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Use Permit Application Packet

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Napa County Planning, Building
& Environmental Services

USE PERMIT APPLICATION
PROJECT DESCRIPTION
YOUNTVILLE WASHINGTON STREET WINERY
6170 WASHINGTON STREET, NAPA, CA

APPLICANT:

James Keller
Yountville Washington Street Winery
PO Box 546
Napa, CA 94559

APPLICANT'S REPRESENTATIVE:

George H Monteverdi, Principal
Monteverdi Consulting
PO Box 6079
Napa, CA 94581
707.761.2516

APN: 036-110-009

ACREAGE: ±10.5 acres

GENERAL PLAN & ZONING DESIGNATION: Agricultural Resource: Agricultural Preserve (AR:AP)

GENERAL PROJECT DESCRIPTION:

The purpose of this application is to obtain approval to establish a new 30,000 gallons per year (gpy) winery located on the Applicant's property at 6170 Washington Street, Napa (APN 036-110-009) (the Property). The winery facility (Facility) will consist of a +/-3,460 s.f. production facility (including a +/-480 s.f. crush pad) and a +/-1,324 s.f. hospitality building. The total square footage of conditioned production and accessory space is +/-4,784 s.f. A Pre-Application Meeting with Napa County Planning/Conservation and Engineering Services staff regarding this application was conducted on September 28, 2015. At that time, application number P15-00319 was assigned to this project.

Tasting and marketing events will occur at the Facility in accordance with the Marketing Plan described below. The total proposed Production space (production building plus covered crush pad) is +/-3,460 s.f. and the total Accessory space is +/-1,324 s.f. The accessory-to-production square foot ratio is ±38%.

The Property is currently developed with ±9.3 acres of vineyard. The winery development area will be located within the vineyard footprint in order to meet applicable road and stream setback requirements. This design allows for the winery and accessory structures to be located completely outside the 300 ft. setback of the private drive located along the northern parcel boundary, as well as the 600 ft. setback from State Highway 29.

A new transient, non-community public water system will be developed as part of winery development. This system will include a new groundwater well and water treatment system, and will service all structures on the Property.

Vineyards on the Property and other properties owned by the Applicant will supply the majority of

grapes required for the requested annual wine production volume. Should the Applicant choose to import grapes from outside Napa County, the winery will adhere to the 75% grape sourcing requirements as set forth in Section 12419(b) and/or (c) of the Napa County Winery Definition Ordinance. The winery will be staffed by up to a total of seven full-time and part-time employees, depending on the day of week and season. Winery administrative, point of sale, and hospitality activities will occur within the hospitality building and associated patios. Parking consistent with ADA accessibility requirements will be located adjacent to hospitality and winery structures. Plot Plans, Floor Plans and Elevations of these improvements are included as part of this Use Permit application. The water and wastewater system analyses prepared as part of this application include demands associated with the winery employees as well as visitors to the Property.

As shown on the site plans accompanying this application, the winery grounds will be improved with water efficient landscaping. Civil improvements will include the development of a new driveway as required by the Napa County Road & Street Standards, development and permitting of a new groundwater well and public water system in accordance with County and State regulations, and development of a wastewater disposal system to accommodate domestic and process wastewaters associated with Facility operations. The existing driveway located to the north of the property affords only residential and farming access to the Property and, therefore, cannot be used for winery access purposes. A total of 10 all-weather parking spaces, including one van-accessible ADA space, will be developed in accordance with applicable design requirements. Improvements to the access point from Washington Street to the Property will be made as required.

MARKETING OF WINE

The proposed winery will host up to ten (10) annual marketing events annually for up to 30 persons and one Wine Auction event for up to 100 persons. Maximum daily tours and tastings (T&T) will be limited to 25 persons. In order to meet the requirements for the Class 3 Categorical Exemption for New Construction or Conversion of Small Structures (State CEQA Guidelines §15303), all daily T&T traffic will be scheduled outside the peak traffic periods. Food service at marketing events will include catered food that may be prepared offsite. The proposed winery will also allow activities conducted in accordance with AB 2004 (Evans Bill).

