumers that are high end wine collectors, which means that not only are tastings by appt only, but the potential visitors will be screened before an appointment can be granted.

What, if any, additional licenses or approvals will be required to allow the use?

District_____ Regional_____

State California Alcohol Beverage Commission Federal Transfer TTB BWF from current location

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):
The existing barn located on the property will need only minor interior improvements to become a permitted commercial building. The ADA requirements will also need to be implemented which will be the addition of a lift and ramped walkways, as well as door threshold improvements. The provided architectural renderings will accurately show the proposed overall visual and color of both buildings. There will be a total of 7 parking spaces which will be accessible by the newly constructed driveway for 2900 Silverado Trail. The driveway will split with employees and visitors passing through a gated driveway to access the two winery buildings, and residential visitors will pass through an additional gate for access to the residence.

The distance of the buildings from the Silverado Trail require that Napa County grant Melka Wines a variance with regard to setback (variance application also submitted). The existing building is currently 165 feet from the Silverado Trail, and applicant is proposing to construct a new building at an equal distance. Landscaped berms are proposed to be constructed along the parcel's Silverado Trail frontage to minimize any potential visual impact of the buildings.

The landscape plan will show that plantings on the berm are with a combination of "Pacific Mist" (236 - 1 along plants 4' off centyer) and "Louise Edmunds" (277 - 5 or 1 gallon plants 5' off center). These two varieties will grow to approximately 4 feet in height, which ontop of the berm, will minimize any potential visual impact the buildings may have.

Improvements, cont.

Total on-site parking spaces: 2 existing 5 proposed

Loading areas: _____ existing _____ proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1-Hr ☐ Type III N

☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)

(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland interface area? ☐ Yes ☐ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): _____ acres

Employment and Hours of Operation

Days of operation:	_____ existing	Mon - Sat proposed
Hours of operation:	_____ existing	7:00am - 5:00pm ~~9:00am - 6:00pm~~ proposed
Anticipated number of employee shifts:	_____ existing	1 proposed
Anticipated shift hours:	_____ existing	7:00am - 5:00pm ~~9:00am - 6:00pm~~ proposed

Maximum Number of on-site employees:

☑ 10 or fewer ☐ 11-24 ☐ 25 or greater (specify number) _____

Alternately, you may identify a specific number of on-site employees:

☑ other (specify number) 4

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.

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Cherie Melka

Print Name of Property Owner	Print Name Signature of Applicant (if different)
Signature of Property Owner Date	Signature of Applicant Date

Supplemental Application for Winery Uses

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	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None
Tours and Tasting - Open to the Public	☐ Existing			
Tours and Tasting - By Appointment	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None
Food at Tours and Tastings	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None
Marketing Events*	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None
Food at Marketing Events	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None
Will food be prepared...	☐ On-Site?	☑ Catered?		
Public display of art or wine-related items	☐ Existing	☐ Expanded	☐ Newly Proposed	☑ None

** For reference please see definition of "Marketing," at Napa County Code §18.08.370 - http://library.municode.com/index.aspx?clientId=16519*

Production Capacity *

Please identify the winery's...

Existing production capacity: _____ gal/y Per permit #s: _____ Permit date: _____

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

Proposed production capacity: 10,000 gal/y

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

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	_____ existing	5 M-F; 7 Sa & Su proposed
Average daily tours and tastings visitation[1]:	_____ existing	_____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	_____ existing	10:00am - 4:00pm proposed
Non-Harvest Production hours[2]:	_____ existing	7:00am - 5:00 pm proposed

[1] Average daily visitation is required primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.
[2] 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).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

The proposed marketing plan envisioned for Melka winery represents a small focused promotional effort that is consistent with other small wineries of its size in the Napa Valley. The intent is to create a quality, high end experience for invited consumers and wine trade professionals.

No public tours will be offered. Private tours by appointment only to invited customers and industry professionals. Maximum number of guest for tour and tastings will be seven. Tastings will occur between the hours of 10:00 a.m. and ~~5:00 p.m.~~ 4:00p.m. On days when a promotional event is scheduled, no tours or tastings will be conducted.

Promotional events for customers would be at maximum of twice per year with an average attendance of 30 people and largest event being Napa Valley Auction related with a maximum of 100 people. These events will always be catered using the winery kitchen exclusively for plating purposes.

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 the proposed Melka Winery will exclusively be catered with no on-site food preparation. Promotional events will be a maximum of twice per year with an average attendance of 3 people. Exception to that would be during Auction Napa Valley, where a promotional event could reach a potential maximum of 100 people. The winery kitchen will be used exclusively for plating of the food by the catering company. All utensil, plates, etc....used for any event will be rented by the catering company and therefore cleaned/washed by them off site.

Revised 11.5.14
&
1.7.15

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "e." 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	0 sq. ft.	_____ acres
Proposed	2,309 (exist) 2675 develop sq. ft.	4,984 = 0.11 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).

18,050 sq. ft.	0.414 acres	3.88 % 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	0 sq. ft.	Proposed	2309 (ex) + 2675 = 4984 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	0 sq. ft.	_____ % of production facility
Proposed	2,309 (exist) sq. ft.	37.5 % of production facility

Caves and Crushpads

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)

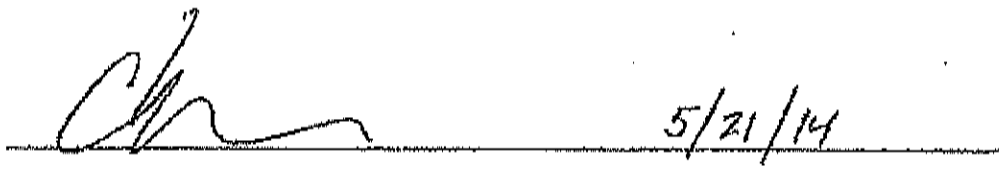
☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Covered crush pad area	Existing: 0 sq. ft.	Proposed: 875 sq. ft.
Uncovered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.

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

5/21/14

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.

Water Supply/ Waste Disposal Information Sheet

Water Supply (For all existing and proposed facilities to be served by Well #1 shown on site map)

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	Well #1	Well #1
Name of proposed water supplier (if water company, city, district):	N/A	N/A
Is annexation needed?	☐ Yes ☑ No	☐ Yes ☑ No
Current water use:	630 gallons per day (gal/d)	
Current water source:	Well #1	Well #1
Anticipated future water demand:	1,211 (peak) gal/d	N/A gal/d
Water availability (in gallons/minute):	75 gal/m	75 gal/m
Capacity of water storage system:	3,000 (Residential) gal 5,000 (Winery)	13,525 gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	Winery: 12,000 gallons (proposed tank) Residential: 1,250 gallons (existing pool) 400 gallons (existing tank)	

Liquid Waste (Related to the proposed winery facilities only)

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage	Process WW
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	On Site Septic System	Hold & Haul System
Name of disposal agency (if sewage district, city, community system):	N/A	East Bay MUD
Is annexation needed?	☐ Yes ☑ No	☐ Yes ☑ No
Current waste flows (peak flow):	150 gal/d	0 gal/d
Anticipated future waste flows (peak flow):	51 gal/d	500 gal/d
Future waste disposal design capacity:	150 gal/d	500 gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): On Site And/Or Approved Permitted Facility

