

**USE PERMIT APPLICATION FOR
MOUNTAIN PEAK WINERY
3265 SODA CANYON ROAD, NAPA, CA 94558
APN 032-500-033**

The proposed Use Permit Application for Mountain Peak Winery is a request to construct a full crush winery on the above referenced parcel with the facility having the capability of producing 100,000 gallons of wine per year. It is our understanding that the winery facility will employ nineteen (19) full-time employees, four (4) part-time and four (4) seasonal (harvest) employees. The project also proposes to offer private tour and tasting appointments for a maximum number of eighty (80) guests per day and 350 guests per week. Furthermore, the Applicant plans to offer three (3) food and wine pairing events per month for parties up to 12 persons and three (3) food and wine pairing events per month for parties up to 24 persons. Additionally, the Applicant intends to host four (4) wine club/release events per year for groups of up to 75 persons and two (2) other 125 person auction related event at the winery.

It is our understanding that Mountain Peak Winery may be required to install a Transient – Non-Community Water System as a result of the proposed Use Permit Application.

The following Technical, Managerial and Financial (TMF) Capacity Worksheet outlines the potential requirements associated with the development of a new Transient Non-Community Water System (TNCWS).

New Community And Non-Community Water Systems

Technical, Managerial and Financial Capacity Worksheet

1. **Water System Name:** Mountain Peak Winery, 3265 Soda Canyon Road, Napa, CA 94558, APN 032-500-033
Water System ID: 28-00114
2. **Name of person(s) who prepared the report:** Michael G. Grimes, P.E., Project Engineer, Bartelt Engineering

3. Technical Capacity

System Description: Under Napa County Planning, Building & Environmental Services - Environmental Health Division guidelines, Mountain Peak Winery may be required to operate and maintain a transient non-community water system (TNCWS). A transient non-community water system is identified as a system that has less than five (5) connections, serves less than 25 yearlong residents¹, serves 25 people per day at least 60 days per year and serves not more than 25 of the same people at least six (6) months out of the year. The four (4) seasonal employees are not considered yearlong residents. There is one (1) existing well located on the above referenced parcel that is being utilized as a potable water source for the existing residence and viticultural office. The existing well does not have an appropriate annular seal depth so a new well will be constructed and utilized for the water system. Groundwater will be extracted from an approved well, treated at the source to the required level for potable water and then stored in onsite water storage tanks before being conveyed to the proposed winery facility, tasting room and any other service connections. It is anticipated that the water service connection will be at the proposed winery building, winery offices and tasting room all of which will be located on the above referenced parcel. The water treatment equipment will most likely include micron filters, calcite filter, water softener, storage tanks, booster pumps, pressure tanks and ultraviolet radiation treatment. Equipment requirements may vary based on water sample testing. If a water treatment system is found to be required during the Use Permit process, then the location of water system structures will be shown on the forthcoming improvement plans.

Landscape irrigation, vineyard irrigation and future fire protection water will be provided by the existing groundwater well or by other water sources separate from the approved water system well. If it becomes necessary to utilize the subject groundwater well for irrigation and/or fire protection applications, the potable water portion of the non-community water system will be isolated utilizing a backflow prevention device or double check valve.

One Year Projection: Based on the number of employees and proposed marketing events that are anticipated to be served by the non-community water system; the one year water demand is estimated using 1,270 gallons per day resulting in approximately 463,550

¹ Yearlong resident is considered an individual served by the water system for 183 or more days annually.

gallons per year. The calculated water yield from the existing groundwater well based on previous vineyard irrigation schedules is over 40 gallons per minute; therefore, the proposed water system well should have more than adequate capacity to meet projected domestic water demands. Refer to the Phase One Water Availability Analysis for Mountain Peak Winery, prepared by Bartelt Engineering and submitted to Napa County for additional information on estimated production and domestic water demands. The projected water system service area, water demand and the number of users are expected to remain constant over the next several years with no future plan for expansion.

