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Recommended Conditions of Approval and Final Agency Approval Memos

**PLANNING COMMISSION HEARING – AUGUST 20, 2025
RECOMMENDED CONDITIONS OF APPROVAL**

**Piazza Del Dotto Major Modification
Application No. P18-00143
7466 State Highway 29/St. Helena Highway
APN 031-120-040**

This permit encompasses and shall be limited to the project commonly known as Piazza Del Dotto, located at 7466 State Highway 29/St. Helena Highway. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

- 1.1 Approval to modify an existing 48,000 gallon per year winery, previously approved under Use Permit to allow the following:
 - a. Increase annual production from 48,000 gallons to 75,000 gallons;
 - b. Increase employees from 13 full-time employees to 17 full-time employees, no change to existing two (2) part-time employees;
 - c. Visitation and tours and tastings as set forth in Conditions of Approval No 4.1 and No. 4.2 below;
 - d. Marketing as set forth in Conditions of approval No 4.1 and No. 4.3 below;
 - e. Allow on-premises consumption of wine as set forth in COA NO. 4.4 below;
 - f. Construct a new, approximately 10,500 s.f. winery building consisting of production and hospitality space with a 700 s.f. lounge building;
 - g. Construct an approximately 16,500 s.f. cave expansion, creating a total cave size of approximately 32,500 s.f., the Type 3 cave includes a tasting room and commercial kitchen, new cave portal on the northeastern branch of the cave, and allows guided tours;
 - h. Construct two (2) approximately 200 s.f. cabanas on the patio of the existing hospitality building;

- i. Convert hospitality building storage space to office and allow public access and use of the second-floor balcony;
- j. Allow outdoor speakers in the outdoor tasting areas for playing background music as set forth in Conditions of approval 4.20.b.;
- k. Increase parking spaces from 49 spaces to 54 spaces;
- l. Install 10 bicycle parking spaces;
- m. Continue use of the existing hold and haul system; and
- n. Permit future installation of an onsite process wastewater system.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing may occur at a winery only where such activities are accessory and “clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.”

Tours and tastings (defined below) may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

Tours and tastings shall be by appointment only and shall be limited to the following:

- a. Frequency: 7 days per week, Monday through Sunday
- b. Maximum number of persons per day Monday – Thursday: 120
- c. Maximum number of persons per day Friday – Sunday: 130
- d. Maximum number of persons per week: 870
- e. Hours of visitation: 11:00 a.m. – 6:00 p.m.
- f. Tours and Tastings shall not be conducted on the same day that a large marketing event (120 persons or more) is held during the day (before 6:00 p.m.).

“Tours and tastings” means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times between 4:00 and 6:00 p.m. on weekdays and between 1:00 and 3:00 p.m. on weekends.

A log book (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building and Environmental Services (PBES) Department upon request.

4.3 MARKETING

Marketing events shall be limited to the following:

- a. Type 1
 1. Frequency: 27 times per year (10 as evening events)
 2. Maximum number of persons: 24
 3. Time of Day - Weekdays 6:00 p.m. to 10:00 p.m.
 4. Time of Day - Weekends: 11:00 a.m. to 1:00 p.m. and 5:00 p.m. to 10:00 p.m.

- b. Type 2
 - 1. Frequency: Two (2) times per year
 - 2. Maximum number of persons: 49
 - 3. Time of Day - Weekdays 6:00 p.m. to 10:00 p.m.
 - 4. Time of Day - Weekends: 11:00 a.m. to 1:00 p.m. and 5:00 p.m. to 10:00 p.m.
- c. Type 3
 - 1. Frequency: One (1) time per year
 - 2. Maximum number of persons: 100
 - 3. Time of Day - Weekdays 6:00 p.m. to 10:00 p.m.
 - 4. Time of Day - Weekends: 11:00 a.m. to 1:00 p.m. and 5:00 p.m. to 10:00 p.m.
- d. Type 4
 - 1. Frequency: One (1) time per year
 - 2. Maximum number of persons: 300
 - 3. Time of Day - Weekdays 6:00 p.m. to 10:00 p.m.
 - 4. Time of Day - Weekends: 11:00 a.m. to 1:00 p.m. and 5:00 p.m. to 10:00 p.m.
- e. Type 5
 - 1. Frequency: Six (6) times per year
 - 2. Maximum number of persons: 120
 - 3. Time of Day - Weekdays 6:00 p.m. to 10:00 p.m.
 - 4. Time of Day - Weekends: 11:00 a.m. to 1:00 p.m. and 5:00 p.m. to 10:00 p.m.
- f. Tours and Tastings shall not be conducted on the same day that a large marketing event (120 persons or more) is held during the day (before 6:00 p.m.).
- g. Portable restroom facilities shall be used for all events with 100 guests in attendance.
- h. Catering services shall be used for all events with more than 100 guests in attendance.
- i. During events with 120 persons or more, the permittee shall provide a shuttle service and arrange for guests to park off-site.
- j. Events with 120 persons or more shall be scheduled to start and end outside of the peak periods for traffic on SR 29 (between 4:00 pm to 6:00 p.m. on weekdays, and 1:00 pm and 3:00 pm on weekend days).
- k. Events shall only occur in the winery buildings and in the outdoor Grotto.

"Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to the County Code. Marketing of wine may include cultural and

social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as “marketing of wine” if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery’s Use Permit. To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of cost recovery, and any business content unrelated to wine must be limited.

Careful consideration shall be given to the intent of the event, the proportion of the business event’s non-wine-related content, and the intensity of the overall marketing plan (County Code).

All marketing event activity, excluding quiet clean-up, shall cease by 10:00 p.m. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

Auction Napa Valley (ANV) events need not be included in a participating winery’s marketing plan because they are covered by ANV’s Category 5 Temporary Permit. The winery may utilize any ANV event authorized in this permit for another charitable event of similar size.

4.4 ON-PREMISES CONSUMPTION

In accordance with State law and the PBES Director’s July 17, 2008 memo, “Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises,” on-premises consumption of wine produced on-site and purchased from the winery may occur solely in the new winery building hospitality areas, winery building second story outdoor areas, the Grotto courtyard, the hospitality building, and the hospitality building outdoor patio. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation and/or applicable limitations of permittee’s marketing plan set forth in COA Nos.4.2 and 4.3 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES **[RESERVED]**

4.6 GRAPE SOURCE

At least 75% of the grapes used to make the winery’s still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission’s format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request, but shall be considered proprietary information and not available to the public.

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation log books, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 RENTAL/LEASING

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

4.9 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**

4.10 AMPLIFIED MUSIC **[RESERVED]**

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (4:00 and 6:00 p.m. on weekdays and 1:00 and 3:00 p.m. on weekends). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized marketing events allowed per COA No. 4.3 above.

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

The installation, operation and maintenance of the stormwater retention pond, reflecting pool, and fountains shall be in conformance with the Napa County Mosquito Abatement District's program for eliminating mosquito sources and managing mosquito-breeding areas in order to reduce mosquitoes to a tolerable and healthful level.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.
- b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
- d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as "A-Frame" signs, is prohibited.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated Revised July 31, 2025.

- b. Environmental Health Division operational conditions as stated in their Revised Memorandum dated May 15, 2025.
- c. Building Division operational conditions as stated in their Memorandum dated May 22, 2025
- d. Department of Public Works operational conditions as stated in their Memorandum dated April 7, 2025.
- e. Fire Department operational conditions as stated in their Memorandum dated May 29, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. Groundwater Management - A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA No. 6.15(a) below.
 - i. The parcel shall be limited to 9.5 acre-feet of groundwater per year for all water consuming activities on the parcel, as calculated in the Project Water Availability Analysis Addendum, dated July 9, 2025 (Project WAA Addendum).
 - ii. The pumping rate of the Project Well (Well 1) shall remain less than 20 gallons per minute (gpm), as identified in the Project Water Availability Analysis, dated February 20, 2025 (Project WAA). Equipment selection and a maintenance plan shall be developed and implemented for the property as outlined in COA No. 6.15.b. below.

In the event that changed circumstances or significant new information provide substantial evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

¹ Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

- b. The outdoor speakers are permitted to play background music during visitation hours (11:00 a.m. – 6:00 p.m.) and daytime events (11:00 a.m. and 1:00 p.m.). The outdoor speakers are not permitted for events beginning after 6:00 p.m. There shall be no other amplified music or sound systems utilized outside of approved, enclosed, winery buildings.
- c. The permittee shall not implement any increases to production, employees, tours and tastings and marketing events, as described in COA Nos. 1.1.a and 4.2 and 4.3 herein, prior to completion of the requirements related to the Groundwater Demand Management Program and well equipment, as detailed here and in other division memorandums.
- d. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects, dated April 16, 2018, by the applicant, shall be implemented and evidence of implementation shall be provided to staff upon request.