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: 1	x 3.05 one-way trips per employee	=	3.05	daily trips.
Number of PT employees: 1	x 1.90 one-way trips per employee	=	1.90	daily trips.
Average number of weekday visitors: 5	/ 2.6 visitors per vehicle x 2 one-way trips	=	3.85	daily trips.
Gallons of production: 10,000	/ 1,000 x .009 truck trips daily[3] x 2 one-way trips	=	0.18	daily trips.
	Total	=	8.98	daily trips.
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .88)		=	3.03	PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): 1	x 3.05 one-way trips per employee	=	3.05	daily trips.
Number of PT employees (on Saturdays): 1	x 1.90 one-way trips per employee	=	1.90	daily trips.
Average number of Saturday visitors: 7	/ 2. 8 visitors per vehicle x 2 one-way trips	=	5.00	daily trips.
	Total	=	9.95	daily trips.
(No of FT employees) + (No of PT employees/2) + (visitor trips x .57)		=	4.35	PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): 1	x 3.05 one-way trips per employee	=	3.05	daily trips.
Number of PT employees (during crush): 3	x 1.90 one-way trips per employee	=	5.70	daily trips.
Average number of Saturday visitors: 7	/ 2. 8 visitors per vehicle x 2 one-way trips	=	5.00	daily trips.
Gallons of production: 10,000	/ 1,000 x .009 truck trips daily x 2 one-way trips	=	0.18	daily trips.
Avg. annual tons of grape on-haul: 20	/ 144 truck trips daily[4] x 2 one-way trips	=	0.27	daily trips.
	Total	=	14.20	daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 6	x 2 one-way trips per staff person	=	12.00	trips.
Number of visitors (largest event): 100	/ 2.8 visitors per vehicle x 2 one-way trips	=	71.43	trips.
Number of special event truck trips (largest event): 2	x 2 one-way trips	=	4.00	trips.

[3] Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).
[4] Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION

BUSINESS ACTIVITIES

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only) | EPA ID # (Hazardous Waste Only) 2

BUSINESS NAME (Same as Facility Name or DBA-Doing Business As) Melka Winery 3

BUSINESS SITE ADDRESS 2800 Silverado Trail 101 | CA | ZIP CODE 94574 103

BUSINESS SITE CITY Napa County 105 | PHONE 107

CONTACT NAME Philippe & Cherie Melka

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF...	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☐ YES ☒ NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	○ YES ● NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	○ YES ● NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank)(Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	○ YES ● NO 8	NO FORM REQUIRED TO CUPA!
E. HAZARDOUS WASTE Generate hazardous waste?	○ YES ● NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	○ YES ● NO 10	RECYCLABLE MATERIALS REPORT (one per recycle)
Treat hazardous waste on-site?	○ YES ● NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	○ YES ● NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	○ YES ● NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	○ YES ● NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	○ YES ● NO 16a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	○ YES ● NO 16b	See CUPA for required forms.

15

F. LOCAL REQUIREMENTS
(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)

NAPA COUNTY CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS
APPENDIX A – PROJECT APPLICABILITY CHECKLIST

Construction Site Runoff Control Applicability Checklist	County of Napa Department of Public Works 1195 Third Street, Suite 201 Napa, CA 94559 (707) 253-4351 www.co.napa.ca.us/publicworks

Project Address:	Assessor Parcel Number(s):	Project Number: *(for County use Only)*
2900 Silverado Trail St. Helena, CA 94574	021-352-041	

INSTRUCTIONS

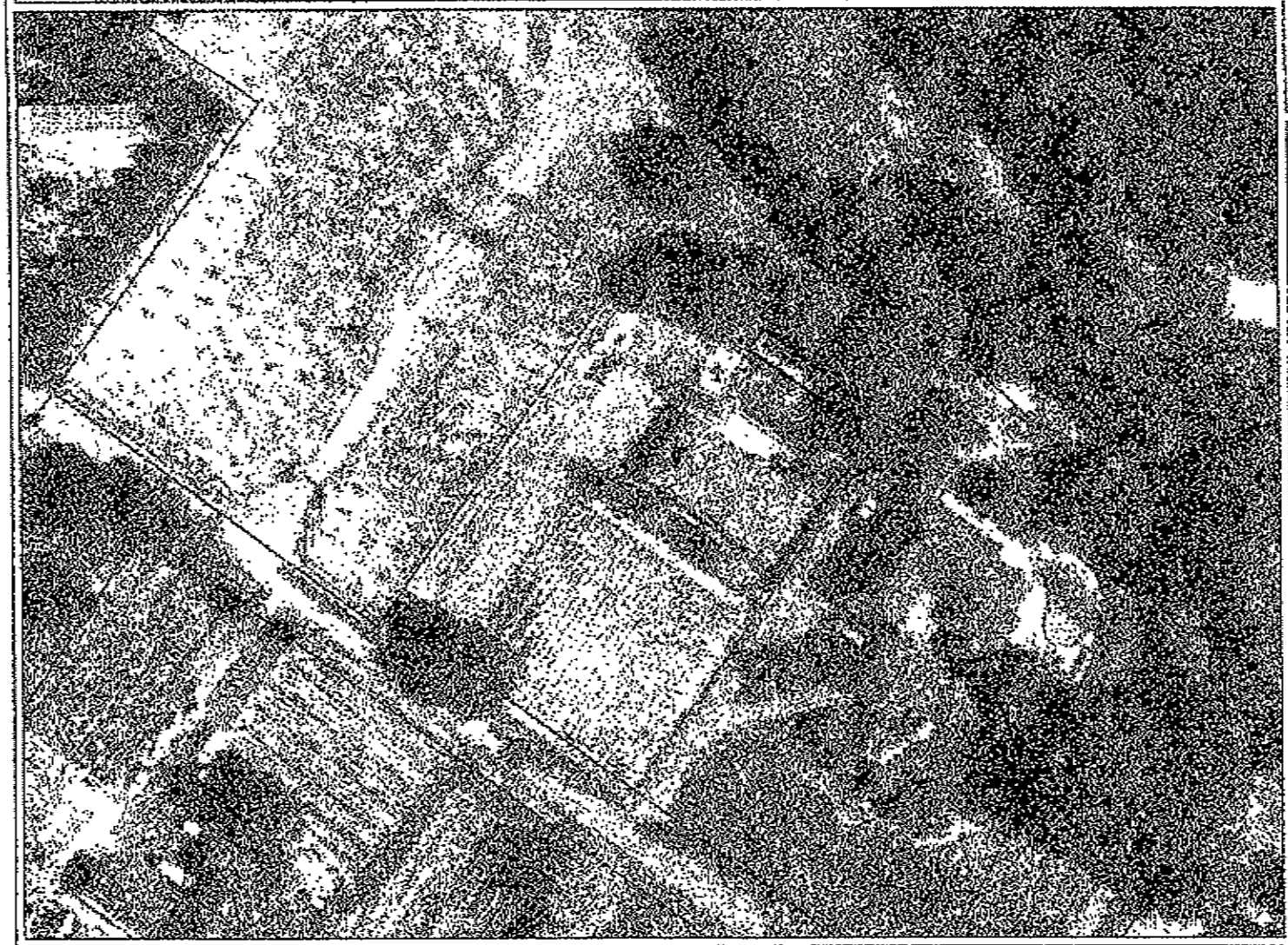
Structural projects that require a building and/or grading permit must complete the following checklist to determine if the project is subject to Napa County's Construction Site Runoff Control Requirements. This form must be completed and submitted with your permit application(s). Definitions are provided in the Napa County Construction Site Runoff Control Requirements policy. Note: If multiple building or grading permits are required for a common plan of development, the total project shall be considered for the purpose of filling out this checklist.

