



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: 7/8/09
 TYPE OF APPLICATION: Use Permit Date Published: _____
 REQUEST: Construction of a new 4,137 sf Date Complete: _____
barrel storage facility.

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: ENVY WINES, LLC - Barrel Storage BuildingAssessor's Parcel #: 017-210-038-027 Existing Parcel Size: 18.4 acresSite Address/Location: 1170 Tubbs Lane Calistoga Ca 94515
No. Street City State ZipProperty Owner's Name: Mark Carter, Nils VengeMailing Address: 1170 Tubbs Lane Calistoga Ca 94515
No. Street City State Zip

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

Applicant's Name: Mark CarterMailing Address: 1170 Tubbs Lane Calistoga Ca 94515
No. Street City State ZipTelephone #: (916) 730-4107 Fax #: () - E-Mail: cartercellar@gmail.comStatus of Applicant's Interest in Property: Owner

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

Mark Carter

Print Name

Signature of Applicant

Date

Mark Carter

Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 8264.00Receipt No. 75141Received by: SS Date: 7/8/09

90/8/5

4A

31/05/92

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92/05/31

10/05/92

051

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): Barrel Storage
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: Winter 09' Phase 2: _____
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
☒ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: None
- F. Additional Licenses/Approval Required:
- District: _____ Regional: _____
State: _____ Federal: _____

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 5701
Proposed total floor area on site: 3500
Total development area (building, impervious, leach field, driveway, etc.): 5701 + 38,412
New construction: _____
- existing structures or portions thereof to be utilized: 0 existing structures or portions thereof to be moved: 0
- B. Floor Area devoted to each separate use (in square ft):
- living: 0 storage/warehouse: 3500 offices: 0
sales: 0 caves: N/A other: _____
septic/leach field: 0 roads/driveways: 0
- C. Maximum Building Height: existing structures: 31'-6" new construction: 35'-6"
- D. Type of New Construction (e.g., wood-frame): Metal Framed
- E. Height of Crane necessary for construction of new buildings (airport environs): (?)
- F. Type of Exterior Night Lighting Proposed: Down Lighting - Motion Sensors
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): ☐ Yes ☒ No
- H. Fire Resistivity (check one; If not checked, Fire Department 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)
(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	<u>9</u>	<u>0</u>
B. Customer Parking Spaces:	<u>6</u>	<u>0</u>
C. Employee Parking Spaces:	<u>3</u>	<u>0</u>
D. Loading Areas:	<u>0</u>	<u>0</u>

IV. TYPICAL OPERATION

	Existing	Proposed
A. Days of Operation:	<u>7</u>	<u>7</u>
B. Expected Hours of Operation:	<u>8-5</u>	<u>8-5</u>
C. Anticipated Number of Shifts:	<u>1</u>	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	<u>2</u>	<u>2</u>
E. Expected Number of Part-Time Employees/Shift:	<u>0</u>	<u>0</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>10</u>	<u>10</u>
• average/week:	<u>50</u>	<u>50</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>The proposed building will eliminated truck pick up to store barrels off site</u>	
• average/week:		

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities - N/A
Food Serving Facilities

- restaurant/deli seating capacity: _____
- bar seating capacity: _____
- public meeting room seating capacity: _____
- assembly capacity: _____

B. Residential Care Facilities (6 or more residents) - N/A
Day Care Centers

- | | Existing | Proposed |
|--|----------|----------|
| • type of care: | _____ | _____ |
| • total number of guests/children: | _____ | _____ |
| • total number of bedrooms: | _____ | _____ |
| • distance to nearest existing/approved facility/center: | _____ | _____ |

