

Hazardous Materials Storage and Vineyard Staging Locations

Prepared for:

**Premier Pacific Vineyards
Napa, CA**

August 2009

Prepared by:



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**HAZARDOUS MATERIALS STORAGE AND VINEYARD STAGING
LOCATIONS**

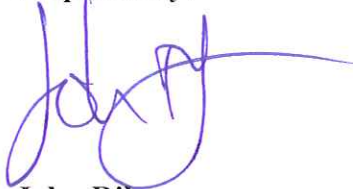
PREMIER PACIFIC VINEYARDS, NAPA, CA

PROJECT No. 10259-05001 & 09001

Prepared for:

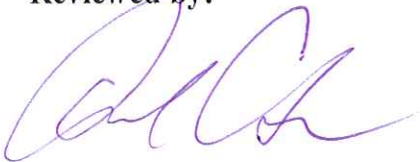
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1. INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION

This report has been prepared at the request of Premier Pacific Vineyards to describe the hazardous material (hazmat) storage locations, and also the vineyard staging and shop locations. The locations of these are shown on the August, 2009 Preservation Ranch Project planning maps titled "Preservation Ranch Project PLP06-0107" and are called out as Staging/Hazmat Storage Areas. A reduced scale copy is attached.

1.2 PURPOSE

Each of the Preservation Ranch vineyard areas will have a dedicated staging area with shop and hazardous material storage area. Each staging area will be used during construction and during farming for equipment and material staging and storage. Shops will be used for hazardous materials storage and typically for equipment storage.

1.3 DESCRIPTION

The staging areas will typically be one half acre in size, surfaced with the same rock surface as the project roads. The staging areas are typically at a relatively central location within the associated vineyard area, and adjacent to a project road to provide all weather access.

Each staging area, excepting Evans Vineyard, will include a 30 foot by 40 foot pre-fabricated metal shop building with a concrete floor. Evans Vineyard staging area will include two 40 foot by 60 foot pre-fabricated metal shop buildings with concrete floors; Evans will be the primary shop for the entire Preservation Ranch Project.

1.4 USE

The staging areas will typically be used during construction to stage equipment and materials as they are delivered from the manufacturer or hauled in by the contractor. Typical material could include trellis post and wire, soil amendments, erosion control products, fencing material, or irrigation and drainage supplies.

The staging areas will be typically be used during farming to stage equipment and materials as they are required seasonally. This could typically include tractors and sprayers, picking bins, erosion control products, or the harvested grapes.

The shops will typically provide secure, all weather storage for the farming equipment and for any materials required for vineyard farming and maintenance. Materials required could include erosion control or irrigation products, or pesticides and herbicides. Information boards will be

installed at each shop location with employee instructions on safe handling of all farming materials, in addition to employee training on an as-needed basis.

1.5 HAZARDOUS MATERIALS

Potentially hazardous materials stored at these locations are limited to agricultural products including fertilizers, herbicides, or pesticides. Sulphur products used for control of mildew are the most significant in terms of quantity. Farming protocol includes safety training in use and storage for all potentially hazardous substances.

Table 1 lists the potentially hazardous substances used for the vineyard development and operations. The table indicates usage, typical application rates, and application schedule for each substance.

Significant equipment and vehicle maintenance items will occur at the main shop located at the Evans Vineyard area. Minor maintenance items will occur at the other vineyard shop sites; generally consisting of daily fueling and lubrication.

1.6 SUMMARY

All vineyard areas will be provided with dedicated areas for equipment and materials staging during the course of construction, and into the future for the farming of the vineyard. Each area will be provided with a shop structure to provide safe and secure storage of equipment and any potentially hazardous materials required to maintain the vineyard operations.

TABLE 1

Potentially Hazardous Substances

Name	Storage	Application Method	Application Location	Application Amount (per acre)	Number of Applications (per year)	Time of Day/Year of Application
Nitrogen (Fertilizer)	Locked Container	Fertigate	Vineyard	Up to 40	Up to 3	Day Spring-Fall
Calcium (Fertilizer)	Locked Container	Fertigate	Vineyard	Up to 3 tons	Up to 5	Day Spring-Fall
Phosphorus (Fertilizer)	Locked Container	Fertigate	Vineyard	Up to 400 pounds	Up to 5	Day Spring-Fall
Potassium (Fertilizer)	Locked Container	Fertigate	Vineyard	Up to 300 pounds	Up to 5	Day Spring-Fall
Micro- Nutrients (Fertilizer)	Locked Container	Broadcast	Vineyard	Up to 20 pounds	Up to 5	Day Spring-Summer-Fall
Compost (Soil amendment)	Locked Container	Spray	Vineyard	Up to 8 tons	Up to 5	Day Spring-Fall
Oils (Mildew control)	Locked Container	Spray	Vineyard	1 to 2 gallons	Up to 4	Day Spring
Wettable Sulfur (Mildew control)	Locked Container	Spray	Vineyard	4 pounds	Up to 6	Night Spring
Roundup (Herbicide)	Locked Container	Spray	Vineyard	2.5 quarts	Up to 3	Day Spring-Summer
Serenade/Sonata (Fungicide)	Locked Container	Spray	Vineyard	2 pound	4	Night Spring-Summer
Nordox (Fungicide)	Locked Container	Spray	Vineyard	1.25 pounds	3	Night Spring-Summer
PCQ (Rodenticide)	Locked Container	Bait in traps	Vineyard	¼ to ½ oz bait station	Up to 5	Day Year-round