

MEMORANDUM
Bianchi Winery Improvements
Water Management – 466 - 0002

Date: August 12, 2021
To: Beau Bianchi
From: Louis Lefebvre, P.E.
Subject: Bianchi Winery Water Use and Offset Analysis

Wallace Group has been retained to assist with the water management strategies for the proposed Bianchi Winery improvements project. The project includes a new distillery, distillery tasting room and offices within the existing winery production building, new limited food service facility located within the existing winery tasting building to serve the bed and breakfast and tasting guests, (8) new bed and breakfast units and (1) innkeeper's unit, and some water wise ornamental landscaping. The project anticipates the need for 6 full time employees and 3 part time employees, for a total increase in of 8 full time employee equivalents. Total case production capacity will not exceed the original Minor Use Permit approval (50,000 cases per year), therefore it is not expected that water use will increase as a result of wine and spirits making. The winery also has an existing Special Events Program consisting of 7 events with up to 100 attendees, 10 events with up to 150 attendees and 3 events with up to 200 attendees in addition to Wine Industry Weekends and other marketing activities (under 50 attendees each). No changes are proposed to the existing Special Events Program.

Because the winery is located within the Paso Robles Groundwater Basin Area of Severe Decline, new water demands must be offset by removal of existing water demands from within the Basin. The B&B use (non-ag processing use) is subject to a 2:1 offset per Land Use Ordinance section 22.94.025 - Paso Robles Groundwater Basin. The proposed limited food serving facility (kitchen) will not increase the water demand as it will serve existing tasting room patrons. Additionally, there is 'built-in offset' which comes from the recharge provided by the septic system flows. Septic system flows are assumed to be equal to 80% of the new water demand from the Bed & Breakfast facilities (0.50 AFY) as well as the increase in full time equivalent employees (0.10 AFY).

The following is a breakdown of the proposed increase in water demand in acre-feet per year (AFY), for details see Attachment A:

Total New Non-ag Demand = 0.15 AFY
Required Offset Volume (2:1) = 0.30 AFY

Total New Ag-Demand = 0.19 AFY
Required Offset Volume (1:1) = 0.19 AFY

Total New Water Demand = 0.34 AFY
Total Offset Volume = 0.49 AFY

With the current offset requirements, the project will be required to offset the increased water demand of 0.49 AFY. Several of the options available to meet the offset requirements for the project include the following:

1. Removing irrigated ornamental landscape
2. Removing irrigated agriculture
3. Implementing water management practices
4. Implementing winery process water and wastewater management practices
5. Paying in-lieu fees

APPENDIX A

New Non-Ag Water Demand					
Bed and Breakfast					
Facility Description	Units	Occupants per Unit	Gallons of Water per Occupant (gal/day/occ)	Average Number of Days Occupied Annually (days)	Annual Water Use (AFY)
B&B's	8	2	40	256	0.50
Innkeeper	1	2	60	365	0.13
Percentage of flow discharged to leachfield and recharged					80%
Total B&B/Innkeeper demand (not including flow to leachfield)					0.13
Facility Conversions - Increased Employee Demand					
Employee Type	Quantity	Gallons of Water per day Per Employee (gal/day/emp)		Number of Working Days Annually	Annual Water Use (AFY)
Full time equivalent	8	20		261	0.12
Percentage of employee flow discharged to leachfield and recharged					80%
Total net employee demand (not including flow to leachfield)					0.02
			Total New Non-ag Demand	0.15	AFY
			Required Offset	2:1	
			Required Offset Volume	0.30	AFY

New Ag Water Demand					
Landscape					
Plant Description	Area (SF)	Irrigation rate (gal/sf/day)	Irrigation Days Per Year (days)	Gallons of water per year (gal)	Annual Water Use (AFY)
Water Wise Planting	3486	0.089	200	61752	0.19
			Total New Ag Demand	0.19	AFY
			Required Offset	1:1	
			Required Offset Volume	0.19	AFY
			Total Proposed Project Offset Volume	0.49	AFY