



A Tradition of Stewardship
A Commitment to Service

RECEIVED

OCT 22 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department Hillary Gitelman, Planning Director	From: Napa County Environmental Management Department Christine Secheli, Assistant Director
Date: October 20, 2008	Re: Use Permit Application for Leslie Behrens Located at 3524 Silverado Trail Assessor Parcel 021-410-019 File # P06-01310


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

1. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Department under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide minimal information on the water system prior to issuance of a building permit, and may wish to retain the services of a consultant in this matter.
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. Pursuant to Chapter 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. If your business does not generate hazardous

1195 Third Street, Suite 101 • Napa, California 94559
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

waste and/or store hazardous materials above threshold quantities, a Negative Declaration shall be filed.

4. A permit for the installation of the sanitary 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 for review and approval, engineered plans complete with design criteria based upon local conditions.
5. The use of the drain field area 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 include equipment storage, traffic, parking, pavement, livestock, etc., over the system.
6. Plans for the proposed alternative sewage treatment system for sanitary wastewater 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.
7. Plans for the proposed above ground process wastewater 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. Adequate wet weather storage will be required and those details shall be worked out at the plan review stage.
8. The applicant shall maintain regular monitoring of the above ground process wastewater system as required by the Department of Environmental Management and submit quarterly reports. An annual operating permit is required for the waste water system.
9. An annual sewage permit must be obtained for the sanitary wastewater alternative sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
10. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

- 
11. 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.
 12. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
 13. All diatomaceous earth and/or bentonite must be dried and disposed of as solid waste or in another appropriate manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address diatomaceous earth/ bentonite disposal.

cc: Les Behrens, Drinkward Behrens Winery, 1547 Main St., St. Helena, CA 94574
John McDowell, CDPD
Ken Diebert, 1104 Adams St., Suite 203, St. Helena, CA 94574



Napa County

Menu | Favorites | Help | Logout | Planning

User ID: EBANVARD

Admin Tools

Daily

ACCELA AUTOMAT

SmartManager	Application	Property	People	Fees	Workflow	Attachments	Reports	Condition
--------------	-------------	----------	--------	------	----------	-------------	---------	-----------

Workflow**Application #:** P06-01310**Submit****Application Type:** Planning / PL Permits / Use Permit / Use Permit General**Address:** 3524 SILVERADO TRAIL NORTH, ST HELENA, CA

✓ Application Acceptance

● Environmental Review

✓ Public Works Review

✓ Fire Review

✓ EM Review

● County Council Review

● Planning Review

✓ Building Review

Planning Approval

Closure

Task Details - Building Review**Assigned Date:** 10/10/2006**Due Date:****Assigned To:****Department:** Building Department**Current Status:** Approved**Status Date:** 11/06/2006**Action By:** Eric Banvard**Department:** Building Department**Status Comment:**

Must obtain all applicable building permits and comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete and appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. (Comment added 9-20-07 to reflect handwritten comments originally completed 11-6-06.)



INTER-OFFICE MEMO

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

FROM: Mike Wilson, Fire Department

DATE: October 3, 2006

SUBJECT: Drinkward Behrens Winery Use Permit Comments
Apn: 021-410-019 P06-01310

Site Address: 3524 Silverado Trail, St Helena

The Napa County Fire Marshal staff has reviewed the use permit application to construct a 20,000 gallon per year winery within a proposed 4246 square foot building at the address above.

1. The minimum required fire flow for the protection of the proposed project is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 6,000 gallons. This fire flow is based on the square footage of the building and has been reduced by one half because all structures on site will require an automatic fire sprinkler system. The fire flow and storage volume in a sprinklered building is in addition to the water demand for the sprinkler system.
2. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 1999 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source.
3. The private fire service mains shall be installed and maintained in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1995 edition)*.

4. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2001 edition, Appendix III B*. Hydrants must be placed within 150 feet of all portions of the building.
5. All post indicator valves, control valves, waterflow devices and fire pumps shall be monitored by an approved remote station or central alarm monitoring company. The digital alarm communicator system panel shall be installed and maintained in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 1999 edition)*. Alarm panel or key pad must be located at main entrance of the building.
6. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
7. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet unless otherwise approved by the Napa County Department of Public Works.
8. Fire apparatus access roads shall be provided to within 150' of all portions of a structure.
9. Any proposed bridges shall be constructed to local ordinance and display the maximum weight limits.
10. A rapid emergency key entry system shall be installed at an approved location by the Napa County Fire Marshal's Office on any proposed gates accessing the property.
11. Fire apparatus access roads shall be cleared of flammable vegetation on 10 feet of each side of the roadway. Dry grass shall be cut to less than 4" in height, ladder fuel from trees shall be removed up to 8', brush shall be cut or removed and all dead fuel shall be removed.
12. A defensible space zone shall be created around all structures. This defensible space zone shall be 100' from all portions of a structure. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site.
13. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.

14. The approved address numbers shall be placed by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal.
15. The address numbers shall be a minimum of 10" in height, contrasting in color with their background and shall be illuminated.
16. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
17. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.
18. A Knox Cabinet shall be installed at an approved location by the Napa County Fire Marshal's Office.
19. The Knox rapid entry system shall have one or all of the following items placed in the Knox cabinet, dependant on requirements of this facility:
 1. A minimum of 2 master keys to the structure(s) for emergency access.
 2. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
 3. 2 scaled floor plans of all structures showing doors, offices, etc.
 4. **A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
 5. Napa County Hazardous Materials Business including all MSDS forms, etc.
20. A complete set of Building Plans shall be submitted to the Fire Department for review and approval.
21. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
22. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County (California Fire Code section 103.1.1) for the following circumstances:

- a. Independent peer review of alternate methods proposals.
23. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.
- 24. A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed in the condition describing the contents of the Knox Box.**

Mike Wilson

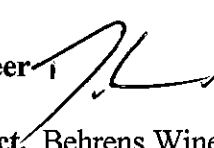
Mike Wilson
Assistant Fire Marshal

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: October 13, 2006,
Revision - July 1, 2008

TO: Conservation Development and Planning Department

FROM: Larry Bogner, Civil Engineer
Revision – Drew Lander, Assistant Engineer 

SUBJECT: Request for addition of wine cave to project. Behrens Winery,
APN# 021-410-019, File # P06-01310

The application will allow the applicant to establish a winery with a production capacity of 20,000 gal/yr; 1 full time and 2 part time employees; construct a 5 space parking lot; 2618 sqft of new building floor area and ~~10,000sqft of new type one caves~~. Parcel is located at 3524 Silverado Trail.

EXISTING CONDITIONS:

1. A left-turn lane has been constructed on Silverado Trail at the existing driveway entrance.
2. Driveway is 20 feet wide from the connection with Silverado Trail extending approximately 250 feet into the property narrowing to 12 feet wide for 400 +/- feet towards the winery site. The driveway for the remaining 300 +/- feet to the site is unimproved.
3. Parking surface is currently unimproved.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 15.1 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 7.55 AF/Year. The estimated water demand of 1.28 AF/Year is below the established threshold for the property. 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:

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum 5 inches

of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12).

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. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
6. Prior to commencing construction of any caves on site the Public Works department must review and approve the placement of the excavated spoils and all associated erosion control plans through either the issuance of a building permit or grading permit which clearly illustrates the work to be performed on site.
7. 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.
8. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
9. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
10. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

11. If the construction activity results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. 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 and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

12. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
13. 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.

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.