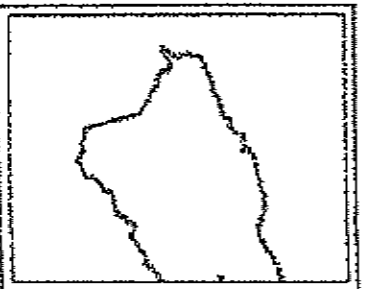
DETERMINING PROJECT APPLICABILITY TO THE CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS

- ✓ If the answer to question 1 of Part A is "Yes" your project is subject to Napa County's Construction Site Runoff Control requirements and must prepare a Stormwater Pollution Prevention Plan (SWPPP). The applicant must also comply with the SWRCB's NPDES General Permit for Stormwater Associated with Construction Activity and must provide a copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID).
- ✓ If the answer to question 1 of Part A is "No", but the answer to any of the remaining questions is "Yes" your project is subject to Napa County's Construction Site Runoff Control requirements and must prepare a Stormwater Quality Management Plan (SQMP).
- ✓ If every question to Part A is answered "No" your project is exempt from Napa County's Construction Site Runoff Control Requirements, but must comply with all construction site runoff control standard conditions attached to any building or grading permit (see Appendix D of the Napa County Construction Site Runoff Control Requirements).
- ✓ If any of the answers to the questions in Part A is "Yes", complete the construction site prioritization in Part B below.

OVER

PIERRET APN 033 120 008 Landscape Exemption Request





Legend

- Parcels
- Aerial Photos 2011
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- County Boundary

188.1 0 94.04 188.1 Feet

Disclaimer: This map was prepared for informational purposes only.
No liability is assumed for the accuracy of the data delineated hereon.

This map was printed on 12/29/2014

Notes

Area in red rectangle = 20 x 80 ft.

"H"

Public Comments

Grail

Donald H. Putnam
Managing Partner

February 3, 2015

Re: Melka Wines Permit Request

To Members of the Napa County Planning Commission:

We love living in (or at the edge of!) St. Helena. Our house is at 2930 Silverado Trail adjacent to the property for Melka Winery. The Melkas are great neighbors – friendly and clear about their intentions, with a terrific and nuanced sense of style and respect for the land and culture of the valley.

We understand that they are requesting a 10,000 gallon permit in order to build a barn to house their barrels. The barrel barn plans blend with the other building on the property (which we overlook) and it improves the look of the property from the Trail.

Melka Wines focuses on small high quality production, so we believe their proposed new building project will be small and not disruptive to the neighborhood. There is no reason to expect any increase in traffic or noise.

We hope you approve Melka Wines' permit request, for the benefit of our neighborhood, our town (St Helena) and the Napa Valley.

Thank you. Don't hesitate to call if you have further questions.

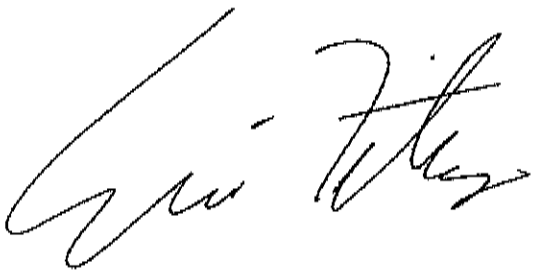
Sincerely,

Eric Titus
Lee E. Titus & Sons Vineyards
2971 Silverado Trail North
Saint Helena, California 94574

January 30, 2015

Planning Commission Members,

I am writing in to demonstrate my support for the Melka Family winery project on 2900 Silverado Trail N, St Helena. My family has vineyard property directly across the Silverado Trail from the Melka project. We feel that the scope of this project as described is in keeping with the balance and rural nature of the surrounding vicinity, which is comprised primarily of small agricultural parcels. Provided the project remains in compliance with the terms of the application and subsequent permit, it should be an asset to the neighborhood.



Eric Titus
Lee E. Titus and Sons Vineyards

Grail

Donald H. Putnam
Managing Partner

Ms. Shaveta Sharma
ALUC
Planner III
1195 Third Street, Suite 210
Napa, CA 94559

December 13, 2014

Dear Ms. Sharma,

We are writing this letter on behalf of Philippe & Cherie Melka in regards to our shared water well and the water use related to their proposed Winery located at 2900 Silverado Trail (APN: 021-352-041).

The quantity of water obtained from the shared water well has never been an issue for our parcel. In the 9 years we have lived at 2930 Silverado Trail and were the sole users of the well, it was always more than adequate to serve our domestic and irrigation needs. Additionally, since sharing rights to the well with the Melka parcel after our lot line adjustment in December of 2013H, we have had no issues with the quantity of water supplied.

We are aware of the Winery project proposed by the Melka's and do not have any concerns that the Winery water use will compromise our water supply. We are in full support of the Winery project.

Don't hesitate to call if you have further questions.

Sincerely,

Grail Partners LLC Portfolio Companies

Donald H. Putnam, Managing Partner

Financial Consumer Choice	**Darlene T. DeRemer, manager**		
ARIA Retirement Solutions	Guaranteeing Family Solvency in Retirement	DTD	2014
CapGen Financial Group	Community Bank Focused Private Equity Fund	DHP	2007
Emerging Managers Group	Connecting Emerging and Established Financial Markets	DTD	2010
FolioMetrix	RiskX Portfolios for Responsive Convexity: Gain *and* Protection	DHP	2014
NestWorth	Product to Access Home Equity without Debt	DHP	2012
United Capital Financial Partners	A Better Way to Serve American Family Portfolios	DTD	2006
Systematic Portfolio Management	**Donald H. Putnam, manager**		
Creighton Capital Management	Cutting Edge "Big Data" Statistical Research	DHP	2007
Hillcrest Asset Management	Disciplined Behavioral Investing	DTD	2007
Lumen Advisors	Convex Macro Portfolio Management	DHP	2006
Manifold Partners	Bringing Science to Institutional Portfolio Solutions	DHP	2012
Welton Investment Partners	Multi-Strategy Portfolios for Sophisticated Institutions and Funds	DHP	2014
Disruptive Financial Services	**Aemish M. Shah, manager**		
AllClear ID	Credit Protection Services	DHP	2009
Carbon Trade Exchange	Operates Carbon, Water and Renewable Energy Exchanges	DHP	2014
Credit Sesame Inc.	Online consumer credit website	AMS	2005
PEERIX	Risk Management Tools for Peer-to-Peer Lending	AMS	2014
Social Finance Inc.	Leading Peer-to-Peer Student Loan Company	AMS	2014