4.21 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the winery use as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated Revised July 31, 2025.
- b. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Revised Memorandum dated May 15, 2025.
- c. Building Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated May 22, 2025
- d. Department of Public Works plan review/construction/preoccupancy conditions as stated in their Memorandum dated April 7, 2025.
- e. Fire Department plan review/construction/ preoccupancy conditions as stated in their Memorandum dated May 29, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine

directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar

structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.
- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.8 ADDRESSING **[RESERVED]**

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

6.12 PERMIT PREREQUISITE MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project.

- a. Mitigation Measure (MM) BIO-1 Swainson's Hawk Surveys, Avoidance, and Foraging Habitat Mitigation:

If Project activities are scheduled during the nesting season for Swainson's hawk (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline>) and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15.

Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger

area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections.

If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.

Method of Monitoring: If construction/earthmoving activity is to occur between March 1 and September 15, a copy of the survey submitted to CDFW and CDFW's written approval shall be submitted to Planning Division staff prior to initiation of earth disturbing activities, vegetation clearing, and/or construction activities.

Lead Agency: Napa County

Trustee Agency/Responsible Agency: CDFW

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Groundwater Demand Management Program

1. The permittee shall install a meter on each well serving the parcel. Each meter shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery or expanding any operations as approved under this modification, the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on all wells serving the parcel.
2. The Plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This

includes but is not limited to the installation of low flow fixtures and appliances.

4. As a groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately, and the first monitoring report is due to the County within 120 days of approval of this modification.
 5. For the first twelve months of operation under this permit, the permittee shall read the meters at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, 9.5 acre-feet per year, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required and shall be submitted to the PBES Director for review and action.
 6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
 7. At the completion of the reporting period per 6.15(a)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
 - i. On or near the first day of each month the permittee shall read the water meter, and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.
 - ii. Upon continued increases in operations approved under this permit, the PBES Director, or the Director's designated representative, has the right to revise the data submittal schedule.
- b. Within 90 days of approval of this modification, the permittee shall submit information on the well pump flow restrictor or equivalent equipment to be installed on the Project Well, as described in COA 4.20.a.ii. Information shall be submitted to the Planning Division directly, or included in conjunction with submittal of the building permit application, for Director approval. The submittal shall include a narrative providing information of how the device works, equipment specifications, and a maintenance and monitoring plan. Installation shall be completed within 30 days of approval of the associated plans. Within 14 days of installation, evidence shall be provided to the County demonstrating installation and operation. The PBES Department may extend these dates by taking into consideration the severity of the required changes with respect to public safety, or other factors that the PBES Department determines are reasonable. Any request for extension of time must be

submitted in writing by the permittee and received by the PBES Department two (2) weeks prior to the end of the timelines specified herein and the PBES Department will determine the extension timeframe.

- c. In conjunction with building permit application submittal, the permittee shall not include natural gas appliances or natural gas plumbing within new areas of winery building construction and/or renovation of existing winery buildings.
- d. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
- e. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices Measures submitted with the project Major Modification application shall be addressed through project construction and/or implemented through winery operation.
- f. If the Project would impact the stream, the applicant shall submit a Lake and Streambed Alteration (LSA) application to the California Department of Fish and Wildlife (CDFW). The applicant shall comply with the LSA Agreement, if issued. [Requested by CDFW, Letter dated March 9, 2023].

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

- a. **GRADING AND SPOILS**
All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.
- b. **DUST CONTROL**
Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.
- c. **AIR QUALITY**
During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:
 - 1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.

2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the

permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS [RESERVED]

9.3 GATES/ENTRY STRUCTURES [RESERVED]

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS [RESERVED]

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

- a. Provide evidence that all required well meters have been installed and groundwater usage monitoring has commenced as required in COA Nos. 4.20(a) and 6.15(a).

