

# ***ALBION SURVEYS***

CONSULTING LAND SURVEYORS

1113 Hunt Avenue, St. Helena, CA 94574  
(707) 963-1217 ♦ FAX (707) 963-1829  
E-Mail: jwebb@albionsurveys.com

August 7, 2013

Ms. Charlene Gallina  
Napa County Planning  
To Be Delivered

**RECEIVED**

**AUG 09 2013**

Napa County Planning, Building  
& Environmental Services

Regarding: Castellucci Winery Use Permit and Variance, P13-00140UP&Variance

Dear Charlene:

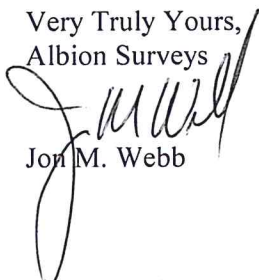
Per your Project Status Report dated June 7, 2013, I offer the following comments and information:

1.
  - a) An Archeological Assessment, Phase 1 Septic Analysis and Public Water System Report are enclosed.
  - b) Corrections have been made to Page 6 of the application and the site plan
  - c) A Site Plan with Summary Table are included
  - d) Items i through v have been added to the Site Plan, there is one shed which will be removed (shown on Site Plan), item iv has also been added to sheet A1.1
  - e) No trees will be removed as part of this project. I have added a statement to the Project Narrative and added the existing trees in the vicinity of the Winery
  - f) A Completed BMP Checklist is included
  - g) I have noted on page 14 of the application that spoils will be used "On site for new construction, excess will go to land fill"
  - h) An architect's rendition of the Winery location before and after is enclosed
  - i) A disc of application materials is enclosed
2. A Traffic Study will be submitted by August 19<sup>th</sup>.
3. All information requested by Environmental Health Department is enclosed. Please note the Outdoor Cooking area has been changed to Outdoor Barbeque area.
4. The BFE and other information requested has been added to the Site Plan. A completed Post Construction, Appendix A is enclosed

Enclosed you will also find amended pages 6, 12 and 14 of the application and an amended Project Narrative.

Please contact me if you have any questions or comments.

Very Truly Yours,  
Albion Surveys



Jon M. Webb

Principal  
PLS 6709

Letters\Respond to County (1).doc

CC: Antonio Castellucci

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## **PROJECT NARRATIVE** **(Castellucci Family Winery Use Permit and Variance)**

Napa County Planning, Building  
& Environmental Services

The purpose of this application is to be granted a Use Permit to construct a winery with an annual production capacity of 30,000 gallons. The accompanying Variance Application is being filed to obtain approval of a Variance to construct the Winery within the 600 foot setback of Zinfandel Lane and the Silverado Trail.

16,000 gallons of the production will be from wine utilizing estate fruit from the subject property and the remaining 14,000 gallons of production will be for additional fruit brought to the winery.

The property is a 19.3 acre parcel which lies along the Napa River and abuts Zinfandel Lane and the Silverado Trail. There currently exists 15 acres of vineyards, a residence, farm labor unit, a barn and a few outbuildings. One shed will be removed to accommodate the new winery. All winery structures will new construction. Access to the winery will be via an existing driveway from Zinfandel Lane which will be realigned and modified to meet Napa County Road and Street Standards. No Road Exceptions are being requested as part of this application. No trees will be removed from the site because of this permit. Approximately 1 acre of vineyards will be removed to accommodate the winery.

The proposed winery production buildings will have a total indoor floor area of 7690 square feet and will include fermenting, mechanical, lab, barrel aging, bottling, bathroom, storage, shipping and receiving. The remaining area devoted to production will include a 700 square foot covered crush pad, bringing the total area devoted for production to 8390 square feet. The indoor/covered building area devoted to administration, marketing, commercial kitchen, bathroom and hospitality total 3336 square feet.

The winery will be operated by an average of 2 full time and 2 part time employees. Daily visitation by appointment only is proposed for up to 50 people per day. A detailed marketing plan is also outlined in the attached Supplemental Application for Winery Uses.

