file № PB-00141

A Tradition of Stewardship
A Commitment to Service

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

Use Permit Application

To be completed by Planning staff...

Application Type: Major Modification

Date Submitted: 5.1.13 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: $ 5,000 Receipt No. 96015 Received by: SA Date: 5.1.13

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

To be completed by applicant...

Project Name: Outpost Winery Use Permit Modification

Assessor's Parcel №: 018-200-026 Existing Parcel Size: 42.3 ac.

Site Address/Location: 2075 Summit Lake Drive, Angwin, CA 94508
No. Street City State Zip

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

Property Owner: True Vineyard. LLC Attn: Frank Dotzler

Mailing Address: PO Box J Angwin CA 94508
No. Street City State Zip

Telephone №(707) 965 - 1718 E-Mail: frank@outpostwines.com

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone №(____) _____ - _____ E-Mail: _____

Representative (if applicable): Albion Surveys, Inc. Attn Jon M Webb

Mailing Address: 1113 Hunt Avenue St Helena, CA 94574
No. Street City State Zip

Telephone №(707) 963 - 1217 E-Mail: jwebb@albionsurveys.com

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

The owner of Outpost Winery is requesting an increase in the winery production capacity from 30,000 gallons annually to 50,000 gallons annually and an increase in the marketing activities (see attached Supplemental Application for Winery Uses). No other changes are proposed in this application. No new construction is proposed in this application and none will be required other than the minor expansion of the existing septic system.

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

District none

Regional none

State none

Federal none

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

The only improvement proposed is the minor expansion of the existing septic system. An Engineers Septic Feasibility Report is enclosed.

Improvements, cont.

Total on-site parking spaces: 7 existing 7 proposed

Loading areas: 1 existing 1 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): 4000 square feet/.09 acres

Employment and Hours of Operation

Days of operation: M-F, S-Sun harvest existing Same proposed

Hours of operation: 7-5,7am-9pm harve existing Same proposed

Anticipated number of employee shifts: 1 existing 1 proposed

Anticipated shift hours: 8, 12 harvest existing same 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.

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.

	FRANK DOTZLER
Print Name of Property Owner	Print Name Signature of Applicant (if different)
	4.23.13
Signature of Property Owner Date	Signature of Applicant Date

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=16513*

Production Capacity *

Please identify the winery's...

Existing production capacity: 30,000 gal/y Per permit №: P04-0180-UP Permit date: 8/18/ 2004

Current maximum actual production: 30,000 gal/y For what year? 2012

Proposed production capacity: 50,000 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:	4	existing	30people/day	proposed
Average daily tours and tastings visitation[1]:	4	existing	20people/day	proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	M-Sa, 10-4	existing	M-Sa, 10-4	proposed
Non-harvest Production hours[2]:	8-5	existing	8-5	proposed

[1] Average daily visitation is requested 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.)

Hosted tours and tasting for wine trade personnel and consumers by appointment will occur daily with a maximum of 30 people per day (existing is 4 per day) between the hours of 10am and 4pm, Monday through Saturday. Wine purchased at the Winery may be consumed on-premises consistent with Assembly Bill 2004.

Marketing events such as barrel tasting, auctions and other social events, including catered meals 5 times per year up to 25 people per event (existing and proposed, no change requested) and 2 times per year up to 50 people per event (proposed by this application) between the hours of 10am and 9pm. All events will serve food prepared off site and delivered by a caterer.

Two harvest party events for up to 50 people per event (existing and proposed, no change requested) between the hours of 10 am and 8 pm.

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.)

All marketing events will serve food prepared off site and delivered by a caterer. No food will be prepared on site other than employee meals.

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing 26,000 sq. ft. 0.6 acres

Proposed 26,000 sq. ft. 0.6 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).

33,300 sq. ft. 0.8 acres 1.8 % 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 12,556 sq. ft. Proposed 12,556 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 616 sq. ft. 5 % of production facility

Proposed 616 sq. ft. 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: _____ sq. ft. Proposed: _____ 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.