WASTEWATER TREATMENT AND DISPOSAL:

As part of pre-application due diligence, Applied Civil Engineering has prepared an onsite wastewater disposal feasibility study for the proposed project. Based on the anticipated wastewater flows, the proposed site layout and the finding of relatively shallow acceptable soil depths and high clay content soils the process and sanitary wastewater generated at the proposed winery will be kept separate for treatment and disposal. The sanitary wastewater will be pretreated and disposed of onsite in a subsurface drip type septic system and the process wastewater will be pre-treated and disposed of via irrigation in the onsite vineyard area and/or landscaping around the winery. This dual system will allow for a smaller subsurface drip system than if the two waste streams were combined. Furthermore, using the treated winery process wastewater for irrigation will offset groundwater demand and result in greater operational flexibility compared to utilizing the domestic waste subsurface drip disposal system for winery process wastewater disposal.

The conceptual designs of the two wastewater disposal systems are outlined in the Applied Civil Engineering report, submitted as part of this Use Permit application. The report demonstrates that the proposed wastewater system has been designed to effectively handle the volumes of anticipated process wastewater and sanitary sewage generated by site activities.

GROUNDWATER USE ANALYSIS:

The Property is located on Agricultural Preserve (AP) zoned lands and is not within a Groundwater Deficient Area. Domestic water for the Facility will be supplied by a new groundwater well that is designed to meet all applicable State and County requirements. A Phase 1 Water Availability Analysis has been prepared and is included in this Use Permit application. The conclusion of the Phase 1 Analysis is that there is ample groundwater available and that the winery and existing vineyards will not adversely impact water availability in the area. Specifically, for the ±10.5 acre Property, the estimated water demand (±5.3 acre feet per year) is approximately 50% of the 10.5 acre feet per year allotment established by Napa County Code §13.15.

FIRE PROTECTION:

The Property is currently accessed from Washington Street by an existing paved private driveway that borders the northern Property boundary. Deeded use of this road is limited to residential and agricultural uses. As such, a new driveway from Washington Street to the winery will be constructed to commercial standards as required by the Napa County Road & Streets Standards (NCRSS). The winery design affords ready access to all winery structures. Commercial fire sprinkler systems, consistent with County building code requirements will be installed in the winery and hospitality structures. The current development plans provide for the installation of onsite water storage tanks exclusively for fire protection. The actual quantity of fire protection water stored onsite will be determined by a fire protection consultant during development of site improvement construction drawings.

TRAFFIC:

A Winery Traffic Information/Trip Generation analysis (Traffic Analysis) has been prepared as part of the Use Permit application. The Traffic Analysis included peak hour and daily traffic for Typical Weekday, Typical Saturday, Crush Saturday and Largest Marketing Event conditions. The total daily trips for the proposed project range from 25 trips per day (Typical Weekday scenario) to 72 trips per day (Crush Saturday scenario). In order to meet the requirements for the Class 3 Categorical Exemption for New Construction or Conversion of Small Structures (State CEQA Guidelines §15303), all daily T&T traffic will be scheduled outside the peak traffic periods, and eliminated on Crush Saturdays. For both normal operations and marketing events, parking for all visitors will be accommodated onsite through the use of the paved parking lots and the unpaved vineyard avenues on the parcel.

VIEWSHED PROTECTION:

The project site does not meet the applicability criteria set forth in Napa County Code §18.106.

ACCESSORY ACTIVITIES:

Proposed marketing activities are summarized above. The winery development plan includes 10 parking spaces (including one van-accessible handicap space) proposed for employees, anticipated day-to-day visitors and miscellaneous delivery vehicles. It is not expected that all part-time and full-time employees will be working during the same hours or days. Additional parking for the 30-person marketing events, if needed, is available on vineyard avenues in the vicinity of the winery. Offsite parking and shuttle bus service will be used for the Wine Auction event. The proposed winery will allow activities conducted in accordance with AB 2004 (Evans Bill).

ENVIRONMENTAL ISSUES

The environmental sensitivity maps on file in the County Planning Department have been reviewed to determine if this project will be subject to any other environmental issues. These maps are used by the Department to determine whether any environmental conditions exist on a particular site which would warrant special studies or mitigation measures to avoid damage to environmental resources. These maps cover floodplain areas, archeological sites, endangered plants and animals, geologic hazards such as landslides and earthquake faults, potential inundation from dam failure and the like. A review of these maps indicated that the property is in a Napa County overlay for the Foothill Yellow-legged Frog (FYLF).