(Revised 8/2/13)





A Tradition of Stewardship  
A Commitment to Service

P13-00140 UP  
FILE # P13-00 Var

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

**APPLICATION FORM**

FOR OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
TYPE OF APPLICATION: \_\_\_\_\_ Date Published: \_\_\_\_\_  
REQUEST: \_\_\_\_\_ Date Complete: \_\_\_\_\_

TO BE COMPLETED BY APPLICANT

PROJECT NAME: Castellucci Family Winery

Assessor's Parcel #: 025-160-006 Existing Parcel Size: 19.3

Site Address/Location: 3 Zinfandel Lane St Helena, CA 94574  
No. Street City State Zip

Property Owner's Name: Antonio Castellucci

Mailing Address: 75 Margarita Drive San Rafael, CA 94901 14 Pelican Pt. Rd., Belvedere CA  
No. Street City State Zip 94920

Telephone #: (415) 948 - 4595 Fax #: ( ) - E-Mail: \_\_\_\_\_

Applicant's Name: Same as Owner antoniocastellucci@yahoo.com

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone #: ( ) - Fax #: ( ) - E-Mail: \_\_\_\_\_

Status of Applicant's Interest in Property: \_\_\_\_\_

Representative Name: 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 Fax #: (707) 963-1217 E-Mail: jwebb@albionsurveys.com

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.

Antonio Castellucci 4-4-13  
Signature of Property Owner Date Signature of Applicant Date

Antonio Castellucci \_\_\_\_\_  
Print Name Print Name

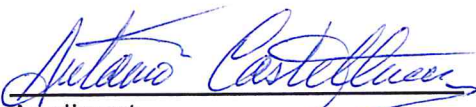
TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES  
Total Fees: \$ 8000- Receipt No. 96014 Received by: SG Date: 5/2/13

## INDEMNIFICATION AGREEMENT

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

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

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

  
Applicant

4-4-13

Date

\_\_\_\_\_  
Property Owner (if other than Applicant)

Castellucci Family Winery

Project Identification



## REASONS FOR GRANTING A VARIANCE

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

This property is located at the corner of Zinfandel Lane and the Silverado Trail. The proposed location of the Winery will not meet the 600 foot setback from the center of the Silverado Trail or Zinfandel Lane. The winery is 140 feet from the center of the Silverado Trail and 590 feet from the center of Zinfandel Lane. The property has a unique narrow shape with County Rights of Way running along two property boundaries (north and east boundaries) and the center of the Napa River running along and entire south boundary line. All of the property lies within the 600 foot setback from Silverado Trail except for 2 small corners which are in the Napa River and it's floodway. The unique shape of the property, having two property boundaries which are County Rights of Way and a boundary line which is the Napa River create an exceptional and extraordinary hardship that is unique to this property and not common to many properties, if any, in Napa Valley. By adhering to the strict application of the Zoning regulations, it would not be possible to build a Winery and thus creates a unique hardship not experienced by other properties in the County. The strict application of the Zoning Regulations would create an extraordinary hardship on this property that will prohibit a Winery.

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

The AP zoning district allows a winery on this property subject to the approval of a Use Permit. The property complies with the development standards for a winery in all other manners other than the setbacks from the Silverado Trail and Zinfandel Lane. All of the findings necessary for the granting of a Use Permit can be made and the project is consistent with the General Plan. The granting of this variance is necessary to allow the approval of the Use Permit for the winery, and the preservation and enjoyment of property rights enjoyed by other properties in the AP zoning district. Due to the unique shape, terrain and environmental characteristics of this property, this variance will not be a grant of special privilege inconsistent with the limitations on other properties.