EXHIBIT A

**Piazza Del Dotto Major Modification
Application No. P18-00143
7466 State Highway 29/St. Helena Highway
APN 031-120-040**

PREVIOUS CONDITIONS

- 4.21 The permittee shall comply with the following previous conditions of approval for the Piazza Del Dotto Winery as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

A. Use Permit No: P09-00185-UP and Variance P09-00492-VAR

Amended Conditions of Approval

COA No.1 SCOPE: The Use Permit and Variance shall be limited to: **[Entitlements and Conditions of Approval have been shown as strike out if completed and/or replaced by Conditions of Approval for P18-00143-MOD]**

- a. Reduce the minimum 600-ft. winery *building* setback from SR 29/St. Helena Highway right-of-way to ~~235 ft.~~ *520-ft. from centerline. Winery buildings shall maintain a minimum 600-ft. setback;*
- b. ~~Establish a 48,000 gallons/year (consistent with the Napa County Winery Production Process) totaling 56,370 sq. ft. in area with a total winery coverage of approximately 35,153 sq. ft. (0.81 acre or approximately 5.7%);~~
- c. ~~ct a two-story, approximately 16,243 sq. ft., 34 ft. 6 in high winery structure built into the hillside with a 1,670 sq. ft. of tasting/sales area, 2,281 sq. ft. of barrel storage, a 518 sq. ft. commercial kitchen for on-site food-pairing preparation, 100 sq. ft. laboratory on the first floor, a second floor, 5,800 sq. ft. office space with two, green roof decks, a total 2,410 sq. ft. in area;~~
- d. ~~Construct an approximately 15,970 sq. ft. cave area with four portals (three of which open into the building) on the first floor;~~
- e. ~~Conversion of an existing 1,460 sq. ft., detached garage to a farm equipment storage building and construction of a new 375 sq. ft. utility shed;~~
- f. ~~Maintenance of a maximum 39% 40% winery accessory use/production area ratio at the facility, including installation of a gate to separate the tasting room and barrel~~

~~storage area on the first floor of the winery building and signage to limit visitor access to unoccupied space in the production area;~~

- ~~g. Water/Well service provided by an off site well located on APN 031-120-027;~~
- ~~h. Removal of two existing, nonconforming residences; [COMPLETED]~~
- ~~i. Construction of a monument, entry identification sign at the SR 29/St. Helena Highway driveway entrance on-site with decorative amphorae, conforming with Zoning Ordinance requirements; [COMPLETED]~~
- ~~j. Allow 13 full time employees and two part time employees;~~
- ~~k. Establish a marketing plan and conduct tours and tastings by prior appointment as described below in Conditions #2 and #3, respectively.~~
- ~~l. Construct a new sub-surface drip sewage system and process wastewater system, including a hold-and-haul system and/or future Elutriate System. Hold-and-haul truck trips shall be limited to St. Helena Highway/SR 29 access during off-peak hours for pick-up and delivery;~~
- ~~m. Yount Mill Road access road shall be gated, posted with "No Winery Access" signs and shall be limited to emergency vehicle access and on-site vineyard maintenance use only; and~~
- ~~n. Marketing events in the Class III cave shall be prohibited although visitor tours may be conducted. No marketing or visitation shall occur on the second floor of the winery building;~~
- ~~o. On-site residences shall not be used for winery purposes; [RESIDENCE DEMOLISHED]~~
- ~~p. The main SR 29 access driveway shall be relocated approximately 30 feet north to align with the west side driveway in compliance with California Department of Transportation (Caltrans) and Napa County Public Works Department requirements; [COMPLETED]~~
- ~~q. A Caltrans Encroachment Permit shall be secured and/or resolution of excess Caltrans right-of-way along St. Helena Highway/SR 29 property frontage shall be secured prior to issuance of building permits. [COMPLETED]~~

COA No. 2. *MARKETING: Marketing events shall be limited as follows: **[Entitlements and Conditions of Approval have been shown as strike out and replaced by Conditions of Approval for P18-00143-MOD]**

- ~~a. Frequency: 27 times per year (10 as evening events)
Number of persons: 24 maximum~~

~~Time of Day: 9:00 AM—10:00 PM
Days per Week: Seven~~

b. ~~Frequency: 2 times per year
Number of persons: 49 maximum
Time of Day: 6:00 to 10:00 PM
Days per Week: Seven~~

c. ~~Frequency: 1 time per year
Number of persons: 300 maximum
Time of Day: 6:00 to 10:00 PM
Days per Week: Seven~~

d. ~~Frequency: 1 time per year
Number of persons: 100 maximum
Time of Day: 6:00 to 10:00 PM
Days per Week: Seven~~

e. ~~Participation in the annual Napa Valley Wine Auction is permitted as a Category 5 Temporary Event.~~

f. ~~Any single Marketing or Temporary Event shall not be held on the same day as any other By Appointment Only Tours & Tasting.~~

g. ~~Any single Marketing or Temporary Event may include food that is either catered or prepared in an on-site commercial kitchen in accordance with Napa County Department of Environmental Management and/or the Napa County Temporary Events Ordinance.~~