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

	<u>Domestic</u>	<u>Emergency</u>
I. WATER SUPPLY		
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>Well</u>	<u>Tank Storage</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>N/A</u> <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>N/A</u> <input type="checkbox"/> Yes <input type="checkbox"/> No
C. Current Water Use (in gallons/day): Current water source:	<u>2,323,104 gal/AF</u> <u>Well</u> Refer to pg. 18	_____ _____
D. Anticipated Future Water Demand (in gallons/day):	_____	_____
E. Water Availability (in gallons/minute):	<u>18 g/m</u>	_____
F. Capacity of Water Storage System (gallons):	<u>5,000 gals.</u>	<u>16,000 gals.</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>1 Tank</u>	<u>2 Tanks</u>
F. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE		
	<u>Domestic</u> (sewage)	<u>Other - Winery</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>Septic</u>	<u>Septic</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N/A</u> <input type="checkbox"/> Yes <input type="checkbox"/> No	<u>N/A</u> <input type="checkbox"/> Yes <input type="checkbox"/> No
C. Current Waste Flows (peak flow in gallons/day):	<u>55 g/d</u>	<u>667 g/d (Max.)</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>Same</u> "	<u>Same</u> "
E. Future Waste Disposal Capacity (in gallons/day):	_____	_____
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>on-site (compost)</u> →	
B. Grading Spoils (on-site, landfill, construction, etc.):	_____ ⊕	
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>N/A</u>	<u>N/A</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>N/A</u>	<u>N/A</u>

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Phone #: (916) 730-4107

☐ YES ☒ NO

☐ YES ☒ NO

☐ YES ☒ NO

☐ YES ☒ NO☐ YES ☒ NO

☐ YES ☒ NO

☐ YES ☒ NO

☐ YES ☒ NO

☐ YES ☒ NO☐ YES ☒ NO

☐ YES ☒ NO

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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 1 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

Assessors Number(s)	Parcel	Parcel Size (A)	Parcel Factor (B)	Location <u>Valley</u>	Allowable Water Allotment (A) X (B)
<u>017-210-008</u> <u>24</u>		<u>18.4 acre</u>	<u>1.0 acre ft.</u>		<u>18.4 x 1.0 = 18.4 a/f</u>

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 N/A af/yr
Farm Labor Dwelling N/A af/yr
Winery .43 ~~0.53~~ ~~0.6~~ af/yr
Commercial N/A af/yr
Vineyard* 6.6 af/yr
Other Agriculture N/A af/yr
Landscaping 0.10 af/yr
Other Usage (List Separately):

_____ af/yr
_____ af/yr
_____ af/yr

PROPOSED USE:

Residential N/A af/yr
Farm Labor Dwelling N/A af/yr
Winery Same af/yr
Commercial N/A af/yr
Vineyard* 0 af/yr
Other Agriculture N/A af/yr
Landscaping Same af/yr
Other Usage (List Separately):

_____ af/yr
_____ af/yr
_____ af/yr

TOTAL: 7.13 ~~7.23~~ af/yr

TOTAL: 2,323,104 gallons"

TOTAL: Same af/yr

TOTAL: Same 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 ☐ 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: 

Date: 02-20-09 Phone: (916) 730-4107

Attachment A: Estimated Water Use Guidelines

Typical Water Use Guidelines:

Primary Residence	0.5 to 0.75 acre-feet per year (includes some landscaping)
Secondary Residence	0.20 to 0.30 acre-feet per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year

Non-Residential Guidelines:

Agricultural:

Vineyards	
Irrigation only	0.2 to 0.5 acre-feet per acre per year $.35 \times 11 \text{ acres} = 3.85 \text{ a.f.}$
Heat Protection	0.25 acre feet per acre per year $.25 \times 11 \text{ acres} = 2.75 \text{ a.f.}$
Frost Protection	0.25 acre feet per acre per year ϕ
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year
Irrigated Pasture	4.0 acre-feet per acre per year
Orchards	4.0 acre-feet per acre per year
Livestock (sheep or cows)	0.01 acre-feet per acre per year

Winery:

Process Water	2.15 acre-feet per $\frac{20,000}{100,000}$ gal. of wine $2.15 \times \frac{1}{5} = .43$
Domestic and Landscaping	0.50 acre-feet per $\frac{20,000}{100,000}$ gal. of wine $.50 \times \frac{1}{5} = .10$

Industrial:

Food Processing	31.0 acre-feet per employee per year
Printing/Publishing	0.60 acre-feet per employee per year

Commercial:

Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year

TRAFFIC INFORMATION

Project Trip Generation							
Personnel / Visitors				Vehicle Trips			
Maximum	Operations	Marketing Events		Operations	Marketing Events		
	Daily	Minimum	Maximum	Daily	Minimum		
	M - F	Weekends		M - F	Weekends		
Operating Hours	8-5	same	N/A				
Employees				Employee Trips			
Full-Time	2	same	N/A	Full-Time	2 x 2 trips	4 +/d	
Seasonal Peak	0			Seasonal Peak			
Peak Hours	0			Peak Hours			
Total Employees	2	N/A		Total Employee Trips	4		
Event Support Staff	N/A			Event Support Staff	N/A		
Full-Time				Full-Time			
Seasonal Peak				Seasonal Peak			
Total Support Staff	0			Total Support Staff Trips	0		
Visitors				Visitor Trips	10 vis. / day	3-4	
Peak Hours				Peak Hours			
Total Visitors	50/wk.			Total Visitor Trips	4		
				Total Trucks - Deliveries, Shipping, etc. Trips	U.P.S. x 2/wk.		
Grand Total	52						
Provide supporting documentation for trip generation rates							
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.							

Events	Number of People Onsite				
	Full-Time	Seasonal Peak	Marketing Events	Marketing Events	Marketing
No. Employees	2	0	0	0	0
Support Staff, caterers, clean-up, etc.	0				
Visitors	50/wk				
Residents	0				
Grand Total	52				

TRAFFIC INFORMATION FOR CALTRANS REVIEW

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Spreadsheet for winery applications
 - Provide separate spreadsheets for existing and proposed operations

Caltrans Information Sources

- Traffic Impact Study Guide
 - 2001 Traffic Volumes on California State Highways
 - Highway Design Manual
 - Traffic manual
-

NAPA COUNTY WINERY TRAFFIC GENERATION CHARACTERISTICS

EMPLOYEES:

Half-hour lunch: All - 2 trips/day (1 during weekday PM peak)
Hour lunch: Permanent Full-Time - 3.2 trips/day (1 during weekday PM peak)
Permanent Part-Time - 2 trips/day (1 during weekday PM peak)
Seasonal: 2 trips/day (0 during weekday PM peak)—crush
see full time above—bottling
Auto Occupancy: 1.05 employees/auto

VISITORS:

Auto occupancy: Weekday - 2.6 visitors/auto Weekend - 2.8 visitors/auto
Peaking Factors:
Peak Month: 1.65 x average month
Average Weekend: 0.22 x average month
Average Saturday: 0.53 x average weekend
Peak Saturday: 1.65 x average Saturday
Average Sunday: 0.8 x average Saturday
Peak Sunday: 2.0 x average Sunday
Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved
Average 5-Day Week (Monday-Friday) - 1.3 x average weekend
Average Weekday: 0.2 x average 5-day week
Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved
Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

SERVICE VEHICLES:

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)
Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr
Case Goods (250 days/yr): 0.8 trips/1000 gal/yr

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

If approved, your winery use permit will serve to document pre-existing allowable uses as well as newly authorized activities. For this reason, applicants are asked to use this supplemental information sheet to describe all existing winery activities on the site (if any) and all proposed activities, carefully distinguishing between them. The information provided, together with other available information, will be used by the County to evaluate the application and to conduct required environmental review.

1. **Winery Operations.** (In the blank in front of each activity or operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

- | | |
|--|---|
| a. <u>E</u> crushing | g. <u>E</u> underground waste disposal |
| b. <u>E</u> fermentation | h. <u>N</u> above-ground waste disposal |
| c. <u>X</u> barrel ageing | i. <u>E</u> administration office |
| d. <u>E</u> bottling | j. <u>E</u> laboratories |
| e. <u>N</u> case goods storage | k. <u>N</u> daycare |
| f. <u>N</u> caves: | l. <u>E</u> tours/tastings: |
| use: | <u>N</u> public drop-in |
| ___ barrel storage | <u>E</u> public by appointment |
| ___ case goods storage | <u>N</u> wine trade |
| ___ other _____ | m. <u>E</u> retail wine sales |
| accessibility to public: | <u>N</u> public drop-in |
| ___ none – no visitors/tours/events | <u>E</u> public by appointment |
| ___ guided tours only | n. <u>N</u> public display of art or wine-related items |
| ___ public access – no guides/unescorted | o. <u>N</u> food preparation (commercial kitchen for marketing) |
| ___ marketing events and/or temporary events | p. <u>N</u> employee kitchen |

2. **Production Capacity.**

- a. authorized production/year: 8500 Cases date authorized: _____
- b. current maximum actual production (year): 3000 cases (_____)
- c. proposed production capacity/year: 8500 Cases

3. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area and include with application form.)