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

The health and safety of the neighborhood and of the County will not be affected by this project because with the approval of the lesser setback, the winery will be built in an area where earthwork and grading will be minimal and the Napa River and it's floodway will not be encroached upon. The winery facility will be screened from the Silverado Trail and neighbors by the natural terrain and vegetation. The granting of the variance will allow the winery to be located on this property in areas which will minimize earthwork and actually benefit the County and neighborhood by reducing traffic on the State Highway and County roads for the transport of grapes once the winery is operational. By being further located from the Napa River, the approval of the variance will also allow the protection of a natural resource which benefits the public and the neighborhood.





A Tradition of Stewardship  
A Commitment to Service

file No P13-00140

## Napa County

### Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web [www.countyofnapa.org/cdp/](http://www.countyofnapa.org/cdp/) email [cdp@countyofnapa.org](mailto:cdp@countyofnapa.org)

#### Use Permit Application

*To be completed by Planning staff...*

Application Type: New Use Permit

Date Submitted: 5-1-13 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*Application Fee Deposit: \$ 8,000.00 Receipt No. 96014 Received by: SB Date: 5-1-13

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

*To be completed by applicant...*

Project Name: Castellucci Family Winery

Assessor's Parcel No: 025-160-006 Existing Parcel Size: 19.3 ac.

Site Address/Location: 3 Zinfandel Lane, St Helena, CA 94574  
No. Street City State Zip

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

Property Owner: Antonio Castellucci

Mailing Address: 14 Pelican Point Road, Belvedere, CA 94920  
No. Street City State Zip

Telephone No: (415) 948-4595 E-Mail: antoniocastellucci@yahoo.com

Applicant (if other than property owner): \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

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

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## Use Permit Information Sheet

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### Use

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

See Attached Narrative

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

District \_\_\_\_\_

Regional \_\_\_\_\_

State Yes

Federal Yes

### Improvements

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

No offsite improvements are proposed by this Use Permit. Onsite improvements include widening of the existing 12' paved driveway to meet Napa County Road and Street Standards, abandoning the existing well and the construction of a new Public Well/Water System, construction of the Winery septic systems, new water storage tanks and the construction of the new winery facility.

The new winery facility will be comprised of 2 new buildings, the production/mechanical/hospitality building (11,600 square feet), an outdoor covered crush pad(700 square feet) and a small, detached hospitality room(800 square feet).

12 parking spaces are proposed.



## Improvements, cont.

Total on-site parking spaces: 2 existing 11 proposed  
Loading areas: 0 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): 1.6 acres

## Employment and Hours of Operation

Days of operation: \_\_\_\_\_ existing 7 proposed  
Hours of operation: \_\_\_\_\_ existing 7-6 proposed  
Anticipated number of employee shifts: \_\_\_\_\_ existing 1 proposed  
Anticipated shift hours: \_\_\_\_\_ existing 7-6 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) 2FT, 2PT

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## Certification and Indemnification

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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.

Antonio Castellucci

Print Name of Property Owner

Signature of Property Owner

Print Name Signature of Applicant (if different)

Signature of Applicant

Date



## Supplemental Application for Winery Uses

### Operations

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

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input checked="" type="checkbox"/> On-Site?	<input type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None

\* 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: \_\_\_\_\_ gal/y Per permit No: \_\_\_\_\_ Permit date: \_\_\_\_\_

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

Proposed production capacity: 30,000 gal/y

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

### Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	_____ existing	<u>50</u> _____ proposed
Average daily tours and tastings visitation <sup>1</sup> :	_____ existing	<u>30</u> _____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	_____ existing	<u>M-Su, 10-4</u> _____ proposed
Non-harvest Production hours <sup>2</sup> :	_____ existing	<u>8-5</u> _____ proposed

<sup>1</sup> 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.

<sup>2</sup> 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.)

All marketing events are proposed.

Hosted tours and tasting for wine trade personnel and consumers by appointment will occur daily with a maximum of 50 people per day between the hours of 10am and 4pm. Wine purchased at the Winery may be consumed on-premises consistent with Assembly Bill 2004.

Private promotional tasting and meals 12 times per year up to 25 people per event between the hours of 10am and 11pm.