~~*Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to Chapters 18.16 and 18.20 of the Napa County Code. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.~~

~~Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's use permit. Marketing plans in their totality must remain "clearly incidental, related and subordinate to the primary operation of the winery as a production facility" (subsection (G)(5) of Sections 18.16.030 and subsection (I)(5) of 18.20.030 of the Napa County Code). To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no~~

~~charge except to the extent of recovery of variable costs, and any business content unrelated to wine must be limited. Careful consideration shall be given to the intent of the event, the proportion of the business event's non-wine related content, and the intensity of the overall marketing plan. (Ord. 1340, 2010; Ord. 1104 § 11, 1996; Ord. 947 § 9 (part), 1990; prior code § 12071).~~

~~All activity, including cleanup, shall cease one hour after events end. Start and finish time of all activities shall be scheduled to minimize all vehicles arriving or leaving between 4:00 PM and 6:00 PM.~~

~~Parking during marketing events shall be subject to any and all requirements enumerated elsewhere in these conditions of approval, the project revision statement, and those documents incorporated herein by reference.~~

COA No. 3. TOURS AND TASTING* [Entitlements and Conditions of Approval have been shown as strike out and replaced by Conditions of Approval for P18-00143-MOD]

- a. ~~Public tours and tastings (with prior appointment) shall be limited to a maximum of 75 visitors per day (Friday-Saturday) and 40 visitors per day (Monday-Thursday) and no more than 200 visitors per week with food service provided in accordance with Ordinance No. 1340 (BOS approved May 11, 2010) and as approved by the Department of Environmental Management;~~
- b. ~~Any By-appointment Tours and Tasting shall not be conducted on the same day as any other Marketing or Temporary Event.~~

~~* "By-Appointment Tours and tastings" means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. Tours and tastings may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a cafe or restaurant. (Ord. 1340, 2010; Ord. 947 § 9 (part), 1990; prior code § 12070).~~

~~—Start and finish time of tours and tastings shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM, and shall be limited to those wines set forth in Napa County Code Sec. 18.16.030(G)(S)(c).~~

~~—A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Department upon request.~~

COA No. 4. GRAPE SOURCE [Entitlements and Conditions of Approval have been shown as strike out and replaced by Conditions of Approval for P18-00143-MOD]

~~At least 75% of the grapes used to make the winery's production, from the amount of wine (exceeding 36,000 gallons/year) approved with this permit, shall be grown within the County of Napa. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the Conservation, Development and Planning Department upon request, but shall be considered proprietary information not available to the public.~~

COA No. 12. WELLS/WATER SYSTEMS: [Entitlements and Conditions of Approval have been shown as strike out and replaced by Conditions of Approval for P18-00143-MOD]

~~The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but many not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed.~~

~~Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the County Code section 13.15.070.G-K.~~

B. Minor Modification No. P13-00054

SCOPE: Phased development of the winery, replacement of a 1,460 s.f. equipment storage building with a 2,311 s.f. tasting room building, and installation of an interim 6,908 s.f. uncovered crush pad. Phase I work will include parking, driveways, bridges, and utilities as required. **[COMPLETED]**

C. Major Modification No: P14-00141-MOD

COA No. 1. SCOPE: [COMPLETED]

The permit shall be limited to:

1. Modify an existing one-story Tasting Room to add a 1,680 square feet second story;
2. Relocate fire tank and fire access road; reconfigure the parking lot; revised design of entry gate and structure; replace existing garden trellis; add a crush pad to the south of the winery pad area; enlarge the mechanical room; and to construct a soil nail wall for the winery building;
3. No other improvements or modifications are authorized as part of this approval.
4. The site improvements shall be designed in substantial conformance with the submitted site plan, except as modified by these conditions of approval. It is the responsibility of the applicant to communicate the requirements of these conditions to all designers, contractors, and employees to ensure compliance is achieved. Any expansion or change in use, or project changes, which are necessitated by the requirements of other department or agencies, are subject to further County approval.