4.23.13

Owner's Signature **Date**

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	well	
Name of proposed water supplier (if water company, city, district):		
Is annexation needed?	☐ Yes ☐ No	☐ Yes ☐ No
Current water use:	4960 gallons per day (gal/d)	
Current water source:	well	
Anticipated future water demand:	5350 gal/d	gal/d
Water availability (in gallons/minute):	100 gal/m	100 gal/m
Capacity of water storage system:	8000 gal	36,000 gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	Tanks	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage	
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	on site septic	
Name of disposal agency (if sewage district, city, community system):		
Is annexation needed?	☐ Yes ☐ No	☐ Yes ☐ No
Current waste flows (peak flow):	1300 gal/d	gal/d
Anticipated future waste flows (peak flow):	1560 gal/d	gal/d
Future waste disposal design capacity:	1560 gal/d	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

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: 3 x 3.05 one-way trips per employee = 9.2 daily trips.

Number of PT employees: 1 x 1.90 one-way trips per employee = 1.9 daily trips.

Average number of weekday visitors: 20 / 2.6 visitors per vehicle x 2 one-way trips = 15.4 daily trips.

Gallons of production: 50000 / 1,000 x .009 truck trips daily[3] x 2 one-way trips = .9 daily trips.

Total = 27.4 **daily trips.**

(№ of FT employees) + (№ of PT employees/2) + (sum of visitor and truck trips x .38) = 9.7 **PM peak trips.**

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): 2 x 3.05 one-way trips per employee = 6.1 daily trips.

Number of PT employees (on Saturdays): 0 x 1.90 one-way trips per employee = _____ daily trips.

Average number of Saturday visitors: 20 / 2. 8 visitors per vehicle x 2 one-way trips = 14.3 daily trips.

Total = 20.4 **daily trips.**

(№ of FT employees) + (№ of PT employees/2) + (visitor trips x .57) = 13.4 **PM peak trips.**

Traffic during a Crush Saturday

Number of FT employees (during crush): 3 x 3.05 one-way trips per employee = 6.1 daily trips.

Number of PT employees (during crush): 1 x 1.90 one-way trips per employee = 1.9 daily trips.

Average number of Saturday visitors: 4 / 2. 8 visitors per vehicle x 2 one-way trips = 2.8 daily trips.

Gallons of production: 50000 / 1,000 x .009 truck trips daily x 2 one-way trips = 1 daily trips.

Avg. annual tons of grape on-haul: 170 / 144 truck trips daily[4] x 2 one-way trips = 2.4 daily trips.

Total = 14.2 **daily trips.**

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 2 x 2 one-way trips per staff person = 4 trips.

Number of visitors (largest event): 50 / 2.8 visitors per vehicle x 2 one-way trips = 35.7 trips.

Number of special event truck trips (largest event): 2 x 2 one-way trips = 4 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).

Checklist of Voluntary Greenhouse Gas Emission Reduction Measures

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An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	Outpost Winery UP Modification
PROJECT ADDRESS	2075 Summit Lake Drive
APPLICANT	Frank Dotzler
CONTACT INFO	965-1718
	email / phone