Marketing events such as barrel tasting, auctions and other social events, including meals and music 3 times per year up to 60 people per event and 2 times per year up to 125 people between the hours of 10am and 11pm. These larger events will serve food prepared off site and delivered by a caterer.

Two harvest party events for up to 50 people per event 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 food service is proposed. Food for small events will be prepared on site and food for larger events(60 people or more) will be catered and prepared off site.



**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.

Proposed 17,500 sq. ft. 0.40 acres

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### Initial Statement of Grape Source

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Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c),  
I hereby certify that the current application for establishment or expansion of a winery  
pursuant to the Napa County Winery Definition Ordinance will employ sources of  
grapes in accordance with the requirements of Section 12419(b) and/or (c) of that  
Ordinance.

  
Owner's Signature

4-4-13

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.):	<u>Well</u>	<u>Well</u>
Name of proposed water supplier (if water company, city, district):	<u></u>	<u></u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>500</u> gallons per day (gal/d)	
Current water source:	<u>Well</u>	<u></u>
Anticipated future water demand:	<u>1100</u> gal/d	<u></u> gal/d
Water availability (in gallons/minute):	<u>40</u> gal/m	<u></u> gal/m
Capacity of water storage system:	<u></u> gal	<u></u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tanks/Pond/Pool</u>	<u></u>

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u></u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>On Site Septic</u>	<u></u>
Name of disposal agency (if sewage district, city, community system):	<u></u>	<u></u>
Is annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	<u>700</u> gal/d	<u></u> gal/d
Anticipated future waste flows (peak flow):	<u>see phase 1</u> gal/d	<u></u> gal/d
Future waste disposal design capacity:	<u>see phase 1</u> gal/d	<u></u> 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](http://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 for new construction, excess will go to land fill



## Winery Traffic Information / Trip Generation Sheet

### Traffic during a Typical Weekday

Number of FT employees: <u>2</u>	x 3.05 one-way trips per employee	=	<u>6.1</u>	daily trips.
Number of PT employees: <u>2</u>	x 1.90 one-way trips per employee	=	<u>3.8</u>	daily trips.
Average number of weekday visitors: <u>30</u>	/ 2.6 visitors per vehicle x 2 one-way trips	=	<u>23</u>	daily trips.
Gallons of production: <u>30,000</u>	/ 1,000 x .009 truck trips daily <sup>3</sup> x 2 one-way trips	=	<u>.5</u>	daily trips.
<b>Total</b>		=	<u>33</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38)		=	<u>12</u>	PM peak trips.

### Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>2</u>	x 3.05 one-way trips per employee	=	<u>6.1</u>	daily trips.
Number of PT employees (on Saturdays): <u>0</u>	x 1.90 one-way trips per employee	=	<u>0</u>	daily trips.
Average number of Saturday visitors: <u>30</u>	/ 2. 8 visitors per vehicle x 2 one-way trips	=	<u>21.4</u>	daily trips.
<b>Total</b>		=	<u>28</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (visitor trips x .57)		=	<u>14</u>	PM peak trips.

### Traffic during a Crush Saturday

Number of FT employees (during crush): <u>2</u>	x 3.05 one-way trips per employee	=	<u>6.1</u>	daily trips.
Number of PT employees (during crush): <u>2</u>	x 1.90 one-way trips per employee	=	<u>3.8</u>	daily trips.
Average number of Saturday visitors: <u>30</u>	/ 2. 8 visitors per vehicle x 2 one-way trips	=	<u>21.4</u>	daily trips.
Gallons of production: <u>30,000</u>	/ 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>.5</u>	daily trips.
Avg. annual tons of grape on-haul: <u>86</u>	/ 144 truck trips daily <sup>4</sup> x 2 one-way trips	=	<u>1</u>	daily trips.
<b>Total</b>		=	<u>33</u>	daily trips.

### Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>4</u>	x 2 one-way trips per staff person	=	<u>8</u>	trips.
Number of visitors (largest event): <u>125</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>89</u>	trips.
Number of special event truck trips (largest event): <u>2</u>	x 2 one-way trips	=	<u>4</u>	trips.

<sup>3</sup> 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).

<sup>4</sup> 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



A Tradition of Stewardship  
A Commitment to Service

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

PROJECT NAME	Castelucci Family Winery	
PROJECT ADDRESS	3 Zinfandel Lane	
APPLICANT	Antonio Castellucci	
CONTACT INFO	antonioncastellucci	@yahoo.com
	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.			<input checked="" type="checkbox"/>
2 Do you have an integrated design team? if yes, please list: <i>Howard Bucken</i> <i>Applied Civil</i> <i>Albion Survey</i>	<input checked="" type="checkbox"/>		
<b>3 SITE DESIGN</b>			
3.1 Does your design encourage community gathering and is it pedestrian friendly?	<input checked="" type="checkbox"/>		
3.2 Are you building on existing disturbed areas?	<input checked="" type="checkbox"/>		
3.3 Landscape Design			
3.31 native plants?	<input checked="" type="checkbox"/>		
3.32 drought tolerant plants?	<input checked="" type="checkbox"/>		
3.33 Pierce Disease resistant planting?	<input checked="" type="checkbox"/>		
3.34 Fire resistant planting?			<input checked="" type="checkbox"/>
3.35 Are you restoring open space and/or habitat?		<input checked="" type="checkbox"/>	
3.36 Are you harvesting rain water on site?			<input checked="" type="checkbox"/>
3.37 planting large trees to act as carbon sinks?			<input checked="" type="checkbox"/>
3.38 using permeable paving materials for drive access and walking surfaces?			<input checked="" type="checkbox"/>
3.4 Does your parking lot include bicycle parking?			<input checked="" type="checkbox"/>
3.5 Do you have on-site waste water disposal?	<input checked="" type="checkbox"/>		
3.6 Do have post-construction stormwater on site detention/filtration methods designed?			<input checked="" type="checkbox"/>
3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?	<input checked="" type="checkbox"/>		
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)?	<input checked="" type="checkbox"/>		
3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?			<input checked="" type="checkbox"/>
<b>4 ENERGY PRODUCTION &amp; EFFICIENCY</b>			
4.1 Does your facility use energy produced on site? If yes, please explain the size, location, and percentage of off-set:		<input checked="" type="checkbox"/>	
4.2 Does the design include thermal mass within the walls and/or floors?			<input checked="" type="checkbox"/>
4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?			<input checked="" type="checkbox"/>
4.4 Will your plans for construction include:			<input checked="" type="checkbox"/>
4.41 High density insulation above Title 24 standards?			<input checked="" type="checkbox"/>
4.42 Zones for heating and cooling to provide for maximum efficiency?			<input checked="" type="checkbox"/>
4.43 Energy Star™ or ultra energy efficient appliances?	<input checked="" type="checkbox"/>		
4.44 A "cool" (lightly colored or reflective) or a permeable/living roof?			<input checked="" type="checkbox"/>
4.45 Timers/time-outs installed on lights (such as the bathrooms)?	<input checked="" type="checkbox"/>		
If yes, please explain:			
<b>5 WATER CONSERVATION</b>			
5.1 Does your landscape include high-efficiency irrigation?	<input checked="" type="checkbox"/>		
5.2 Does your landscape use zero potable water irrigation?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water?		<input checked="" type="checkbox"/>	
5.4 Will your facility use recycled water?			<input checked="" type="checkbox"/>
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:			<input checked="" type="checkbox"/>
5.51 a meter to track your water usage?			<input checked="" type="checkbox"/>
5.52 ultra water efficient fixtures and appliances?			<input checked="" type="checkbox"/>
5.53 a continuous hot water distribution method, such as an on-demand pump?			<input checked="" type="checkbox"/>
5.54 a timer to insure that the systems are run only at night/early morning?	<input checked="" type="checkbox"/>		