D. Minor Modification No: P15-00153

COA No.1.0 SCOPE [Entitlements and Conditions of Approval have been shown as strike out and replaced by Conditions of Approval for P18-00143-MOD]

This permit shall be limited to: **[COMPLETED]**

- 1.1 Convert 37 4 sq. ft. of an existing storage area to kitchen use and tasting bar;
- 1.2 Addition of 119 sq. ft. roof cover for an electrical room to an existing 5,352 sq. ft. two story hospitality building; and
- 1.3 Addition of a 54 sq. ft. storage space to an existing 5,352 sq. ft. two story hospitality building for a total of 5,406 sq. ft.
- 1.4 Addition of a tasting bar area accessible from the outdoor patio in an existing hospitality building; and
- 1.5 ~~Allow for on premise consumption of wines produced on site within the hospitality building and outdoor patio consistent with Business and Professions Code Section 23356, 23390, and 23396.5~~

~~There are no proposed changes to the winery production level—48,000 gallons per year, visitation (maximum of 75 visitors per day (Fri-Sun) and 40 visitors per day (Mon-Thurs) by appointment only), marketing plan: 27 events per year with a maximum of 24 people, two events per year with a maximum 49 people, one event~~

~~per year with 100 people, and one event per year with 300 people, or number of employees (13 full time and 2 part time employees).~~

~~The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be approved in accordance with County Code Section 18.124.130 and may be subject to the Use Permit modification process.~~

~~**Alternative locations for cave spoils and fire suppression tanks are permitted, subject to review and approval by the Director of Planning, Building, and Environmental Services (the PBES Director), when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.~~



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Brian D. Bordona
Director

MEMORANDUM

To:	Emily Hedge Planning	From:	Raulton Haye Engineering
Date:	April 17, 2025 Revised July 31, 2025	Re:	Permit No. P18-00143 Piazza Del Dotto Major Modification WAA Technical Adequacy & Condition of Approval

The Engineering Division has reviewed the Water Availability Analysis (WAA) dated February 20, 2025, and the Addendum to the WAA dated July 9, 2025, by O'Connor Environmental, Inc for Piazza Del Dotto Major Modification – Use Permit, P18-00143, located on Assessor parcel number 031-120-040 at 7466 State Highway 29, Napa. The project proposes winery improvements that will increase water use for winery production, staffing, visitation, and a minor amount of landscaping.

The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

To ensure that water use is maintained at a minimum we recommend that the application be approved with the following conditions:

1. The applicant shall apply best available technology and best management water conservation practices in all irrigated areas.
2. The applicant shall be limited to water use from the project well (Well 1) of no more than 9.50 acre-ft/yr and a pumping rate of no more than 20 gpm.
3. The applicant shall install a meter on the project well (Well 1). The meter shall be placed in a location that will allow for all groundwater used on the project parcel.
4. On or near the first day of each month the owner shall read the water meter, and provide the data to the Director of PBES, or a designated representative of the Department. The applicant shall also convey to the Director of PBES, or a designated representative of the Department, the right to access and verify the operation and reading of the meter at anytime.

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.
3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
5. **Prior to issuance of a building permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
6. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
7. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

8. All improvements to primary roadways shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification. **** If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

9. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Raulton Haye from the Napa County PBES Department Engineering Division at (707) 253-4621 or via e-mail at raulton.haye@countyofnapa.org.



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Brian Bordona
Director

MEMORANDUM

To:	Emily Hedge, Project Planner	From:	Kim Withrow, Environmental Health Supervisor
Date:	February 24, 2023 REVISED - June 30, 2023 REVISED – May 15, 2025	Re:	Piazza Del Dotto 7466 Highway 29 Assessor Parcel #031-120-031 Permit # P18-00143

This Division has reviewed an application requesting approval to modify an existing use permit by increasing production, visitation, and employees among other items as described and depicted in application materials. Additionally, updated sanitary and process waste Onsite Wastewater Feasibility Reports dated April 25, 2025, have been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

Prior to implementing changes authorized by this use permit and/or prior to issuance of building permits:

1. Immediately and prior to approval of a building clearance (or issuance of a building permit) for any structure that generates sanitary wastewater, the reporting and monitoring for the sanitary wastewater treatment system shall be up to date. The system must be maintained in good working order and operated within design flow of 1500 gallons per day. An approved service provider must be monitoring and reporting two times per year as required.
2. Food plans for the proposed cave kitchen, outdoor bar, dry storage relocation, employee restrooms, and related improvements must be submitted directly to the Consumer Protection team with appropriate plan check fee. The plan must show compliance with the California Retail Food Code and be approved prior to issuance of a building permit for said areas.
3. The building plans for the cave expansion must show separation distances and provide adequate detail to show the cave meets the setbacks to all onsite and neighboring onsite wastewater treatment systems per Napa County Code Section 13.28.040.