2000 cases from property - Predominately Napa Valley

4. **Winery Development Area.** (see definition below)

- a. total gross square feet: (E) 4118^{sq} (P) 4137^{sq}
- b. Will the project involve construction of additional facilities beyond the permitted winery development area? NO

5. **Total Winery Coverage.** (see definition below)

- a. square feet/acres: (E) 8144^{sq} + (P) 5701^{sq} = 13,845^{sq} / .32 Acres
- b. percent of total parcel: 0.017% (1.7%)

[Note (E) - Existing
(P) - Proposed]

6. **Production Facility.** (see definition below)
a. total gross square feet: (E) 3575^{sq} Proposed 3500^{sq}
7. **Accessory Uses.** (see definition below)
a. total gross square feet: (E) 1530^{sq}
b. percent of production facility: 22% (Existing & Proposed Production)
8. **Marketing Activities** (see definition below).....*Attach additional sheets if necessary*
a. Describe the number & size of existing events (if any): N/A
b. Describe the frequency of existing events (if any): N/A
c. Describe any existing food service, kitchen & dining facilities (if any): N/A
d. Describe the size event (if any) currently conducted as part of the annual Wine Auction: N/A
e. Describe the number & size of events **proposed**: N/A
f. Describe the frequency of events **proposed**: N/A
g. Describe any food service, kitchen & dining facilities **proposed**: N/A
h. Describe the size event **proposed** as part of the annual Wine Auction: N/A

Definitions

(Paraphrased from County Code – See referenced Code Sections for the full text.)

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees. (Code Section 18.104.210)
- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems. (Code Section 18.104.220)
- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes. Include the square footage of each floor of every structure. (Code Section 18.104.200)
- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production. (Code Section 18.104.200)
- e. **Marketing of Wine** – Any activity conducted at the winery shall be limited to members of the wine trade, persons, who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development but shall not include cultural and social events unrelated to such education and development. (Code Section 18.08.370)

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE (Site plan & building plans are required to confirm calculations)

All paved or impervious ground surface areas of the production facility:		
Footprint of all winery structures	(E) 2162 ^{sq}	(P) 3500 ^{sq}
Outside work areas (Crush)	(E) 670 ^{sq}	(P) 637 ^{sq}
Tank areas	(E) 806 ^{sq}	
Storage areas (excluding caves) Porches	(E) 769 ^{sq}	(P) 1569
All paved areas:		
Parking areas	(E) 1712 ^{sq}	
Loading areas		
Walkways (See Porches Above)		
Access driveways to the public or private rd	(E) ± 28,276 ^{sq}	
Above-ground wastewater and run-off treatment systems:		
Wastewater pond or SDSD	N/A	
Spray disposal field		
Parcel size: 18.9 acres	Percent of winery coverage of parcel size: 5 %	
Total winery coverage: .92 acres		

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:		
Crushing	(E) 670 ^{sq}	(P) 637 ^{sq}
Fermenting (Tanks)	(E) 806 ^{sq}	
Bottling (Mobil)	N/A	
Bulk & bottle storage (Off-Site)	N/A	
Shipping	N/A	
Receiving	N/A	
Laboratory	(E) 100 ^{sq}	
Equipment storage & maintenance facilities (excludes fire protection facilities)		
Employee-designated restrooms	N/A	
Total square footage of production facility:	2213 ^{sq}	

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:		
Office space	(E) 765 ^{sq}	
Lobbies/waiting rooms	N/A	
Conference/meeting rooms	N/A	
Non-production access hallways	N/A	
Kitchens	N/A	
Tasting rooms (private & public areas)	(E) 765 ^{sq}	
Retail space areas		
Libraries	N/A	
Visitor restrooms (+ Employee)	(E) 70 ^{sq}	
Art display areas	N/A	
Any other areas within the winery structure not directly related to production	N/A	
Total square footage of accessory use space:	1600 ^{sq}	
Percent of accessory use to production use:	72 % (?)	