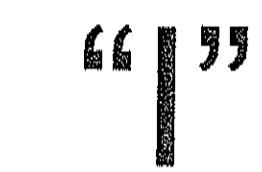
Successful Past Portfolio Companies

S. Craig Cognetti, Partner

Grail

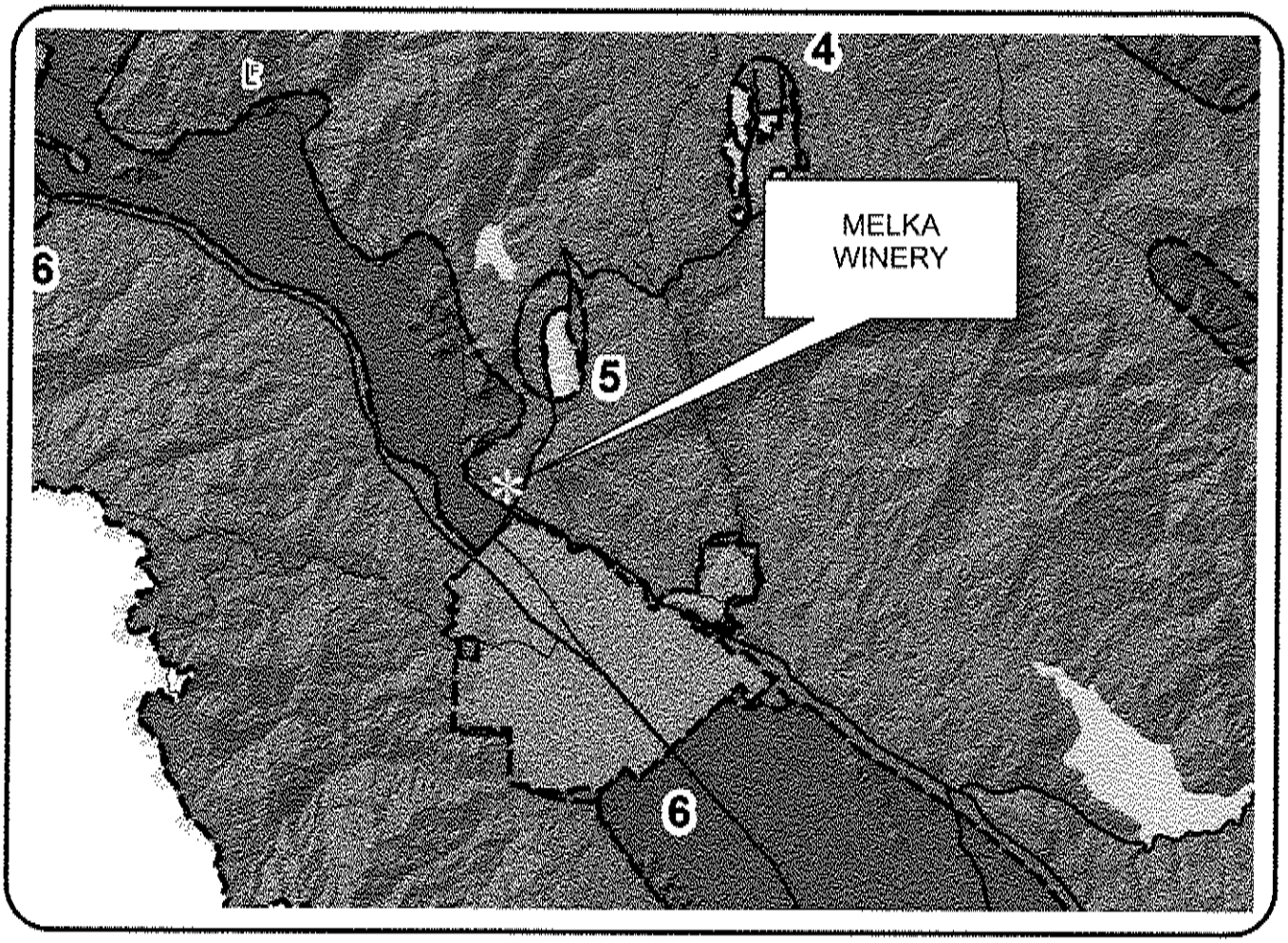
		Exit	
Munder Capital Management	Fundamental Portfolios for Retail and Institutional Clients	2014	2006
Clarion Partners	Private Equity Investing in Real Estate for Institutional Portfolios	2013	2011
Offit Capital Advisors	Bespoke Fiduciary Services for America's Most Demanding Families	2013	2008
Merlin Securities	The First Integrated Multi-Prime for Institutions and new Managers	2012	2005
Grail Advisors	The First Active ETF Provider in the United States	2011	2008
Chatham Partners	Financial Market Research and Consulting	2008	2005
Education Finance Partners	Student Loans Originated in Partnership with Universities	2008	2005
XShares Advisors	The First ETF Sponsor/Manager	2008	2007

Grail



Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



SCALE IN MILES
0 2

N

LEGEND

URBANIZED OR NON-AGRICULTURAL
- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE
- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

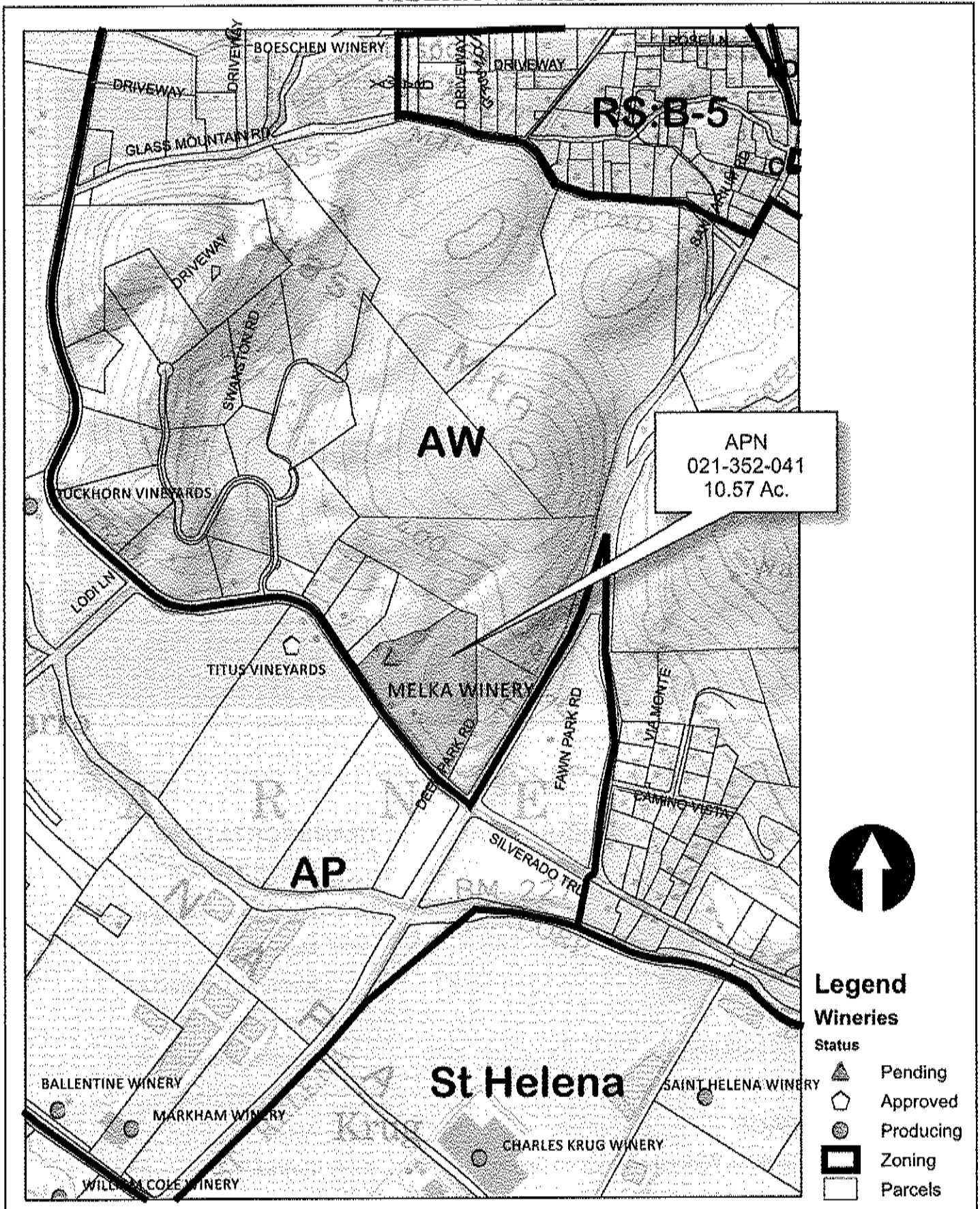
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
021-352-041
02-10-2015
9C UP