During construction and prior to granting final occupancy:

4. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

Upon final occupancy and thereafter:

5. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by this Division within 30 days of said activities.
6. The use of the onsite wastewater treatment system/absorption field/drain field and reserve areas shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system and reserve include equipment storage, traffic, parking, pavement, livestock, etc.
7. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
8. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system, the plan submitted for review and approval must address bentonite disposal.
9. Visitation and events must be managed so the sanitary wastewater treatment system design flow of 1500 gallons per day is not exceeded. Portable restroom facilities must be provided for guests during events of 100 or more people. Portable restrooms must be serviced by a Napa County permitted pumping company.
10. The winery operator is not required to enroll for coverage under the General Waste Discharge Requirements for Winery Process Water while utilizing hold and haul. In the future if the hold and haul system is replaced with a system discharging process water onsite, the operator will be required to enroll for coverage and comply with monitoring and reporting as specified.



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Brian D. Bordona | Director

MEMORANDUM

To:	Emily Hedge	From:	Adam Mone
Date:	05/22/2025	Re:	P18-00143, Piazza Del Dotto

The County of Napa Building Department has reviewed this Use Permit application and has the following Conditions of Approval

- 1) All construction shall show conformance with the California Building Standards Code and County of Napa Municipal Code amendments in effect at the time of each Building Permit application.

These requirements may differ substantially from those in effect currently and/or previously.

Specific example:

- a) Occupant load calculations for outdoor areas have changed since this use permit design was originally presented in 2018. Occupant load driven design elements including (but not limited to) means of egress, plumbing fixture counts, and accessibility may need to be revised to meet requirements of the code at the time of Building Permit application (2022 California Building Code Section 1004.7).
 - b) Warehouse spaces more than 20,000 square feet may require additional electrical infrastructure for future use (2022 California Green Building Standards Code Section 5.106.5.4.1)
 - c) This list is not inclusive.
- 2) The Eastern most portion of the cave, marked "S1-EXIT TUNNEL 3,001 SF" on sheet UP-405 SHALL NOT be occupied or have any use other than "means of egress". In accordance with 2022 California Building Code Section 1024.1, this is an EXIT PASSAGEWAY, allowing exit access travel distances to be calculated to the 2-hour fire barrier rather than to the portal.
 - 3) Approval of this Use permit does not authorize or approve any omission or deviation from the requirements of State laws or local ordinances in effect at the time of the Building Permit application.



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

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

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Anna Vickroy, P.E., T.E. Traffic Engineering Staff Consultant
Date: April 7, 2025	Re: Piazza del Dotto (P18-00143) Revised Conditions of Approval

This memorandum on the Conditions of Approval is prepared at the request of Planning, Building, and Environmental Services (PBES) staff regarding the Use Permit Modification Application # P18-00143, for the proposed Piazza Del Dotto Winery, located at 7466 Saint Helena Highway (SR-29).

The scope of the Piazza del Dotto Major Modification permit includes expanding production from 48,000 gallons to 75,000 gallons, increase full-time employees from 13 to 17 and increase daily visitation from 40 to 120 visitors on weekdays, and from 75 to 130 visitors on weekends. Additionally, trips associated with harvest, employees and visitors are proposed to use the main driveway on SR 29 rather than the Yount Mill Road driveways.

To prepare this memorandum, the following documents were reviewed:

- Traffic Impact Study dated April 21, 2020 by W-Trans
- Addendum to the Traffic Impact Study dated September 20, 2024 by W-Trans
- Traffic Analysis dated January 18, 2024 by Crane Transportation Group
- Revised Project Description Letter dated February 20, 2025 by O'Malley Wilson Westphal
- Memo Addressing Items of Concern by Del Dotto Vineyards

After careful evaluation of the above mentioned submitted documents, we offer no additional comments at this time.