As part of pre-application due diligence for this project, and to determine whether the project can be processed as Categorically Exempt from CEQA, Kjeldsen Biological Consulting (KBC) conducted a site inspection and evaluation for the presence of the FYLF. The KBC report states, in part:

“No Foothill Yellow-legged frogs were identified within the area during the field survey. The bed of the drainage (mud) does not provide potential breeding habitat for the FYLF. Foothill Yellow-legged frogs require rocky streams with riffles and sunny banks.

The occurrence recorded in the CDFW CNDDDB is from a historic 1956 sighting recorded in Dry Creek. The drainage adjacent to the property is an unnamed drainage to Dry Creek. It is unknown why the area is mapped on CDFW CNDDDB within the drainage but the recorded observation is noted as Dry Creek. The alteration of habitat within the unnamed drainage adjacent to the property has directly and indirectly affected habitat for Foothill Yellow-legged frogs.

The aquatic habitat adjacent to the property does not contain habitat suitable for the Foothill Yellow-legged frog.

The Foothill Yellow-legged frog have likely been extirpated from this portion of the drainage, due to historic physical alteration, reducing and altering seasonal water flows necessary for channel function, changing in channel structure, providing habitat for non-native species that compete with, or prey on, native species.

Foothill Yellow-legged frogs require shorelines with dense, overhanging vegetation. There is no habitat associated with the project site or on the property, which would support this species.

Foothill Yellow-legged frogs do not disperse outside of the riparian area and do not use upland habitat. It is unlikely that Foothill Yellow-legged frog if present would leave the aquatic environment and enter into the vineyard."

The KBC report is attached to this Project Narrative. Based in-part on the findings report, the proposed project is eligible to be processed and approved in compliance with the Class 3 Categorical Exemption for New Construction or Conversion of Small Structures (State CEQA Guidelines §15303).

As summarized in the attached "Voluntary Best Management Practices Checklist for Development Projects," the Applicant plans or currently engages in the following practices with measurable greenhouse gas (GHG) reduction potential: vehicle miles traveled reduction plan (planned) energy conserving lighting (planned), bicycle incentives, installation of water efficient fixtures (planned), water efficient landscape (planned), recycling of 75% of all waste (planned), composting of 75% food and garden material (planned), implement a sustainable purchasing and shipping program (planned), planting of shade trees within 40 feet of the south side of the building elevation, and 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 (planned) and limit the amount of grading and tree removal (planned).

MAR 02 2016

file No P116-00083

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A Tradition of Stewardship
A Commitment to Service

Planning, Building, and Environmental Services

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

web www.countyofnapa.org email planning@countyofnapa.org

DELIVERED
Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit

Date Submitted: 3.2.16

Resubmittal(s):

Date Complete:

Request: Establish a new 30,000 gal/yr winery with a 3,460 s.f. production building, including a 480 s.f. covered crush pad, a 1,324 s.f. hospitality building, tours and tastings by appt. and a marketing plan.

*Application Fee Deposit: \$ 5000.00

Receipt No. 112856

Received by: 88

Date: 3.2.16

*Total Fees will be based on actual time and materials

To be completed by applicant...

Project Name: Yountville Washington Street Winery

Assessor's Parcel No: 036-110-009

Existing Parcel Size: +/-10.5 ac.

Site Address/Location: 6170 Washington Street, Napa, CA 94558

No.

Street

City

State

Zip

Primary Contact:

☐ Owner

☐ Applicant

☒ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Gary Taylor and William & Dorothy Keller

Mailing Address: PO Box 546

No.

Street

Napa

City

CA

State

94559

Zip

Telephone No (707) 333 - 1184

E-Mail: JKeller@CBNapavalley.com

Applicant (if other than property owner): James Keller

Mailing Address: PO Box 546

No.

Street

Napa

City

CA

State

94559

Zip

Telephone No (707) 333 - 1184

E-Mail: JKeller@CBNapavalley.com

Representative (if applicable): George H Monteverdi, Monteverdi Consulting LLC

Mailing Address: PO Box 6079

No.