01

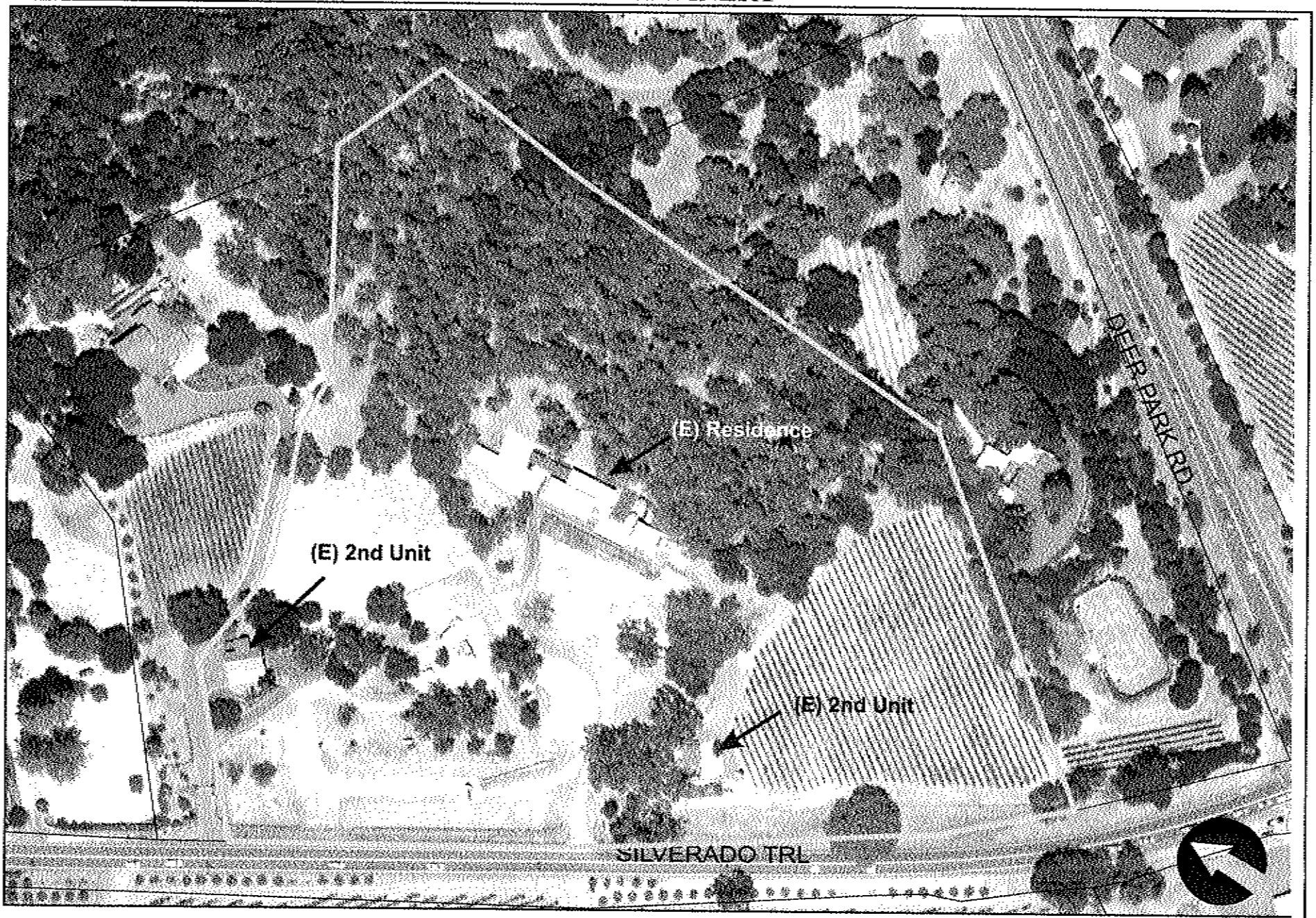
MelkaWinery_up1.cdr

MELKA WINERY



02-10-2015	9C	UP	02	Napa County Conservation Development and Planning Department	MelkaWinery_up1.cdr

