

November 16, 2007

Napa County Department of
Conservation, Development & Planning
1195 Third Street, Room 210
Napa, CA 94559

Attention: Mrs. Hillary Gitelman, Director

Re: Mumm Napa Valley Winery
8455 Silverado Trail
Rutherford, CA 94573

Use Permit Application, APN 030-200-030

Phase I Water Availability Analysis
Project No. 2007052

Dear Mrs. Gitelman, Director:

As requested by the Napa County Public Works Department, this correspondence provides data for your Phase 1 Water Availability Analysis for the Mumm Napa Valley Winery Use Permit Application.

In general, a water availability analysis, in accordance with Napa County policy, is required for the purpose of addressing the potential for a project to adversely impact the ground water supplies of neighbors. The following information is provided to verify that the Public Works criteria are satisfied.

1. PROJECT SUMMARY

Mumm Napa Valley Winery is seeking County approval to expand an existing facility to a production capacity of 850,000 gallons per year on a parcel (APN 030-200-030) totaling 73.16 acres located at 8445 Silverado Trails in Rutherford, California. As part of this increased capacity, improvements to their winery process wastewater (PW) system will be included as a major modification to the existing Use Permit (U-628687).

Current water uses include winery processing and vineyard irrigation.

No residences exist on site and no modifications are proposed in conjunction with this application.

The parcel contains 26.05 acres of existing vineyards and no new vineyard acreage is proposed with this application.

2. PROJECTED WATER CONSUMPTION

Based on the Napa County Public Works Department forms and Estimated Water Use Guidelines the current water demand is 39.30 ac-ft/year and the proposed projected water

demand is 48.58 ac-ft/year. The allowable threshold demand is 73.16 ac-ft/year based on a parcel size of 73.16 acres, and the valley floor parcel location factor of 1.0 ac-ft/acre.

3. **WATER SOURCE AND DELIVERY FACILITY**

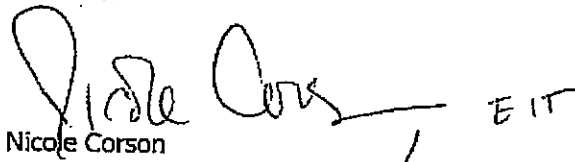
Water for the winery processes, fire protection, irrigation and domestic uses will be supplied by the existing well which are located per the attached use permit site plan.

Vineyard irrigation water is supplied by the existing well.

4. **SUMMARY**

The annual water demand for the Mumm Napa Valley Winery is projected to be 48.6 acre-feet which is less than the threshold allotment value of 73.16 ac-ft/year. Therefore, further analysis is not required.

Sincerely,


Nicole Corson
Staff Engineer

Enclosures - Napa County Water Availability Analysis – Phase 1 Study Form
- Vicinity Map
- Site Plan

cc:



NAPA COUNTY

DEPARTMENT OF PUBLIC WORKS

1195 THIRD STREET • ROOM 201 • NAPA, CALIFORNIA 94559-3092
PHONE 707-253-4351 • FAX 707-253-4627
www.co.napa.ca.us/PublicWorks/Default.htm

ROBERT J. PETERSON
Director of Public Works
County Surveyor-County Engineer
Road Commissioner

WATER AVAILABILITY ANALYSIS PHASE I STUDY

Introduction: As an applicant for a permit with Napa County, it has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessors parcel numbers for these parcels. Identify all existing or proposed wells.

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department

as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor 1.0 acre feet per acre per year
 Mountain Areas 0.5 acre feet per acre per year
 MST Groundwater Deficient Area 0.3 acre feet per acre per year

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
030-200-030	73.16	1.0	73.16

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential 0 af/yr
 Farm Labor Dwelling 0 af/yr
 Winery 13.25 af/yr
 Commercial 0 af/yr
 Vineyard* 26.05 af/yr
 Other Agriculture 0 af/yr
 Landscaping 0 af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

PROPOSED USE:

Residential 0 af/yr
 Farm Labor Dwelling 0 af/yr
 Winery 22.53 af/yr
 Commercial 0 af/yr
 Vineyard* 26.05 af/yr
 Other Agriculture 0 af/yr
 Landscaping 0 af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

TOTAL: 39.30 af/yr

TOTAL: 12,804,765 gallons**

TOTAL: 48.58 af/yr

TOTAL: 15,834,900 gallons**

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre-feet) by 325,821 gal/AF.

Is the proposed use less than the existing usage () Yes (X) No () Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: Ann Shah Date: 12/18/07 Phone: 707-527-0775