		yes	no	I don't know
1	Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards? If yes, please include a copy of their required spreadsheets.			✓
2	Do you have an integrated design team? if yes, please list:		✓	
3	SITE DESIGN			
3.1	Does your design encourage community gathering and is it pedestrian friendly?	✓		
3.2	Are you building on existing disturbed areas?	✓		
3.3	Landscape Design			
3.31	native plants?	✓		
3.32	drought tolerant plants?	✓		
3.33	Pierce Disease resistant planting?	✓		
3.34	Fire resistant planting?	✓		
3.35	Are you restoring open space and/or habitat?		✓	
3.36	Are you harvesting rain water on site?			✓
3.37	planting large trees to act as carbon sinks?		✓	
3.38	using permeable paving materials for drive access and walking surfaces?	✓		
3.4	Does your parking lot include bicycle parking?		✓	
3.5	Do you have on-site waste water disposal?	✓		
3.6	Do have post-construction stormwater on site detention/filration methods designed?	✓		
3.7	Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?	✓		
3.8	Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)?	✓		
3.9	Is the structure designed to take advantage of natural cooling and passive solar aspects?	✓		
4	ENERGY PRODUCTION & EFFICIENCY			
4.1	Does your facility use energy produced on site? If yes, please explain the size, location, and percentage of off-set:		✓	
4.2	Does the design include thermal mass within the walls and/or floors?			✓
4.3	Do you intend to commission the performance of the building after it is built to ensure it performs as designed?			✓
4.4	Will your plans for construction include:			
4.41	High density insulation above Title 24 standards?	✓		
4.42	Zones for heating and cooling to provide for maximum efficiency?			✓
4.43	Energy Star™ or ultra energy efficient appliances?	✓		
4.44	A "cool" (lightly colored or reflective) or a permeable/living roof?			✓
4.45	Timers/time-outs installed on lights (such as the bathrooms)?	✓		
	If yes, please explain:			
5	WATER CONSERVATION			
5.1	Does your landscape include high-efficiency irrigation?	✓		
5.2	Does your landscape use zero potable water irrigation?		✓	
5.3	Is your project in the vicinity to connect to the Napa Sanitation reclaimed water?		✓	
5.4	Will your facility use recycled water?			✓
5.41	If no, will you prepare for it by pre-installing dual pipes and/or purple lines?			
5.5	Will your plans for construction include:			
5.51	a meter to track your water usage?			✓
5.52	ultra water efficient fixtures and appliances?	✓		
5.53	a continuous hot water distribution method, such as an on-demand pump?			✓
5.54	a timer to insure that the systems are run only at night/early morning?	✓		

	yes	no	I don't know
6 MATERIAL RECYCLING			
6.1 Are you using reclaimed materials?			✓
If yes, what and where:			
6.2 Are you using recycled construction materials-			
6.21 finish materials?			✓
6.22 aggregate/concrete road surfaces?			✓
6.23 fly ash/slag in foundation?			✓
6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?	✓		
6.4 Does your facility provide access to recycle-			
6.41 Kitchen recycling center?	✓		
6.42 Recycling options at all trash cans?			✓
6.43 Do you compost green waste?	✓		
6.44 Provide recycling options at special events?	✓		
7 NATURAL RESOURCES			
7.1 Will you be using certified wood that is sustainably harvested in construction?			✓
7.2 Will you be using regional (within 500 miles) building materials?	✓		
7.3 Will you be using rapidly renewable materials, such as bamboo?			✓
7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?			✓
7.5 Have you considered the life-cycle of the materials you chose?	✓		
8 INDOOR AIR QUALITY			
8.1 Will you be using low or no emitting finish and construction materials indoors-			
8.11 Paint?	✓		
8.12 Adhesives and Sealants?	✓		
8.13 Flooring?	✓		
8.14 Framing systems?	✓		
8.15 Insulation?	✓		
8.2 Does the design allow for maximum ventilation?	✓		
8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?		✓	
8.4 Does your design include dayling, such as skylights?			✓
9 TRANSPORTATION DEMAND MANAGMENTMENT			
9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?			✓
9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?	✓		
9.3 Does your project include design features that encourage alternatives modes of transportation, such as			
preferred parking for carpooling, ridesharing, electric vehicles?			✓
secured bicycle parking, safe bicycle access?			✓
loading zones for buses/large taxi services?			✓

9.4 How close is your facility to public transportation? 5 miles

10 Are there any superior environmental/sustainable features of your project that should be noted?
not sure

11 What other studies or reports have you done as part of preparing this application?
1
2
3
4

12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?
If yes, please describe:

13 Once your facility is in operation, will you:

13.1 calculate your greenhouse gas emissions?			
13.2 implement a GHG reduction plan?			
13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?			