MELK. WINERY

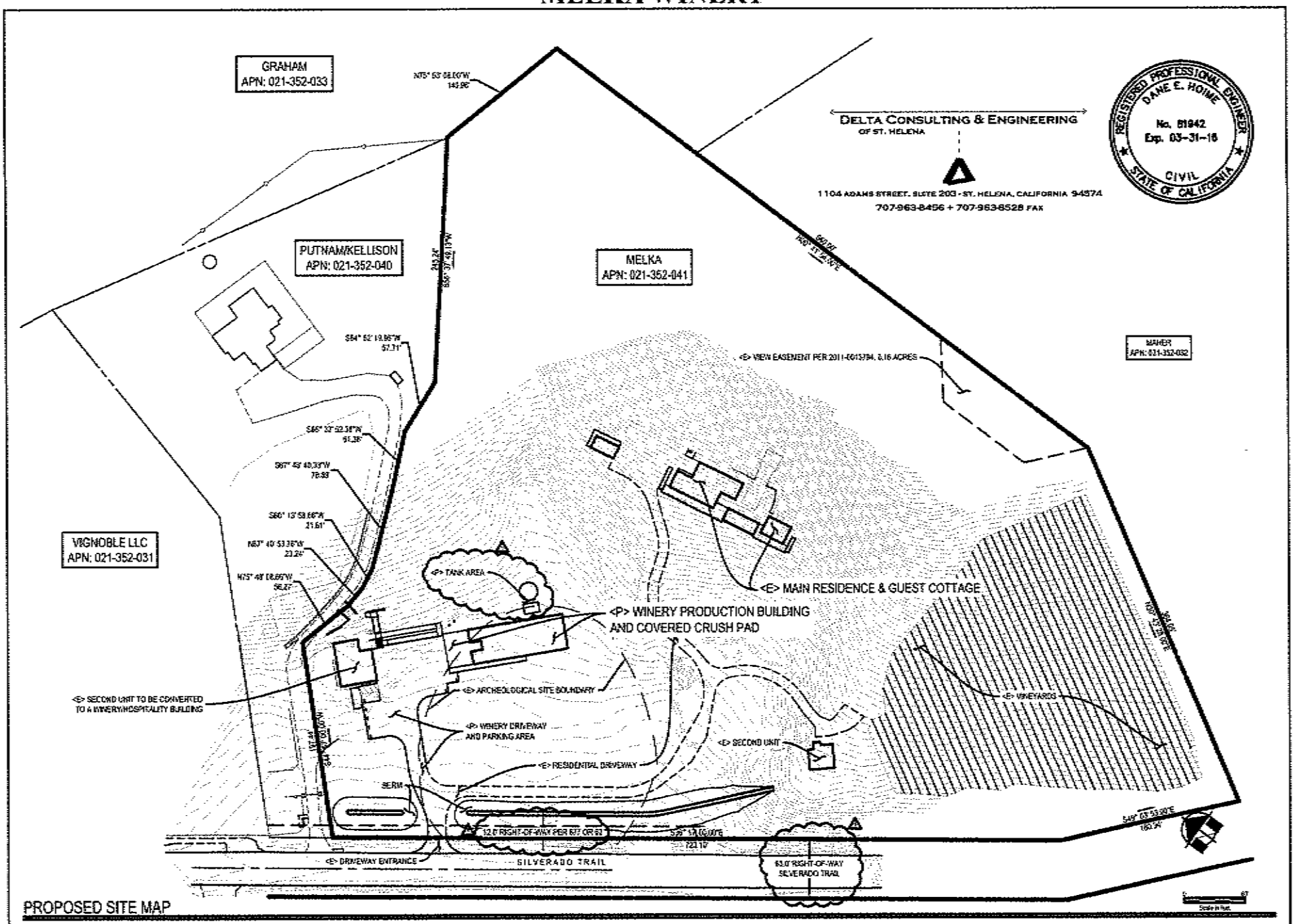


0 65 130 260 390 520 Feet

Existing Conditions

02-10-2015 9C UP | 03 | Napa County Conservation, Development and Planning Department | MelkaWinery_up1.cdr

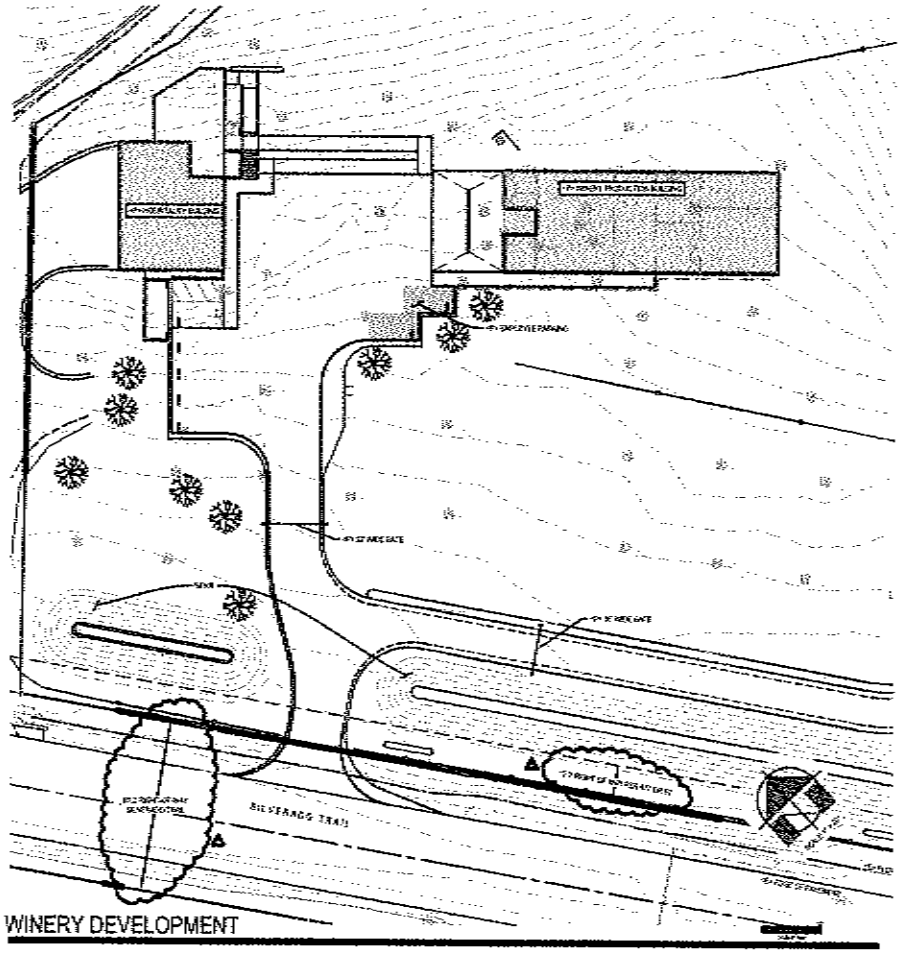
MELKA WINERY



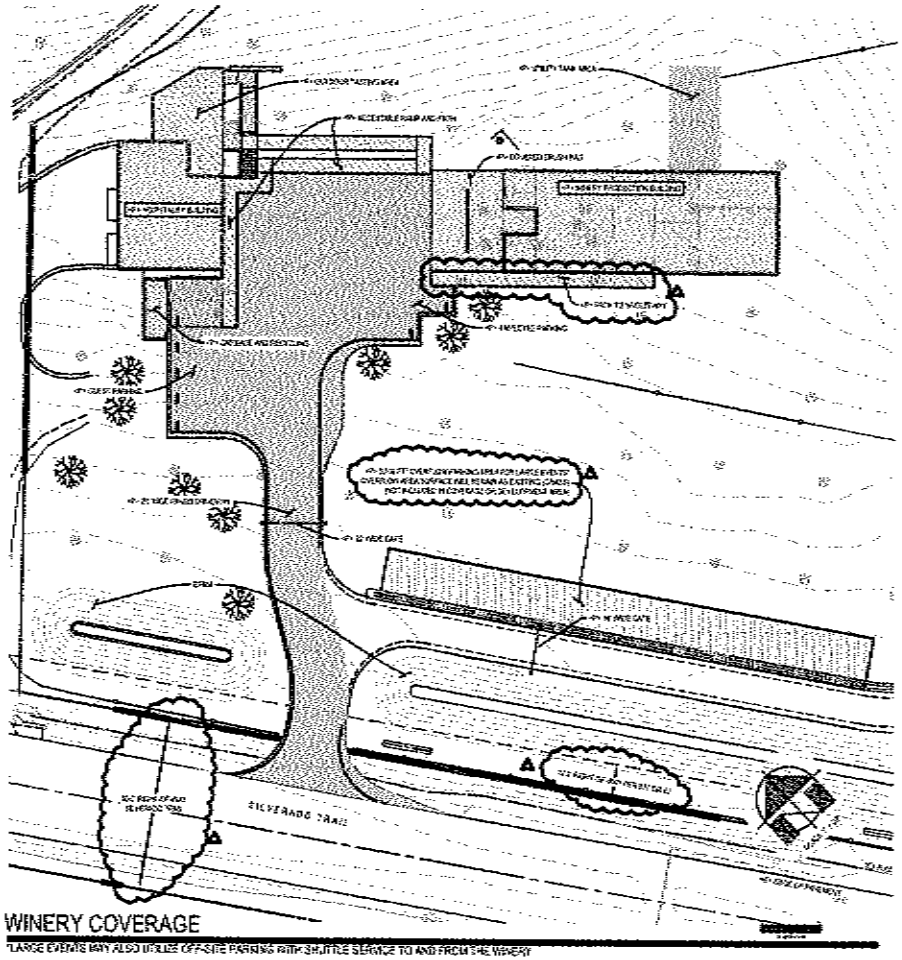
PROPOSED SITE MAP

02-10-2015 9C UP	24	Napa County Conservation Development and Planning Department	Winery_up1.cdr