	yes	no	I don't know
<b>6 MATERIAL RECYCLING</b>			
6.1 Are you using reclaimed materials?			<input checked="" type="checkbox"/>
If yes, what and where: _____			
6.2 Are you using recycled construction materials-			
6.21 finish materials?			<input checked="" type="checkbox"/>
6.22 aggregate/concrete road surfaces?			<input checked="" type="checkbox"/>
6.23 fly ash/slag in foundation?			<input checked="" type="checkbox"/>
6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?	<input checked="" type="checkbox"/>		
6.4 Does your facility provide access to recycle-			
6.41 Kitchen recycling center?	<input checked="" type="checkbox"/>		
6.42 Recycling options at all trash cans?	<input checked="" type="checkbox"/>		
6.43 Do you compost green waste?			<input checked="" type="checkbox"/>
6.44 Provide recycling options at special events?	<input checked="" type="checkbox"/>		
<b>7 NATURAL RESOURCES</b>			
7.1 Will you be using certified wood that is sustainably harvested in construction?			<input checked="" type="checkbox"/>
7.2 Will you be using regional (within 500 miles) building materials?			<input checked="" type="checkbox"/>
7.3 Will you be using rapidly renewable materials, such as bamboo?			<input checked="" type="checkbox"/>
7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?			<input checked="" type="checkbox"/>
7.5 Have you considered the life-cycle of the materials you chose?	<input checked="" type="checkbox"/>		
<b>8 INDOOR AIR QUALITY</b>			
8.1 Will you be using low or no emitting finish and construction materials indoors-			
8.11 Paint?			<input checked="" type="checkbox"/>
8.12 Adhesives and Sealants?			<input checked="" type="checkbox"/>
8.13 Flooring?			<input checked="" type="checkbox"/>
8.14 Framing systems?			<input checked="" type="checkbox"/>
8.15 Insulation?			<input checked="" type="checkbox"/>
8.2 Does the design allow for maximum ventilation?	<input checked="" type="checkbox"/>		
8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?			<input checked="" type="checkbox"/>
8.4 Does your design include dayling, such as skylights?			<input checked="" type="checkbox"/>
<b>9 TRANSPORTATION DEMAND MANAGMENTMENT</b>			
9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?	<input checked="" type="checkbox"/>		
9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?	<input checked="" type="checkbox"/>		
9.3 Does your project include design features that encourage alternatives modes of transportation, such as			
preferred parking for carpooling, ridesharing, electric vehicles?			<input checked="" type="checkbox"/>
secured bicycle parking, safe bicycle access?	<input checked="" type="checkbox"/>		
loading zones for buses/large taxi services?	<input checked="" type="checkbox"/>		
9.4 How close is your facility to public transportation?			
<b>10 Are there any superior environmental/sustainable features of your project that should be noted?</b>			
_____			
_____			
<b>11 What other studies or reports have you done as part of preparing this application?</b>			
1	Septic study		
2	Archeological		
3			
4			
<b>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.)?</b>			
<input type="checkbox"/>			
If yes, please describe: _____			
<b>13 Once your facility is in operation, will you:</b>			
13.1 calculate your greenhouse gas emissions?			<input checked="" type="checkbox"/>
13.2 implement a GHG reduction plan?			<input checked="" type="checkbox"/>
13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?			<input checked="" type="checkbox"/>
<b>14 Does your project provide for education of green/sustainable practices?</b>			
<input checked="" type="checkbox"/>			
If yes, please describe: _____			
<b>15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?</b>			
_____			
_____			
_____			

Form filed out by: Paul

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



**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	<u>1.05</u> af/yr	Residential	<u>1.05</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr	Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0</u> af/yr	Winery	<u>.65</u> af/yr
Commercial	<u>0</u> af/yr	Commercial	<u>0</u> f/yr
Vineyard*	<u>0</u> af/yr	Vineyard*	<u>0</u> af/yr
Other Agriculture	<u>0</u> af/yr	Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0</u> af/yr	Landscaping	<u>.15</u> af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
<b>TOTAL:</b>		<b>TOTAL:</b>	<b>TOTAL:</b>
	<u>1.05</u> af/yr	<u>1.85</u> af/yr	<u>1.85</u> af/yr
	<u>342,144</u> gallons"	<u>602,824</u> gallons"	<u>602,824</u> 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.