Street

Napa

City

CA

State

94581

Zip

Telephone No (707) 761 - 2516

E-Mail: George@MonteverdiConsulting.com

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.

GAVI M. TATICO

Print Name of Property Owner

James Keiler

Print Name Signature of Applicant (if different)

[Signature]

Signature of Property Owner

Date

[Signature]

Signature of Applicant

1/25/16

Date

Use Permit Information Sheet

Use

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

[See attached project description.](#)

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

District [Use Permit](#)

Regional _____

State [ABC Type 02](#)

Federal [TTB Basic Permit](#)

Improvements

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

[See attached project description.](#)

Improvements, cont.

Total on-site parking spaces: N/A existing 10 proposed

Loading areas: N/A 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): _____ acres

Employment and Hours of Operation

Days of operation: N/A existing M-Su proposed

Hours of operation: N/A existing 10am-6pm proposed

Anticipated number of employee shifts: N/A existing 1 proposed

Anticipated shift hours: N/A existing 10am-6pm proposed

Maximum Number of on-site employees:

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

Note: traffic, water and wastewater analyses for this application assume 3 full-time and 4 part-time employees

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 type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?		
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input 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: N/A gal/y Per permit No: N/A Permit date: N/A

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

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:	<u>N/A</u> existing	<u>25</u> proposed
Average daily tours and tastings visitation ¹ :	<u>N/A</u> existing	<u>15</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>N/A</u> existing	<u>M-Su; 10am-6pm</u> proposed
Non-harvest Production hours ² :	<u>N/A</u> existing	<u>10am-6pm</u> 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.)

Ten (10) events annually for up to 30 persons per event

One (1) wine auction event annually for up to 100 persons

Portable toilets will be provided for guests during the wine auction event.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Food and wine pairing at all Marketing Events and Daily Tours & Tastings

All food will be prepared offsite by a licensed caterer.

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	<u>N/A</u>	sq. ft.	<u>N/A</u>	acres
Proposed	<u>+/-16,725</u>	sq. ft.	<u>+/-0.38</u>	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).

<u>+/-43,955</u>	sq. ft.	<u>+/-1.0</u>	acres	<u>+/-9.5</u>	% of parcel
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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	<u>N/A</u>	sq. ft.	Proposed	<u>+/-3,940</u>	sq. ft.
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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	<u>N/A</u>	sq. ft.	<u>N/A</u>	% of production facility
Proposed	<u>+/-1,324</u>	sq. ft.	<u>+/-37</u>	% of production facility

Caves and Crushpads No cave is proposed as part of this application.

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

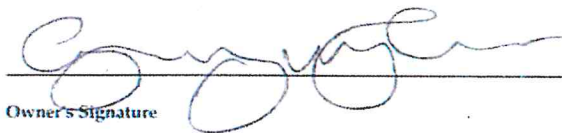
- ☐ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)
- ☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing:	<u>N/A</u>	sq. ft.	Proposed:	<u>N/A</u>	sq. ft.
Covered crush pad area	Existing:	<u>N/A</u>	sq. ft.	Proposed:	<u>+/-480</u>	sq. ft.
Uncovered crush pad area	Existing:	<u>N/A</u>	sq. ft.	Proposed:	<u>N/A</u>	sq. ft.

Initial Statement of Grape Source

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


Owner's Signature

4-26-16
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>N/A</u>	<u>N/A</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>0</u> gallons per day (gal/d)	
Current water source:	<u>Well</u>	<u>N/A</u>
Anticipated future water demand:	<u>+/-1,807</u> gal/d	<u>N/A</u> gal/d
Water availability (in gallons/minute):	<u>+/-64</u> gal/m	<u>+/-64</u> gal/m
Capacity of water storage system:	<u>9,000</u> gal	<u>12,000</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>Tank</u>	

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>winery process</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>On-site septic</u>	<u>Onsite septic</u>
Name of disposal agency (if sewage district, city, community system):	<u>N/A</u>	<u>N/A</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	<u>N/A</u> gal/d	<u>N/A</u> gal/d
Anticipated future waste flows (peak flow):	<u>+/-330</u> gal/d	<u>+/-1,000</u> gal/d
Future waste disposal design capacity:	<u>330</u> gal/d	<u>1,000</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.

