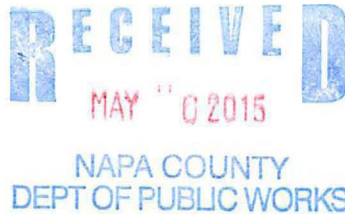




A Tradition of Stewardship  
A Commitment to Service



FILE #: P15-00128 UP  
Planning, Building, & Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

Main: (707) 253-4417  
Fax: (707) 253-4336

David Morrison  
Director

**PERMIT APPLICATION AND INITIAL STUDY**  
**REQUEST FOR COMMENTS**

TO: Public Works

APPLICATION TITLE: Paul Hobbs – Nathan Coombs Winery Use Permit APN: 046-351-016; and 001

DESCRIPTION OF PROJECT: Phased Use Permit application to permit the following in Phase 1  
1) 12,000 gallon production winery; 2) 11,250 square foot winery building; 3) Tasting by  
appointment maximum 20 visitors per day; 4) Four marketing events per year 100 person  
maximum; and 5) Up to seven full-time employees. Please refer to attached project description  
and site plans for Phase II information and additional project details.

RESPONSE REQUEST DATE: 5/4/15 RESPONSE RETURN DATE: 5/14/15

PLEASE RESPOND VIA E-MAIL TO: jason.hade@countyofnapa.org  
OR FAX TO (707) 299-4298; TELEPHONE #: (707) 259-8757

This application (see enclosed project statement and plans) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? ☒ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
3. Attach your agencies comments, or list below: ☐ Comments attached  
☒ Comments below

Require driveway approaches on Imola to 4th Ave  
to comply with Napa County standards.  
Encroachment permit required.

Name of contact person: Rick Marshall

Telephone #: 707 259 8381

Email: Rick.Marshall@countyofnapa.org

Title: Dep Dir PW

Date: 5/14/15





A Tradition of Stewardship  
A Commitment to Service

file No P15-00128

**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 - Winery

Date Submitted: \_\_\_\_\_ Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

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

\*Application Fee Deposit: \$ 5,000.00 Receipt No. \_\_\_\_\_ Received by: DAN Z Date: 4/17/15

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

*To be completed by applicant...*

Project Name: Paul Hobbs - Nathan Coombs Winery

Assessor's Parcel No: 046-351-016 & 001 Existing Parcel Size: 167.99 ac.

Site Address/Location: 2181 Imola Avenue Napa, California  
No. Street City State Zip

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

Property Owner: Paul Hobbs

Mailing Address: 3355 Gravenstein Highway Sebastopol, CA 95472  
No. Street City State Zip

Telephone No: (707) 824-9879 E-Mail: phobbs@paulhobbs.com

Applicant (if other than property owner): SMA - Steve Martin, P.E.

Mailing Address: 130 South Main Street, Suite 201 Sebastopol, CA 95472  
No. Street City State Zip

Telephone No: (707) 824-9730 E-Mail: steve@SMAssociates.net

Representative (if applicable): \_\_\_\_\_

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

Telephone No: ( ) - E-Mail: \_\_\_\_\_

---

## Use Permit Information Sheet

---

### Use

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

The Paul Hobbs - Nathan Coombs Winery project proposes a new winery, developed in two phases. Phase 1 production is proposed to be 12,000 gallons (5,000 cases) and Phase 2 production is proposed to be 60,000 gallons (25,000 cases). The property currently is utilized for grape farming only. The only existing building is a small equipment shed / barn. Two wells and one irrigation reservoir are also existing.

See attached Outline Project Description, Preliminary Engineering and Planning Information and Use Permit drawings for more information and detail.

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

District \_\_\_\_\_

Regional SFRWQCB

State ABC

Federal TTB

### Improvements

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

See attached Outline Project Description, Preliminary Engineering and Planning Information and Use Permit drawings.

## Improvements, cont.

Total on-site parking spaces: 0 existing 12 proposed

Loading areas: \_\_\_\_\_ existing \_\_\_\_\_ 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:	<u>n/a</u> existing	<u>Mon - Sun</u> proposed
Hours of operation:	<u>n/a</u> existing	<u>7am - 6pm</u> proposed
Anticipated number of employee shifts:	<u>n/a</u> existing	<u>1</u> proposed
Anticipated shift hours:	<u>n/a</u> existing	<u>7am - 6pm</u> 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) \_\_\_\_\_



## 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.

Paul Hobbs Winery, LP

SMA - Steve Martin, P.E.