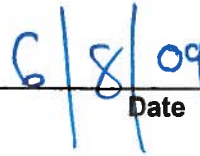
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INITIAL STATEMENT OF GRAPE SOURCE
(Napa County Zoning Ordinance Sections 18.104.250 (B) and (C))

I hereby certify that the current application for establishment or expansion of a winery will employ sources of grapes in accordance with the requirements of Section 18.104.250 (Wineries – Production capacity) of the Napa County Zoning Ordinance (Napa County Code Title 18).



Signature



Date

Letters of commitment from grape suppliers and supporting documents will 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.


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AUG 19 2009

INITIAL STATEMENT OF GRAPE SOURCE
(Napa County Zoning Ordinance Sections 18.104.250 (B) and (C))

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

I hereby certify that the current application for establishment or expansion of a winery will employ sources of grapes in accordance with the requirements of Section 18.104.250 (Wineries – Production capacity) of the Napa County Zoning Ordinance (Napa County Code Title 18).




Signature

Date 8/17/09

Letters of commitment from grape suppliers and supporting documents will 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.

**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)	
Envy Wines, LLC 1170 Tubbs Lane Calistoga CA 94513	017-210-024		
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 <ul style="list-style-type: none"> ✓ 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 will 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

NAPA COUNTY CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS

APPENDIX A – PROJECT APPLICABILITY CHECKLIST

Part A: Determine Construction Phase Stormwater Requirements

Would the project meet any of these criteria during construction?

1. Propose any soil disturbance of one acre or more? Yes ☒ No
2. Does the project propose any soil disturbance greater than 10,000 square feet?..... Yes ☒ No
3. Does the project propose grading, earth moving, or soil disturbance on slopes 15% or greater?..... Yes ☒ No
4. Does the project propose earthmoving of 50 cubic yards or more?..... Yes ☒ No
5. Does the project propose soil disturbance within 50 feet of a stream, ditch, swale, curb and gutter, catch basin or storm drain that concentrates and transports stormwater runoff to a "receiving water" (i.e., Waters of the State defined as all waters, including but not limited to, natural streams, creeks, rivers, reservoirs, lakes; ponds, water in vernal pools, lagoons, estuaries, bays, the Pacific Ocean, and ground water)? Yes ☒ No

Part B: Determine Construction Site Priority

Projects that are subject to the Construction Site Runoff Control Requirements must be designated with a priority of high, medium, or low. This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or SQMP. Indicate the project's priority in one of the checked boxes using the criteria below. The County reserves the right to adjust the priority of projects both before and during construction.

Note: The construction priority does NOT change construction Best Management Practice (BMP) requirements that apply to projects. The construction priority does affect the frequency of inspections that will be conducted by County staff and associated fees.

Select the highest priority category applicable to the project.

☒ High Priority

- a) Projects with soil disturbance of one acre or greater.
- b) Projects on slopes of 30% or greater.
- c) Projects proposing new storm drains.

☐ Medium Priority

- a) Projects on slopes from 5% to 29%.
- b) Projects with soil disturbance between 10,000 sq. ft and one acre.
- c) Projects with earthmoving of 50 cubic yards or more.

☐ Low Priority

- a) Projects with soil disturbance within 50 feet stream, ditch, swale, curb and gutter, catch basin or storm drain that concentrates and transports stormwater runoff to a "receiving water".

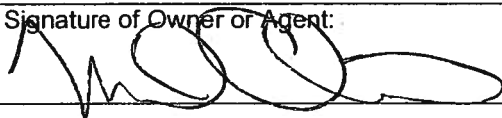
Name of Owner or Agent (Please Print):

Mark Carter

Title:

Owner

Signature of Owner or Agent:




Date:

