



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO:

Building Inspection

APPLICATION TITLE:

PVTO FAMILY WINERY

APN:

027-360-018

DESCRIPTION OF PROJECT:

Modify UP-04029 to increase production from 5,000 gpy to 10,000 gpy. Expand/waste h²o disposal system; revise floor plan of winery & alter exterior bldg material using corrugated metal siding with stone veneer.

RESPONSE REQUEST DATE:

Mar 3, 08

RESPONSE RETURN DATE:

Mar 17, 08

PLEASE RESPOND VIA E-MAIL TO:

LS+clair

@co.napa.ca.us

OR FAX TO (707) 299-4270

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

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

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

See attached comments in Agenda

Name of contact person:

Eric Banward

Telephone #:

299-1359

Email: ebanward@co.napa.ca.us

Title: Plans & Permits Supervisor

Date:

3.18.08



Napa County

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Workflow

Application #: P08-00096 **Submit**

Application Type: Planning / PL Permits / Use Permit / Use Permit Major Modification

Address: 1575 OAKVILLE GRADE, NAPA, CA

<ul style="list-style-type: none"> ✓ Application Acceptance County Council Review ● Environmental Review ● Public Works Review ● Fire Review ● EM Review ● Planning Review ✓ Building Review Planning Approval Closure 	<p>Task Details - Building Review</p> <p>Assigned Date: 02/19/2008 Due Date:</p> <p>Assigned To: Department: Building Department</p> <p>Current Status: Approved Status Date: 03/16/2008</p> <p>Action By: Eric Banvard Department: Building Department</p> <p>Status Comment:</p> <p>Prior to any construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.</p>
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Task Activation

INTER-OFFICE MEMO



TO: Hillary Gitelman, Director
Conservation, Development, and Planning Department

FROM: Brian Hampton, Fire Department

DATE: March 17, 2008

SUBJECT: Vine2Wine, LLC Mod Use Permit Comments
Apn: 027-360-018 PO8-00096

Site Address: 1575 Oakville Grade, Oakville

The Napa County Fire Marshal staff has reviewed the above referenced application for a minor modification to existing use permit UP-04029 to increase production from 5,000 gallons a year to 10,0000 gallons and alter exterior building materials.

The scope of this request does not warrant a change in the fire protection recommendations at this time.

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1423 to discuss any other fire protection issue you may have regarding your project.

Brian Hampton

Brian Hampton
Fire Prevention Specialist II



COUNTY of NAPA

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

STEVEN LEDERER
Director

CHRISTINE M. SECHELI, R.E.H.S.
Assistant Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Assistant Director

SUBJECT: Use Permit Application for Tom and Kyle Futo, KT Wineco LLC
Located at 1575 Oakville Grade
Assessor Parcel #027-360-018
File # P08-00096

DATE: March 19, 2008

RECEIVED

MAR 24 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management
2. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4, Chapter 30 of the California Code of Regulations.
3. Plans for the proposed alternative sewage treatment and disposal system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be granted until such plans are approved by the Department of Environmental Management.
4. A permit for the installation of the sanitary and process wastewater system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan

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Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



DATE: June 16, 2008

TO: Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer

SUBJECT: Oakford Vineyards, 1575 Oakville Grade
APN 027-360-018, P08-00096MOD

This application will allow the applicant to modify the existing winery approval #UP-04029 by allowing an increase in production to a maximum of 10,000gal/yr. This application also proposes to expand the waste water system, to revise the approved floor plan and change exterior building materials. Visitation will remain the same and no changes are proposed to the 2 full time and 2 part time employees; no change to the 6 space parking lot; no change to the 13,802 sqft building footprint.

EXISTING CONDITIONS:

1. Parcel is located approximately a half mile off Oakville Grade Road.
2. Winery is currently under construction.
3. The access road to the facility serves 7 addresses.
4. The traffic count for Oakville Grade Road was 1,176 just west of SR29 taken on 8/9/1999.
5. The existing water use on the property is estimated at 4.33 AF/Year.

RECOMMENDED CONDITIONS:

GROUNDWATER

We have reviewed the phase one, water availability analysis for the proposed project. The 39.96 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 19.98 AF/Year. The estimated water demand of 3.88 AF/Year is below the established threshold for the property, and less than the estimated existing use due to a decrease in residential water use. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

NEW DRIVEWAY:

1. Public Works approved the request for a road modification in a letter to Mr. Gary Becker of Summit Engineers Inc. on August 13th, 2004. The access road has been modified to conform to the letter (attached). Public Works will support the existing request for this modification.
2. The proposed one-way loop road will be improved to meet the requirements of the Napa County Road and Street Standards page 22, Figure C-6.

PARKING:

3. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

5. The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans along with proposed erosion control measures.
6. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
7. The pre-development and the post-development flow for a 100-year event shall be provided with improvement plans. Improvement plans shall address the attenuation of peak flow due to the additional runoff resulting from this development.
8. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
9. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

10. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

11. The construction activity has created a disturbance of one acre or greater total land area, and the permittee must continue to maintain permit coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) issued by the California Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall maintain a Stormwater Pollution Prevention Plan (SWPPP) during construction. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation.
12. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into the watercourse.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander or Nathan Galambos at 253-4351. For groundwater questions, please contact Anna Maria Martinez