Print Name of Property Owner

Paul Maxwell  
Signature of Property Owner

Date

Steve Martin  
Signature of Applicant

Date

4-17-15

## 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 type="checkbox"/> Newly Proposed	<input checked="" 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 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: 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: Phase 1: 5K, Phase 2: 25K 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>30</u> proposed
Average daily tours and tastings visitation <sup>1</sup> :	<u>n/a</u> existing	<u>15</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>n/a</u> existing	<u>10:30 am - 5 pm</u> proposed
Non-harvest Production hours <sup>2</sup> :	<u>n/a</u> existing	<u>7am - 6pm</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.)

The winery plans to have tasting strictly by appointment only and four marketing events per year.  
See attached Outlined Project Description for more information.

## 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.)

Four marketing events per year are being requested with this permit with up to 100 persons at the largest event. Any potential food service for the marketing events will be catered (prepared off-site). No food pairing is proposed for the tasting room.



## 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>0</u> sq. ft.	<u>0</u> acres
Proposed	<u>17,165</u> sq. ft.	<u>0.39</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>24,045</u> sq. ft.	<u>0.55</u> acres	_____ % of parcel
-----------------------	-------------------	-------------------

**Production Facility.** Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>0</u> sq. ft.	Proposed	<u>14,270</u> sq. ft.
----------	------------------	----------	-----------------------

**Accessory Use.** Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>0</u> sq. ft.	<u>0</u> % of production facility
Proposed	<u>400</u> sq. ft.	<u>2.8</u> % of production facility

## Caves and Crushpads

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

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

Please identify the winery's...

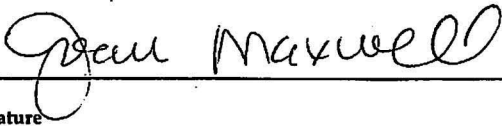
Cave area	Existing: <u>n/a</u> sq. ft.	Proposed: <u>n/a</u> sq. ft.
Covered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Uncovered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.

---

## Initial Statement of Grape Source

---

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



Owner's Signature

4-17-15

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>18,257</u> gallons per day (gal/d)	
Current water source:	<u>well</u>	<u>well</u>
Anticipated future water demand:	<u>22,352</u> gal/d	<u>                    </u> gal/d
Water availability (in gallons/minute):	<u>100</u> gal/m	<u>                    </u> gal/m
Capacity of water storage system:	<u>2,000,000</u> gal	<u>                    </u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>reservoir</u>	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>process ww</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>PD leachfield</u>	<u>PD leachfield</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>435</u> gal/d	<u>2475</u> gal/d
Future waste disposal design capacity:	<u>435</u> gal/d	<u>2475</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



## Winery Traffic Information / Trip Generation Sheet

### Traffic during a Typical Weekday

Number of FT employees: <u>7</u>	x 3.05 one-way trips per employee	=	<u>21.35</u>	daily trips.
Number of PT employees: <u>0</u>	x 1.90 one-way trips per employee	=	<u>0</u>	daily trips.
Average number of weekday visitors: <u>15</u>	/ 2.6 visitors per vehicle x 2 one-way trips	=	<u>11.5</u>	daily trips.
Gallons of production: <u>60,000</u>	/ 1,000 x .009 truck trips daily <sup>3</sup> x 2 one-way trips	=	<u>1.08</u>	daily trips.
<b>Total</b>		=	<u>33.93</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38)		=	<u>26.13</u>	PM peak trips.

### Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>7</u>	x 3.05 one-way trips per employee	=	<u>21.35</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>42.75</u>	daily trips.
(No of FT employees) + (No of PT employees/2) + (visitor trips x .57)		=	<u>33.5</u>	PM peak trips.

### Traffic during a Crush Saturday

Number of FT employees (during crush): <u>9</u>	x 3.05 one-way trips per employee	=	<u>27.45</u>	daily trips.
Number of PT employees (during crush): <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.
Gallons of production: <u>60,000</u>	/ 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>1.08</u>	daily trips.
Avg. annual tons of grape on-haul: <u>97</u>	/ 144 truck trips daily <sup>4</sup> x 2 one-way trips	=	<u>1.30</u>	daily trips.
<b>Total</b>		=	<u>51.23</u>	daily trips.

### Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>9</u>	x 2 one-way trips per staff person	=	<u>18</u>	trips.
Number of visitors (largest event): <u>100</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>71.43</u>	trips.
Number of special event truck trips (largest event): <u>1</u>	x 2 one-way trips	=	<u>2</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	Paul Hobbs - Nathan Coombs Winery	
PROJECT ADDRESS	2181 Imola Ave. Napa, CA	
APPLICANT	Steve Martin, PE	
CONTACT INFO	707-824-9730	
	email	phone

- 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards? yes ☐ no ☒ I don't know ☐  
If yes, please include a copy of their required spreadsheets.
- 2 Do you have an integrated design team? yes ☒ no ☐ I don't know ☐  
if yes, please list: \_\_\_\_\_

## 3 SITE DESIGN

- 3.1 Does your design encourage community gathering and is it pedestrian friendly? ☐ yes ☒ no ☐ I don't know ☐
- 3.2 Are you building on existing disturbed areas? ☐ yes ☒ no ☐ I don't know ☐
- 3.3 Landscape Design
- 3.31 native plants? ☒ yes ☐ no ☐ I don't know ☐
- 3.32 drought tolerant plants? ☒ yes ☐ no ☐ I don't know ☐
- 3.33 Pierce Disease resistant planting? ☒ yes ☐ no ☐ I don't know ☐
- 3.34 Fire resistant planting? ☒ yes ☐ no ☐ I don't know ☐
- 3.35 Are you restoring open space and/or habitat? ☐ yes ☒ no ☐ I don't know ☐
- 3.36 Are you harvesting rain water on site? ☐ yes ☒ no ☐ I don't know ☐
- 3.37 planting large trees to act as carbon sinks? ☒ yes ☐ no ☐ I don't know ☐
- 3.38 using permeable paving materials for drive access and walking surfaces? ☒ yes ☐ no ☐ I don't know ☐
- 3.4 Does your parking lot include bicycle parking? ☒ yes ☐ no ☐ I don't know ☐
- 3.5 Do you have on-site waste water disposal? ☒ yes ☐ no ☐ I don't know ☐
- 3.6 Do have post-construction stormwater on site detention/filtration methods designed? ☒ yes ☐ no ☐ I don't know ☐
- 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings? ☒ yes ☐ no ☐ I don't know ☐
- 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)? ☒ yes ☐ no ☐ I don't know ☐
- 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects? ☒ yes ☐ no ☐ I don't know ☐

## 4 ENERGY PRODUCTION & EFFICIENCY

- 4.1 Does your facility use energy produced on site? ☐ yes ☒ no ☐ I don't know ☐  
If yes, please explain the size, location, and percentage of off-set: \_\_\_\_\_
- 4.2 Does the design include thermal mass within the walls and/or floors? ☒ yes ☐ no ☐ I don't know ☐
- 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? ☐ yes ☒ no ☐ I don't know ☐
- 4.4 Will your plans for construction include:
- 4.41 High density insulation above Title 24 standards? ☒ yes ☐ no ☐ I don't know ☐
- 4.42 Zones for heating and cooling to provide for maximum efficiency? ☒ yes ☐ no ☐ I don't know ☐
- 4.43 Energy Star™ or ultra energy efficient appliances? ☒ yes ☐ no ☐ I don't know ☐
- 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? ☐ yes ☒ no ☐ I don't know ☐
- 4.45 Timers/time-outs installed on lights (such as the bathrooms)? ☒ yes ☐ no ☐ I don't know ☐
- If yes, please explain: \_\_\_\_\_

## 5 WATER CONSERVATION

- 5.1 Does your landscape include high-efficiency irrigation? ☒ yes ☐ no ☐ I don't know ☐
- 5.2 Does your landscape use zero potable water irrigation? ☒ yes ☐ no ☐ I don't know ☐
- 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? ☐ yes ☒ no ☐ I don't know ☐
- 5.4 Will your facility use recycled water? ☒ yes ☐ no ☐ I don't know ☐
- 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines? ☐ yes ☒ no ☐ I don't know ☐
- 5.5 Will your plans for construction include:
- 5.51 a meter to track your water usage? ☒ yes ☐ no ☐ I don't know ☐
- 5.52 ultra water efficient fixtures and appliances? ☒ yes ☐ no ☐ I don't know ☐
- 5.53 a continuous hot water distribution method, such as an on-demand pump? ☒ yes ☐ no ☐ I don't know ☐
- 5.54 a timer to insure that the systems are run only at night/early morning? ☒ yes ☐ no ☐ I don't know ☐

	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-			<input checked="" type="checkbox"/>
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"/>		<input checked="" type="checkbox"/>
7.2 Will you be using regional (within 500 miles) building materials?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
7.3 Will you be using rapidly renewable materials, such as bamboo?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
7.5 Have you considered the life-cycle of the materials you chose?	<input checked="" type="checkbox"/>		<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"/>		<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 dayliting, 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? secured bicycle parking, safe bicycle access? loading zones for buses/large taxi services?	<input checked="" type="checkbox"/>		
9.4 How close is your facility to public transportation? <u>more than one mile</u>			
<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	<u>Wastewater Feasibility Study</u>		
2			
3	<u>Water System Feasibility</u>		
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.)? n/a</b>			
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>			
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: Tamara Martin, REHS