14 Does your project provide for education of green/sustainable practices?
If yes, please describe: Staff is educated about recycling & water conservation

15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

Form filed out by:

Please feel free to include additional sheets of paper as necessary.

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Department of Public Works

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Donald G. Ridenhour, P.E.
Director

WATER AVAILABILITY ANALYSIS - PHASE ONE 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 assessor's 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 underline 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)
018-200-026	42.3	0.5	21.15

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:		PROPOSED USE:	
Residential	.5 af/yr	Residential	.5 af/yr
Farm Labor Dwelling	_____ af/yr	Farm Labor Dwelling	_____ af/yr
Winery	.8 af/yr	Winery	1.3 af/yr
Commercial	_____ af/yr	Commercial	_____ f/yr
Vineyard*	9 af/yr	Vineyard*	9 af/yr
Other Agriculture	_____ af/yr	Other Agriculture	_____ af/yr
Landscaping	.15 af/yr	Landscaping	.25 af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
TOTAL:	10.45 af/yr	**TOTAL:**	11.05 af/yr **TOTAL:**
	_____ gallons**	**TOTAL:**	_____ gallons**

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 if 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: J M Will **Date:** 4/28/13 **Phone:** 963-1217

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION

BUSINESS ACTIVITIES

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)	1	EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) Outpost Winery			3
BUSINESS SITE ADDRESS 2075 Summit Lake Drive			103
BUSINESS SITE CITY Angwin	104	CA ZIP CODE	105
CONTACT NAME Frank Dotzler	106	PHONE 965-1718	107

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 CUPAs
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 recycler)
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 14a	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 14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS 15

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

UPCF Rev. (12/2007)

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Data request for analysis of operational characteristics for Residential, Commercial, or Industrial projects

The Napa County Climate Action Plan requires that staff calculate the GHG emissions of all discretionary projects assuming "business as usual" (BAU), and that applicants reduce those emissions by 38%. This checklist identifies the data needed to complete the required calculations and allows applicants to select the emissions reduction measures they wish to use. Applicants may retain consultants to prepare their own calculations if desired. Default calculations will be based on thresholds dervied from California Air Pollution Control Officers Assocation (CAPCOA) and Bay Area Air Quality Management District's CalEEmod model, as well as standard factors for vegetation removal and retention/replacement.

Contact Information:

Name of project:	Outpost Winery Modification	Project Number:	P13-00141-MOD
Project address & APN:	2075 Summit Lake Drive, Angwin , 018-200-026		
Primary contact name(s):	Frank Dotzler,		
Contact e/mail:	frank@outpostwines.com	Phone:	965-1718

Part A: Business As Usual (BAU)

1. Input for new construction or operations (or change in land use type)

Land Use Type	# of units	Square Footage removed	Square Footage Added	# of Full-time equivalent employees (use 0.5 for part-time)	
				Mon-Fri	Sat & Sun
Dwelling unit					
Warehouse					
Light Industrial (winery production)					
High quality restaurant (tasting room)					
Retail					
Office					
Other (please explain)					
Total					

1.1 Input if you are a winery, if not, skip this section.

Visitation - Daily Tours and tasting

	Tours and tasting	# of guests Mon-Fri	# of guests Sat & Sun	Total number of guests per	Number of days closed	Total number of guests per year
Proposed	By Appt	100	20		20	5000
Existing	By Appt	4	2		20	312
Net change of tours and tastings		80	12		0	4688

Visitation - Special events and marketing

Proposed Total Marketing Plan			Existing Marketing Plan			
# of events/yr	# of guests per event	Subtotal	# of events/yr	# of guests per event	Subtotal	Total Net Change (Proposed - Existing)
7	5@25, 2@50	225	5	25	125	100

Total proposed annual visitation	5225	*Total existing annual visitation*	437
Net change of annual visitation	4788		