MELK.. WINERY



WINERY DEVELOPMENT



WINERY COVERAGE

*LARGE EVENTS MAY ALSO UTILIZE OFF-SITE PARKING WITH SHUTTLE SERVICE TO AND FROM THE WINERY

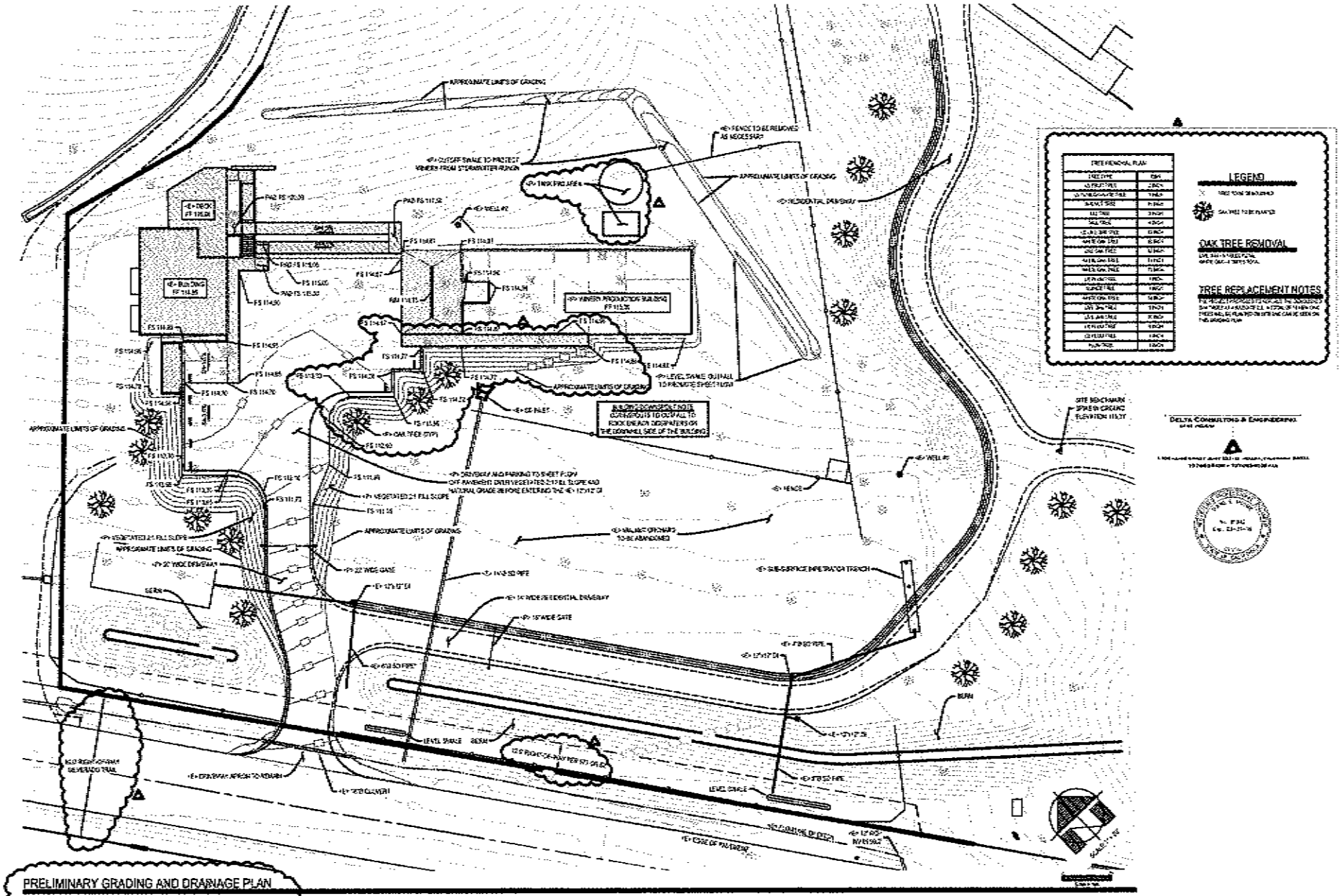
WINERY COVERAGE AND DEVELOPMENT AREAS

AREA	COVERAGE (FT²)	DEVELOPMENT (FT²)
PRODUCTION BUILDING FOOTPRINT	3,305	3,305
HOSPITALITY BUILDING FOOTPRINT	1,455	1,455
GARBAGE AND RECYCLING	145	
EMPLOYEE PARKING (2 EXCLUSIVE)		345
TOTAL DEVELOPMENT AREA (FT²):		5,105
COVERED CRUSH PAD	975	
WORK AREAS	0 (ALL IN PRODUCTION BUILDING & CRUSH PAD)	
[illegible]	[illegible]	
PATIOS	12,570	
(PARKING INCLUDES: DRIVEWAYS, PARKING, PATHS, COURTYARD, AND WATER TANK AREA)		
TOTAL COVERAGE (FT²):	18,450	
TOTAL COVERAGE (ACRES):	0.424	
TOTAL PARCEL (ACRES):	15.65	
PERCENT COVERAGE:	2.70%	

NOTE
1. HATCHING DENOTES THE AREAS INCLUDED IN THE CALCULATIONS FOR THE "WINERY DEVELOPMENT AREA" AND THE "WINERY COVERAGE" ACCORDING TO THE DEFINITIONS FOUND IN THE SUPPLEMENTAL APPLICATION FOR WINERY USES IN THE USE PERMIT APPLICATION.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND SQUARE FOOTAGE BREAKDOWN OF THE PRODUCTION AND HOSPITALITY BUILDINGS.