02-20-09

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

APPENDIX A – APPLICABILITY CHECKLIST

Post-Construction Runoff Management Applicability Checklist	<div style="display: flex; justify-content: space-between;"> <div> County of Napa Department of Public Works 1195 Third Street Napa, CA 94559 (707) 253-4351 for information </div> <div style="text-align: right;">  </div> </div>
Project Address: 1170 Tubbs Lane Calistoga	Assessor Parcel Number(s): # 017-210-024
Project Number: <i>(for County use Only)</i>	
Instructions: Structural projects requiring a use permit, building permit, and/or grading permit must complete the following checklist to determine if the project is subject to the Post-Construction Runoff Management Requirements. In addition, the impervious surface worksheet on the reverse page must also be completed to calculate the amount of new and reconstructed impervious surfaces proposed by your project. This form must be completed, signed, and submitted with your permit application(s). Definitions are provided in the Post-Construction Runoff Management 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.	
POST-CONSTRUCTION STORMWATER BMP REQUIREMENTS (Parts A and B)	
<ul style="list-style-type: none"> ✓ If any answer to Part A are answered "yes" your project is a "Priority Project" and is subject to the Site Design, Source Control, and Treatment Control design standards described in the Napa County Post-Construction Runoff Management Requirements. ✓ If all answers to Part A are "No" and any answers to Part B are "Yes" your project is a "Standard Project" and is subject to the Site Design and Source Control design standards described in the Napa County Post-Construction Runoff Management Requirements. ✓ If every question to Part A and B are answered "No", your project is exempt from post-construction runoff management requirements. 	
Part A: Priority Project Categories	
Does the project meet the definition of one or more of the priority project categories?	
1. Residential with 10 or more units	Yes <input checked="" type="radio"/> No
2. Commercial development greater than 100,000 square feet.....	Yes <input checked="" type="radio"/> No
3. Automotive repair shop.....	Yes <input checked="" type="radio"/> No
4. Retail Gasoline Outlet.....	Yes <input checked="" type="radio"/> No
5. Restaurant.....	Yes <input checked="" type="radio"/> No
6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....	Yes <input checked="" type="radio"/> No
<i>*Refer to the definitions section for expanded definitions of the priority project categories.</i>	
Part B: Standard Project Categories	
Does the project propose:	
1. A facility that requires a NPDES Permit for Stormwater Discharges Associated with Industrial Activities?.....	Yes <input checked="" type="radio"/> No
2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?.....	Yes <input checked="" type="radio"/> No
3. Hillside residential greater than 30% slope.....	Yes <input checked="" type="radio"/> No
4. Roadway and driveway construction or reconstruction which requires a Grading Permit.....	Yes <input checked="" type="radio"/> No
5. Installation of new storm drains or alteration to existing storm drains?.....	Yes <input checked="" type="radio"/> No
6. Liquid or solid material loading and/or unloading areas?.....	Yes <input checked="" type="radio"/> No
7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?.....	Yes <input checked="" type="radio"/> No
8. Commercial or industrial waste handling or storage, excluding typical office or household waste?.....	Yes <input checked="" type="radio"/> No
Note: To find out if your project is required to obtain an individual General NPDES Permit for Stormwater discharges Associated with Industrial Activities, visit the State Water Resources Control Board website at www.swrcb.ca.gov/stormwtr/industrial.html	

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

APPENDIX A – APPLICABILITY CHECKLIST

Impervious Surface Worksheet

Project phasing to decrease impervious surface area shall not exempt the project from Post-Construction Runoff Management requirements. A new development or redevelopment project must comply with the requirements if it is part of a larger common plan of development that would result in the creation, addition and/or reconstruction of one acre or more of impervious surface. (For example, if 50% of a subdivision is constructed and results in 0.9 acre of impervious surface, and the remaining 50% of the subdivision is to be developed at a future date, the property owner must comply with the Post-Construction Runoff Management requirements.)

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	New (Does not replace any existing impervious area)	Reconstructed (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs		Building = 3500 s.f.		3500 s.f.
Patio, Impervious Decking, Pavers and Impervious Liners		Covered Porch 1564 s.f.		1564 s.f.
Sidewalks and paths		0		
Parking Lots		0		
Roadways and Driveways,		0	Crush Pad to replace driveway = 637 s.f.	637 s.f.
Off-site Impervious Improvements		0		
Total Area of Impervious Surface (Excluding Roadways and Driveways)				5701 s.f.

Incorrect information on proposed activities or uses of a project may delay your project application(s) or permit(s).

I declare under penalty of perjury, that to the best of my knowledge, the information presented herein is accurate and complete.

Name of Owner or Agent (Please Print): Mark Carter	Title: Owner
Signature of Owner or Agent:	Date: 02-20-09

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.

Mark Carter

Applicant

WJCO

Property Owner (if other than Applicant)

7/8/09

Date

Project Identification

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DEVELOPMENT & PLANNING DEPT.

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Mark Carter
Applicant

[Signature]
Property Owner (if other than Applicant)

7/8/09
Date

PO 9 - 00288
Project Identification