2. Site Development None Proposed

	Acres removed	Acres planted	Net Change
Vegetation type			
Coniferous Forest			
Oak Woodland			
Riparian Woodland			
Shrub			
Vineyard			
Other (please explain)			
Already Developed area (i.e. asphalt)			
Total acres of land developed			No Change

New Site Improvements None Proposed	**Amount**	**Unit**
Caves		Square feet
Grading		Square feet
Roads		Square feet
Parking		Square feet
Hardscape (anything paved)		Square feet
Landscape		Square feet
Total square footage of site improvements		Square feet
Size of new or expanded wastewater lagoons		Square feet
Amount of new or increased use of groundwater		Gallons per year
on site garden for cultivation of food?		Square feet

Part B: Emission Reduction Measures

		amount	unit	yes	no
Operations					
1	If the project is a winery is your existing winery a Napa Certified Green Winery?				No
2	If you are a new winery, have you applied to be a Napa Certified Green Winery?				
3	Do you intend to recycle more than what the local landfill provides, if so what percentage of reduction.		%	No	
Mobile Vehicle Trips					
4	Does the facility have alternative fuel vehicles in fleet, such as electrical vehicles or alternative diesel?				No
	If yes, what percentage of fleet?		%		

5	Does your project have bicycle access and parking?			Yes	
6	Does the employer have a employee transportation demand management plan with feasible commute incentives (i.e.: telecommute 1.5 days per week or alternative work schedules? If yes please provide example and percentage of employees that participate.		%		No
7	Does the employer sponsor a van/pool shuttle for visitors? If yes, what percentage of visitation will use it?	Large events	10 %	Yes	
8	Is the project requesting a parking reduction, if yes what percentage?		%		No
9	Does the parking lot provide a charging station for electrical vehicles? If yes, how many?		stations		No
Energy Use and Generation					
10	Has the facility already installed renewable energy on-site since 2005?				No
	If yes, how much?		KW hrs.		
11	Does the proposal include installation of renewable energy on-site?				No
	If yes, how much?		KW hrs.		
	Is it connected to an integrated battery system?				No
12	Does your project have specific heating/cooling demands (such as wine cooling) requirements? If yes, explain:	Tank Chillers		yes	
Building and Construction		No Building is Proposed			
13	Do you intend to build to Cal Green* Tier 2 standards?				
14	Do you intend to build to Cal Green* Tier 3 standards?				
15	Do you have areas such as a cave, or natural cooling, passive solar that will exceed 2005 Title 24 standards? Explain:				
	If so, how many square feet?		Sq. Ft.		
	What is the percent reduction of 2005 Title 24 standards for that portion?		%		
16	If the project is a winery, does it propose any energy efficient equipment (i.e.: gravity flow rather than pumping, energy star appliances, etc)? Please list Energy Star, High Pres Washers			Yes	

	If so, ho many annual kilowat hours saved?	Not sure	KW hrs.		
Site Development	No Site Development Proposed				
17	Does the project intend to restore degraded habitat?				
	If so, how many acres?		acres		
18	Does the landscape plan include the planting of more than 6 shade trees within 40 feet of the				
	If so, how many trees?		trees		
19	Will the project replace more than a 2:1 ratio of trees on site, and if so how many additional?		trees		
	What specie?				
Water & Wastewater					
20	Does the project connect to a munipical water source?				No
21	Will the project rely on an onsite well?			Yes	
22	How many gallons of water per day is dedicated to domestic water use?		500 g/day		
23	How many gallons of water per day is dedicated to landscape?		50 g/day		
24	Will the project connect to municipal sanitary sewer system?				No
25	Will the project connect to municipal reclaimed water?				No
26	Will the project have an on-site septic system?			Yes	
27	If so, how big are the proposed lagoons?		sq. ft.		
28	Will the project have it's own treatment system? If so, explain: septic				
	Other, Please explain:				

Planning, Building & Environmental Services - Hillary Gitelman, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

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Project name & APN: Outpost Winery 018-200-026
Project number if known: P13-00141-MOD
Contact person: Jon Webb
Contact email & phone number: jwebb@albionsurveys.com 963-1217
Today's date: 7/22/13

Voluntary Best Management Practices Checklist for Development Projects

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

Practices with Measurable GHG Reduction Potential

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

Already Doing	Plan To Do	ID #	BMP Name
☐	☐	BMP-1	**Generation of on-site renewable energy**

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calcuate how much electrical energy your project may need.