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





A Tradition of Stewardship  
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
[www.co.napa.ca.us/publicworks](http://www.co.napa.ca.us/publicworks)

Main: (707) 253-4351  
Fax: (707) 253-4627

Donald G. Ridenhour, P.E.  
Director

## WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

**Introduction:** As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

### Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessor's parcel numbers for these parcels. Identify all existing or proposed wells

**Step #2:** Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

### Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas.

Please underline your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor	1.0 acre feet per acre per year
Mountain Areas	0.5 acre feet per acre per year
MST Groundwater Deficient Area	0.3 acre feet per acre per year

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
046-351-016 and 046-351-001	90.03 Acres	0.3 AF/Acre/Year	27 AF/Year



**Step #3:**

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

**EXISTING USE:**

Residential	<u>0</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0</u> af/yr
Commercial	<u>0</u> af/yr
Vineyard*	<u>23.45</u> af/yr
Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0</u> af/yr
Other Usage (List Separately):	
<u>                    </u>	<u>                    </u> af/yr
<u>                    </u>	<u>                    </u> af/yr
<u>                    </u>	<u>                    </u> af/yr

**PROPOSED USE:**

Residential	<u>0</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>1.59</u> af/yr
Commercial	<u>0</u> f/yr
Vineyard*	<u>23.45</u> af/yr
Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0</u> af/yr
Other Usage (List Separately):	
<u>                    </u>	<u>                    </u> af/yr
<u>                    </u>	<u>                    </u> af/yr
<u>                    </u>	<u>                    </u> af/yr

**TOTAL:** 23.45 af/yr  
7,640,502 gallons"

**TOTAL:** 25.04 af/yr **TOTAL:**  
**TOTAL:** 8,158,558 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.

Note that the above values are based on the ultimate, Phase 2 production of 60,000 gallons and 67 acres of vines (63 acres currently planted, with an ultimate planting plan of 67 acres total). Furthermore, an irrigation usage of 0.35 acre foot per acre is used for the vineyard. This is supported by meter readings, as this is an existing vineyard. Furthermore, frost protection is not groundwater supplied, it is provided by the existing reservoir. Additionally, during Phase 2, the process wastewater is planned to be treated and stored in the existing aerated lagoon and reclaimed for drip irrigation of the vineyard. The above values do not take the reuse of the process wastewater into account and as such, the proposed use will actually be less. See the Preliminary Engineering and Planning Information as well as the Wastewater Feasibility Study for more detailed information regarding existing and proposed water use and wastewater reuse.

**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: 4-17-15 Phone: 707-824-9730

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

Page 1 of 1

**I. FACILITY IDENTIFICATION**

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)		
BUSINESS SITE ADDRESS		
BUSINESS SITE CITY	104 CA	105 ZIP CODE
CONTACT NAME	106 PHONE	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?  Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?  Treat hazardous waste on-site?  Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?  Consolidate hazardous waste generated at a remote site?  Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?  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.  Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 9 <input type="radio"/> YES <input checked="" type="radio"/> NO 10 <input type="radio"/> YES <input checked="" type="radio"/> NO 11 <input type="radio"/> YES <input checked="" type="radio"/> NO 12 <input type="radio"/> YES <input checked="" type="radio"/> NO 13 <input type="radio"/> YES <input checked="" type="radio"/> NO 14 <input type="radio"/> YES <input checked="" type="radio"/> NO 14a <input type="radio"/> YES <input checked="" type="radio"/> NO 14b	EPA ID NUMBER – provide at the top of this page  RECYCLABLE MATERIALS REPORT (one per recycler)  ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)  CERTIFICATION OF FINANCIAL ASSURANCE  REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION  HAZARDOUS WASTE TANK CLOSURE CERTIFICATION  Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.  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

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: Paul Hobbs - Nathan Coombs 046-510-001 & 016

Project number if known:

Contact person: Steve Martin, PE

Contact email & phone number: [steve@smassociates.net](mailto:steve@smassociates.net) 707-824-9730

Today's date: 12-31-14

## 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 CO<sub>2</sub>e 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.*

*Process wastewater from the winery production will be treated and reused for vineyard irrigation*

---

---

☐ ☒ **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-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?**

---

---

---

---