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): Re-used onsite

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 daily trips.

Number of PT employees: 2 x 1.90 one-way trips per employee = 4 daily trips.

Average number of weekday visitors: 15 / 2.6 visitors per vehicle x 2 one-way trips = 11.5 daily trips.

Gallons of production: 30,000 / 1,000 x .009 truck trips daily³ x 2 one-way trips = 0.5 daily trips.

Total = 25 daily trips.

(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38) = 5* PM peak trips.

*All daily visitation scheduled outside of peak traffic hours

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): 3 x 3.05 one-way trips per employee = 9 daily trips.

Number of PT employees (on Saturdays): 3 x 1.90 one-way trips per employee = 6 daily trips.

Average number of Saturday visitors: 25 / 2.8 visitors per vehicle x 2 one-way trips = 18 daily trips.

Total = 33 daily trips.

(No of FT employees) + (No of PT employees/2) + (visitor trips x .57) = 5* PM peak trips.

*All daily visitation scheduled outside of peak traffic hours

Traffic during a Crush Saturday

Number of FT employees (during crush): 3 x 3.05 one-way trips per employee = 9 daily trips.

Number of PT employees (during crush): 4 x 1.90 one-way trips per employee = 8 daily trips.

Average number of Saturday visitors: 25 / 2.8 visitors per vehicle x 2 one-way trips = 18 daily trips.

Gallons of production: 30,000 / 1,000 x .009 truck trips daily x 2 one-way trips = 1 daily trips.

Avg. annual tons of grape on-haul: 165 / 144 truck trips daily⁴ x 2 one-way trips = 2 daily trips.

Total = 38 daily trips.

*All daily visitation scheduled outside of peak traffic hours

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 4 x 2 one-way trips per staff person = 8 trips.

Number of visitors (largest event): 100 / 2.8 visitors per vehicle x 2 one-way trips = 71 trips.

Number of special event truck trips (largest event): 3 x 2 one-way trips = 6 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).



A Tradition of Stewardship
A Commitment to Service

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

Project name & APN: _____

Project number if known: _____

Contact person: _____

Contact email & phone number: _____

Today's date: _____

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.

☐☐

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.

Already Plan
Doing 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.

☐ ☐ **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 _____

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).

☐ ☒ **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 transportation (hybrid vehicles, carpools, etc.)
- ☒ bike riding incentives
- ☒ bus transportation for large marketing events
- ☐ Other: _____

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Plan
Doing To Do

☐☐

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

See description below under BMP-5.

☐☐

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.

☐☒

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.

☐☒

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.

Already Plan
Doing 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.

☐ ☒ **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%.

☐ ☐ **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.

☐ ☒ **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 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.

☐ ☒ **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.

☐ ☐ **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.

☐ ☐ **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.

Already Plan
Doing 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 buried 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.

☐ ☒ **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 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.

☐ ☐ **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.

☐ ☐ **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?**

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

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan*, NCTPA, December 2011
2. *California Air Pollution Control Officers Associate (CAPCOA)*. January 2008. *CEQA and Climate Change*
3. *Napa County General Plan*, June 2008.
4. *California Office of the Attorney General*. 2010. *Addressing Climate Change at the Project Level* available at http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf
5. *U.S. Green Building Council (2009)*. *LEED 2009 for New Construction and Major Renovations Rating System*. Washington, DC: United States Green Building Council, Inc.
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*.
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs*". *Energy Star*. Retrieved 2013-05-01.
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentscontent.aspx?id=4294971612>
15. <http://www.napason.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

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

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)	Yountville Washington Street Winery		
BUSINESS SITE ADDRESS	6170 Washington Street		
BUSINESS SITE CITY	Napa	CA	ZIP CODE 94558
CONTACT NAME	James Keller	PHONE	707-333-1184

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

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

Coordinate with your local agency
responsible for CalARP

C. UNDERGROUND STORAGE TANKS (USTs)

Own or operate underground storage tanks?

☐ YES ☒ NO

UST FACILITY (Formerly SWCB Form A)
UST TANK (one page per tank) (Formerly Form H)

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

NO FORM REQUIRED TO CUPAs

E. HAZARDOUS WASTE

Generate hazardous waste?