The Department of Public Works has established the following conditions of approval related to the Use Permit Application Number P18-00143. All listed conditions of approval shall be fully completed accordingly prior to the issuance of Occupancy permit:

1. Project Driveway

Driveway access to the public right-of-way must conform to the latest edition of the Napa County Road and Street Standards.

2. Landscaping Maintenance

Landscaping adjacent to the project driveway shall be designed and maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 6 feet in height removed once the tree is established.

3. Encroachment Permit Requirement

An encroachment permit along with the required fee and a proposed traffic control plan will be required for the construction of any improvements within the public right-of-way. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. More information on these is available at our website: <http://www.countyofnapa.org/publicworks/roads/>

4. Transportation Demand Management Plan

Traffic Analysis dated April 21, 2020 identifies a Transportation Demand Management (TDM) Plan recommended to be implemented by the project. This TDM Plan includes strategies to reduce employee vehicle trips as well as visitor vehicle trips. Key aspects of this TDM Plan include:

- Assign dedicated person to oversee and manage the TDM Plan
- Provide financial incentives for carpooling and active transportation modes to work
- Provide bicycle parking for both employees and visitors, as well as bicycle amenities
- Provide shuttle services during events

5. On Street Parking

Parking within the public right-of-way will be prohibited at all times, including large marketing and/or temporary events.

If you have any questions or concerns on this matter, please contact Ahsan Kazmi, P. E. at ahsan.kazmi@countyofnapa.org or call (707) 259-8370 if you have any questions.



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**Napa County Fire Department
Fire Marshal's Office**

951 California Blvd
Napa, CA 94559
www.countyofnapa.org
Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	5/29/2025
FROM:	Jason Downs, Fire Marshal	PERMIT #	P18-00143
SUBJECT:	Piazza Del Dotto Winery	APN:	031-120-031-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
 1. Automatic fire-extinguishing systems
 2. Fire alarm and detection systems and related equipment
 3. Fire pumps and related equipment
 4. Private Fire service mains and their appurtenances
 5. Standpipe systems
 6. High-piled combustible storage
 7. Gates and barricades across fire apparatus access roads
 8. Emergency responder radio coverage systems
4. In accordance with Chapter 4 of the 2022 California Fire Code, an Emergency Response Plan shall be submitted and approved by the Fire Code Official prior to the issuance of a Certificate of Occupancy, for both indoor and outdoor operations.
5. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards



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Fire Marshal

Napa County Fire Department Conditions of Approval

6. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
8. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
9. Turnarounds are required on driveways and dead-end roadways.
10. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.
11. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
12. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.
13. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
14. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.



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Fire Marshal

Napa County Fire Department Conditions of Approval

15. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
16. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
17. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
18. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
19. New buildings may require approved emergency responder radio coverage, as determined by the Fire Code Official in coordination with the Napa County Communications Division. Coverage must provide reliable communication inside, meeting or exceeding exterior public safety signal levels per the California Fire Code.
20. The permittee shall provide and maintain a minimum 100-foot defensible space around all structures, in compliance with the Napa County Defensible Space Ordinance, the Napa County Fire Marshal's Defensible Space Guidelines, and California Public Resources Code Section 4291, as applicable. Defensible space shall be established prior to final project approval or occupancy and maintained in a fire-safe condition for the life of the project, subject to inspection by the Napa County Fire Marshal's Office.



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

21. The permittee shall provide and maintain a minimum 10-foot defensible space on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with the Napa County Defensible Space Ordinance and the Fire Marshal's Defensible Space Guidelines and shall be maintained in a fire-safe condition at all times, subject to inspection and verification by the Napa County Fire Marshal's Office.

Please note the conditions of approval noted above are based on the Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any further questions please contact me at (707) 299-1467 or email me at jason.downs@countyofnapa.org



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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

- | | | |
|---|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-1 Generation of on-site renewable energy |
| <i>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.</i> | | |
| <hr/> | | |
| <hr/> | | |
| <hr/> | | |

- | | | |
|---|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | BMP-2 Preservation of developable open space in a conservation easement |
| <i>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.</i> | | |
| <hr/> | | |
| <hr/> | | |

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
Doing

Plan
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 burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

☐ ☐ **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)	<input type="checkbox"/>	LEED™ Silver (check box BMP-25 and this one)
BMP-25 (b)	<input type="checkbox"/>	LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	<input type="checkbox"/>	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/globalwarming/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.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>