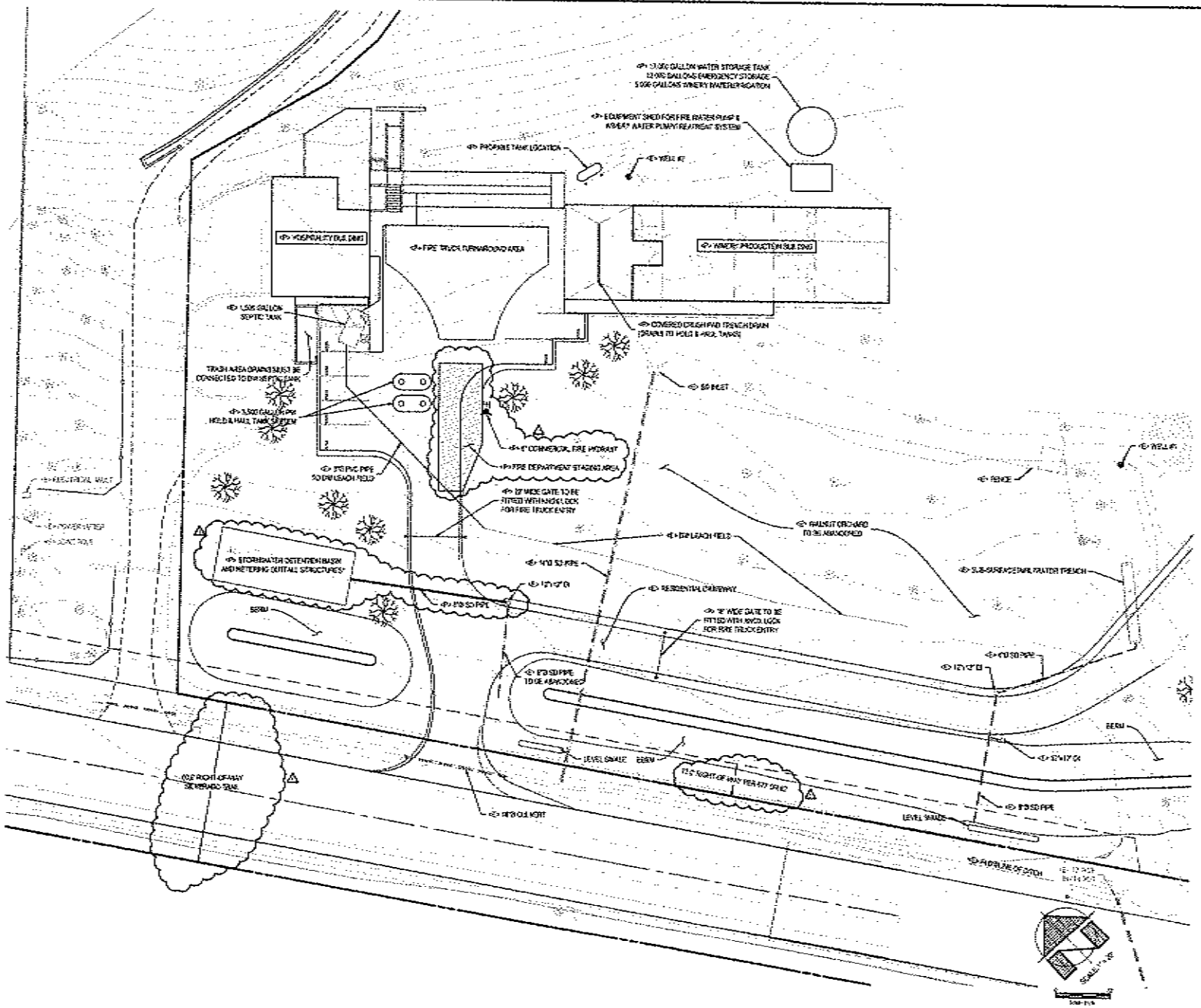
[illegible] Consulting & Engineering

MELKA WINERY



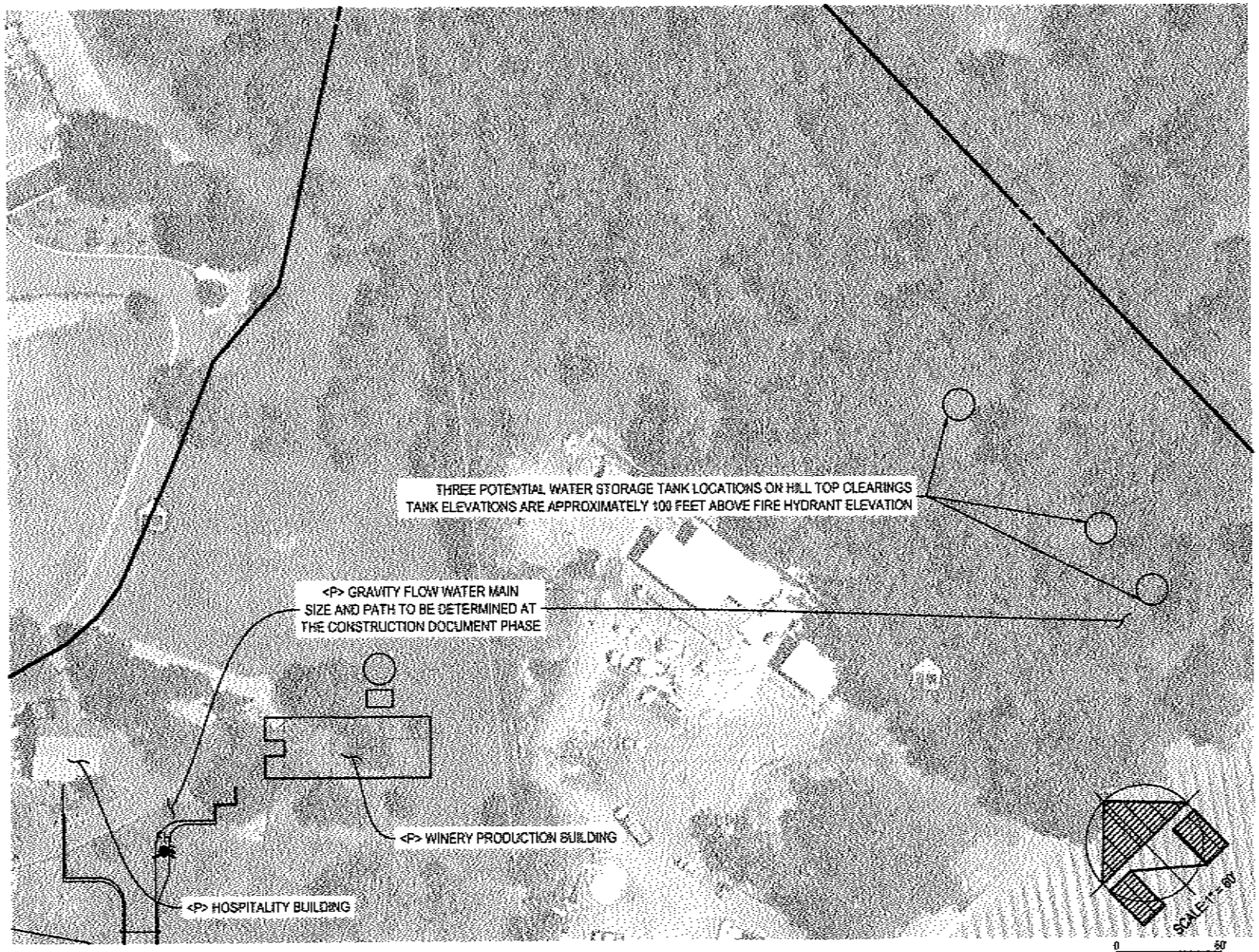
PRELIMINARY GRADING PLAN

MELK_ WINERY



PRELIMINARY UTILITY PLAN

MELKA WINERY



POTENTIAL WATER STORAGE TANK LOCATION

THE TANK LOCATIONS SHOWN IN THIS PLAN REPRESENT THE POSSIBILITY FOR THE FIRE PROTECTION AND PROCESS/DOMESTIC WATER SYSTEM TO BE SUPPLIED BY A GRAVITY FLOW WATER SOURCE