Source Adequacy

- **Groundwater:** The existing well was constructed with a 21 foot annular seal which does not meet minimum standards for a community water system. A new well will be constructed with the appropriate 50 foot minimum annular seal and supply capacity.
- **Surface Water Treatment:** The water system source water will be a groundwater well; therefore, no surface water treatment is anticipated or required.
- **Water Supply Capacity:** It is anticipated that any required non-community water system will be able to supply the minimum 3 gallons per minute for at least 24 hours for each service connection. It is anticipated that the water system may contain two (2) separate water service connections. To assist in offsetting peak water demand periods, all treated potable water will be stored in tanks adjacent to the water treatment area.
- **Water Quality:** Groundwater sample results from the proposed groundwater well is not yet available. Any results of samples taken for the purpose of a non-community water system will be forwarded to Napa County Planning, Building & Environmental Services - Environmental Health Division. Based on test results from samples taken from the existing well on the parcel, the quality of the groundwater is anticipated to easily meet the drinking water standards.
- **Consolidation with Other Water Systems:** The closest large scale municipal water system is operated by the City of Napa. The system is not within the vicinity of the proposed water system for the Mountain Peak Winery project. It is infeasible to consolidate with any existing water systems at this time. If municipal water service becomes available in the future, it is anticipated that the onsite well will continue to be utilized for wine production and any municipal water service would be utilized for domestic purposes. There is no anticipated consolidation with other (existing) water systems near the site.

4. Managerial

- **Organizational Ability:** The Owner of the water system is primarily responsible for the review and overseeing of all winery financial and business decisions to ensure financial stability of the winery, in addition to allocating appropriate staffing levels and assigning responsibilities to ensure continuous water system quality. The water system will be primarily managed by the winery Facilities Manager. The Facilities Manager is responsible for managing the day-to-day operations of the winery including periodic inspection of the water system and will obtain sufficient training to inspect, operate and maintain the water system equipment within specified parameters to meet state water quality standards; in addition, the Facilities Manager will also take groundwater samples as necessary and submit the samples to a local laboratory for testing. If necessary, the Facilities Manager and any other employees working with the water system will attend classes in water distribution systems for certification at Solano Community College (or other suitable school) and will maintain a working knowledge of changes in codes and requirements associated with the water system. The Facilities Manager will obtain support from a Certified Operator if it becomes necessary to make modifications to the water system. Approximately five percent (5%) of the Facilities Manager's time will be dedicated to inspecting, monitoring and quality sampling of the water system.

The Facilities Manager will typically perform visual inspections, routine operation and maintenance of the well head, storage and pressure tanks, booster pumps, pressure gauges, meters and valves checking for signs of leaks or damage, proper operation, maintain lubricant levels, eliminate potential electrical or chemical hazards, clean storage tanks, etc.; in addition, to bacteriological and chemical monitoring and reporting.

- **Water Rights:** The existing groundwater well is located on the parcel associated with the proposed winery (APN 032-500-033).

5. Financial:

The water system will generate no revenue of its own. The water system expenses are covered as part of the general fund for winery operations. Most of the capital expenditures over a 10 year period will be minor. Annual maintenance and repair will be accomplished by onsite winery personnel, assisted by a private contractor (such as Oakville Pump) and will be covered in the winery general fund. The expenses associated with water testing will also be covered as part of the winery general fund. Tests will be conducted by a private testing company (such as CalTest or Brelje and Race Laboratory).

General item costs associated with the water system are estimated as follows:

Onsite water system personnel: Approximately 20 hrs/month or \$800 per month.

Contractors (as needed): Average \$500 per month.

Sampling and testing: \$200 per quarter (twice annual testing spread over one year)

Total Operating Costs: Approximately \$1,400 per month or \$17,000 per year

It is estimated that the total operating and installation costs associated with the water system for the first year will be approximately \$20,000 including employee allocated time, training, facilities and maintenance.

Following approval of the winery Use Permit request, the Applicant understands that the Napa County Planning, Building & Environmental Services - Environmental Health Division may require a Public Water System Plan, including emergency plans, to be filed and approved by Napa County Planning, Building & Environmental Services - Environmental Health Division prior to issuance of any building permits associated with the winery.

The above Technical, Managerial and Financial Capacity Worksheet should be adequate for the Use Permit Application to Napa County.