Exist Facility, None Planned

☐	☐	BMP-2	**Preservation of developable open space in a conservation easement**

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

None

Already Doing	Plan To Do		
☐	☐	**BMP-3**	**Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

None Proposed

☐ ☐ **BMP-4** **Alternative fuel and electrical vehicles in fleet**

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles 0

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

☐ ☐ **BMP-5** **Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

No New Construction

☐ ☐ **BMP-6** **Vehicle Miles Traveled (VMT) reduction plan**

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transporation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other:

Estimated annual VMT

Potential annual VMT saved

% Change

Already Doing	Plan To Do		
☐	☐	**BMP-7**	**Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

See description below under BMP-5.

No New Construction

☐	☐	**BMP-8**	**Solar hot water heating**

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

No New Construction

☐	☐	**BMP-9**	**Energy conserving lighting**

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

Exisitng non-CF bulbs will be replaced with CF bulbs as they need replacing

☐	☐	**BMP-10**	**Energy Star Roof/Living Roof/Cool Roof**

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

No New Construction

☐	☐	**BMP-11**	**Bicycle Incentives**

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

☐	☐	**BMP-12**	**Bicycle route improvements**

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

None Nearby

Already Doing	Plan To Do		
☐	☐	**BMP-13**	**Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

None Proposed

☐	☑	**BMP-14**	**Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

Will be installed as they need replacing

☐	☐	**BMP-15**	**Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

None Proposed

☑	☐	**BMP-16**	**Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

☑	☐	**BMP-17**	**Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Doing	Plan To Do		
☐	☐	**BMP-18**	**Compost 75% food and garden material**

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see http://www.naparecycling.com/foodcomposting for more details.

N/A

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

☑ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Existing trees and vineyard already in place

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

None Proposed

☐ ☐ **BMP-22 Public Transit Accessibility**

Refer to http://www.ridethevine.com/vine and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

None Available in the Area

Already Doing	Plan To Do		
☐	☐	**BMP-23**	**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.** *The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.* No New Construction
☐	☑	**BMP-24**	**Limit the amount of grading and tree removal** *Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.*
☐	☐	**BMP-25**	**Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a)	☐	**LEED™ Silver** (check box BMP-25 and this one)
BMP-25 (b)	☐	**LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	☐	**LEED™ Platinum** (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐	☐	**BMP-26**	**Are you, or do you intend to become a Certified Green Business or certified as a"Napa Green Winery"?** *As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.*
☐	☐	**BMP-27**	**Are you, or do you intend to become a Certified "Napa Green Land"?** *Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*

Already Doing	Plan To Do		
☐	☐	**BMP-28**	**Use of recycled materials** *There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.* N/A
☑	☐	**BMP-29**	**Local food production** *There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.* Veggie Garden and Orchard On Site
☑	☐	**BMP-30**	**Education to staff and visitors on sustainable practices** *This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*
☑	☐	**BMP-31**	**Use 70-80% cover crop** *Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.*
☐	☐	**BMP-32**	**Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site** *By selecting this BMP, you agree not to burn the material pruned on site.*
☐	☐	**BMP-33**	**Are you participating in any of the above BMPS at a 'Parent' or outside location?** No
☐	☐	**BMP-34**	**Are you doing anything that deserves acknowledgement that isn't listed above?** Water Conservation, Encourage Staff to Rideshare

Comments and Suggestions on this form?

Sources:

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6. California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.

7. U.S. Department of Energy (2010). Cool roof fact sheet.

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12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html

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