1.05 af/yr includes the existing main residence and existing secondary residence. The 1.05 af/yr includes existing landscaping.

There are approximately 14 acres of existing vineyard located on the subject parcel. According to the property owner, all water for vineyard purposes comes from the Napa River and no groundwater is used for vineyard irrigation (State of California License No. 448, Permit No. 1216, Application No. 2236).

See Castellucci Family Winery Use Map by Albion Surveys for locations of structures.

**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: 3-12-14

Phone: 790-6740

**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM**  
**FACILITY INFORMATION**  
**BUSINESS ACTIVITIES**

Page 1 of 1

**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) <b>Castellucci Family Winery</b>				
103				
BUSINESS SITE ADDRESS <b>3 Zinfandel Lane,</b>				
BUSINESS SITE CITY <b>St Helena</b>			104	CA
			ZIP CODE <b>94574</b>	
CONTACT NAME <b>Antoni Castellucci</b>			106	PHONE <b>4154593370</b>
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....	
<b>A. HAZARDOUS MATERIALS</b> 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
<b>B. REGULATED SUBSTANCES</b> Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 4a	Coordinate with your local agency responsible for CalARP.
<b>C. UNDERGROUND STORAGE TANKS (USTs)</b> Own or operate underground storage tanks?	<input type="radio"/> YES <input checked="" type="radio"/> NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
<b>D. ABOVE GROUND PETROLEUM STORAGE</b> Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES <input checked="" type="radio"/> NO 8	NO FORM REQUIRED TO CUPAs
<b>E. HAZARDOUS WASTE</b> Generate hazardous waste?	<input type="radio"/> YES <input checked="" type="radio"/> 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)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="radio"/> YES <input checked="" type="radio"/> 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)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="radio"/> YES <input checked="" type="radio"/> 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?	<input type="radio"/> YES <input checked="" type="radio"/> 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.	<input type="radio"/> YES <input checked="" type="radio"/> 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?	<input type="radio"/> YES <input checked="" type="radio"/> NO 14b	See CUPA for required forms.

**F. LOCAL REQUIREMENTS**

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

UPCF Rev. (12/2007)

15





A Tradition of Stewardship  
A Commitment to Service

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

Project name & APN: 025-160-006  
Project number if known: P13-00140  
Contact person: Antonio Castellucci  
Contact email & phone number: 415-948-4595,  
Today's date: 8-2-13, [antoniocastellucci@yahoo.com](mailto:antoniocastellucci@yahoo.com)

## 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 Plan  
Doing 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 calculate how much electrical energy your project may need.*

Not Proposed at this time

☐☐

#### 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.*

Not Proposed at this time



Already Plan  
Doing To Do

☐
☐

**BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

*See description below under BMP-5.*

Not Proposed at this time

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☐
☐

**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.*

Not Proposed at this time

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☐
☒

**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.*

---

☐
☐

**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.*

Not Proposed at this time

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☐
☐

**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!*

Not Proposed at this time

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☐
☐

**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.*

Not Proposed at this time

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Already Plan  
Doing 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.*

Not Proposed at this time

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☐ ☐ **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.*

Not Proposed at this time

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☐ ☐ **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.*

Not Proposed at this time

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☐ ☐ **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.*

Not Proposed at this time

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☐ ☐ **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.*

Not Proposed at this time

---

Already Plan  
Doing 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.*

Not Proposed at this time

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☐ ☒ **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.*

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☐ ☒ **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

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☐ ☐ **BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

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---

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**Comments and Suggestions on this form?**

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