☐ YES ☒ NO

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

RECYCLABLE MATERIALS REPORT
(one per recycler)

Treat hazardous waste on-site?

☐ YES ☒ NO

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

CERTIFICATION OF FINANCIAL
ASSURANCE

Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

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

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

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

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)



A Tradition of Stewardship
A Commitment to Service

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Napa County Planning, Building
& Environmental Services

Planning, Building & Environmental Services

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

David Morrison
Director

PROJECT GUIDANCE FOR
STORMWATER QUALITY COMPLIANCE

PROJECT INFORMATION

Project Name

Yountville Washington Street Winery

Project Number

TBD

Project Address

6170 Washington Street, Napa

Assessor's Parcel Number

036-110-009

Existing Development Permits Under Review or Issued

Winery Use Permit

EROSION & SEDIMENT CONTROL PLAN (ESCP) APPLICABILITY

Under Provision E.10 of a statewide Phase II municipal stormwater NPDES permit reissued by the California State Water Resource Control Board in 2013, requires Napa County to establish and enforce an erosion and sediment control program to minimize the discharge of sediment and construction related pollutants. All individuals undertaking public or private construction or ground disturbing activities must take steps to prevent the discharge of pollutants resulting from these activities. Specified projects that require local permits or trigger ground disturbance thresholds must prepare plans describing the BMPs that will be implemented. Refer to Napa County's Erosion and Sediment Control Plan Guidance Table 3, Levels of Erosion and Sediment Control Requirements, for a summary of the general levels of requirements that are further described in the guidance document. Please respond to the following questions.

1. Does the project require a Grading Permit? Yes ☐ No ☒
2. Does the project proposed soil disturbance greater or equal to 10,000 square feet? Yes ☒ No ☐
Proposed Disturbed Soil Area: 2.1 +/- sq.ft. ☐ acres ☒
3. Does the project propose soil disturbance on slopes greater or equal to 5%? Yes ☐ No ☒
Maximum Percent Slope: <5% ☐
4. Does the project propose installation of new and/or reconstructed storm drains which discharge to a municipal storm system or receiving water body? Yes ☐ No ☒

For County Use Only:

	High	Medium	Low	N/A
Threat to Water Quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Construction General Permit WDID# (if applicable):



POST-CONSTRUCTION STORMWATER CONTROL PLAN (SCP) APPLICABILITY

Under Provision E.12 of a statewide Phase II municipal stormwater NPDES permit reissued by the California State Water Resource Control Board in 2013, requires Napa County to regulate development projects to control pollutants in runoff from newly created or replaced impervious surface. Prior to submittal of a use, building, or grading permit, applicants must determine the Project Type, Project Requirements and submittal requirements. Refer to Napa County's BASMAA Post-Construction Manual Table 1-1, Requirements at a Glance, for a summary of project type requirements.

TYPE OF PROJECT:

Single Family Dwelling* ☐

Larger Plan of Development** ☐

Commercial / Industrial / Non-Residential ☒

Roads / Linear-Utility Project (LUP) ☐

Total New or Replaced Impervious Surface Area (sq.ft.): 43,295

Total Pre-Project Impervious Surface Area (sq.ft.): Total 0

Post-Project Impervious Surface Area (sq.ft.): 43,295

*Single-Family home or dwelling unit means a dwelling unit containing not more than one kitchen, designed to be occupied by not more than one family, and includes a manufactured home as defined in Section 18.08.360 which is installed on a permanent foundation and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sections 5401 and following).

**Larger Plan of Development means a development consisting of more than a single family home or dwelling unit and two accessory structures (e.g. detached garage, guest cottage, pool house, etc.).

For County Use Only:

	Single-Family Dwelling	Small Project	Regulated Project	Roads & LUPs	N/A
Project Category	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Operation & Maintenance Agreement Required:

Yes ☐

No ☐

I hereby certify that the information presented herein by myself or my representative is accurate and complete. Incorrect information on proposed activities or uses may delay your application(s) or permit(s).

Name of Owner / Agent:

James Keller

Title:

Owner's Agent

Signature of Owner / Agent

Date:

1/28/2016

