



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

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NAPA COUNTY
DEPT OF PUBLIC WORKS

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO:

Public Works

APPLICATION TITLE: *LINCOLN RANCH* APN: *031-100-031*

DESCRIPTION OF PROJECT: **REVISION* New winery*

RESPONSE REQUEST DATE: *16 Dec 08* RESPONSE RETURN DATE: *30 Dec 08*

PLEASE RESPOND VIA E-MAIL TO: *LSTCLAIR* @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.

5 pages

Name of contact person:

D. Linder

Telephone #: *707 253-4892*

Email: *dlinder@co.napa.ca.us*

Title: *Resident Eng*

Date: *2/6/09*

PUBLIC WORKS DEPARTMENT

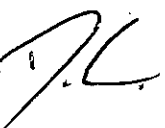
INTER-OFFICE MEMO



A Tradition of Stewardship
A Commitment to Service

DATE: February, 5th, 2009

TO: Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer 

SUBJECT: Lincoln Winery, APN 031-100-031, #P08-00494UP, P08-00495VAR

Application proposes to remove two existing barn structures and construct a 50,000 gal/yr winery totaling 20,050sqft. 8 full time and 6 part time employees are proposes with 15 total parking spaces and 1 loading area. Application proposes to construct left-turn lane Highway improvements. The existing residence will remain.

EXISTING CONDITIONS:

1. Napa County Parcel 031-100-031 is an 11.17 acre parcel located East of Hwy 29 approximately 1000ft north of the Yount Mill Road intersection with Hwy29.
2. Parcel access is not currently served by a left-turn lane or other Hwy improvements.
3. Site contains 1 residential structure, 1 second residential structure and two existing accessory structures.
4. Driveway currently exists with one connection to Hwy 29. Driveway is approximately 25ft wide at the connection with the Hwy and immediately narrows to an average 12 ft width for the remaining 2000ft to the winery site. Driveway is flat, with good visibility. No defined turnouts exist. Exiting driveway surface is compacted gravel.
5. Parcel contains FEMA floodway, 100 yr flood hazard area as well as 500 year flood hazard area.
6. Traffic counts for Hwy 29 were 26,000 AADT obtained South of Oakville Grade Road recorded in 2007 (<http://www.dot.ca.gov/hq/traffops/saferesr/trafdata/2007all/r022-33i.htm>).

7. No defined parking areas exist in the vicinity of the proposed winery.
8. Development area is located outside of the existing regulated 100year flood zone. Any construction that may be proposed below an elevation of 121ft MSL NAVD 88 must be evaluated for potential flooding.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. The phase one water analysis has been reviewed and it has been determined that the proposed project will not have a significant impact on static ground water levels. See attached groundwater comments dated November 10th, 2008

DRIVEWAY

2. Prior to occupancy of any winery structure all required driveway improvements must be constructed.
3. The Developer must obtain an encroachment permit from the California Department of Transportation for any work performed within the State Right-of-Way.
4. Driveway access serving this development shall at a minimum conform to the latest addition of the Napa County Road and Street standards for a Low Density Common Drive. A driveway of no less than 18ft wide with 2ft of shoulder shall be constructed with a minimum structural section equivalent to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than a double seal coat over 5 inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19)..
5. The proposed average daily traffic of 26,000 vehicles per day requires a left hand turn lane as determined by the Napa County left-turn warrant chart (Napa County Road and Street Standards 16-A). A left turn lane shall be constructed as approved by The California Department of Transportation.

PARKING

6. Any additional parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than a double seal coat over 5 inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).

7. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS

8. 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 this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the building permit documents at the time of building permit application. A plan check fee will apply.
9. All site improvements must conform to the latest addition of the Napa County Road and Street Standards.
10. Proposed drainage for the development shall be shown on the improvement plans and shall avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also include a hydraulic analysis for the drainage improvements indicating the path and changes of runoff.
11. Any excavated material that cannot remain on site and is required to be hauled off site to complete the project must be approved and permitted by Napa County prior to the commencing off hauling operations.

OTHER RECOMMENDATIONS

12. 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.
13. PW supports the proposed variance P08-00495VAR for a modified setback from the existing residential driveway. The proposed winery location is considered superior to any location inside the regulatory floodplain.

CONSTRUCTION STORMWATER REQUIREMENTS

14. The proposed construction activity results in disturbance of greater than one acre of total land area. The developer shall prepare a Stormwater Pollution Prevention Plan and file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All phases of the construction shall remain in

compliance with all applicable State stormwater management requirements. Failure to comply with water quality requirements will result in the notification of all appropriate agencies and may result in a "stop work" order or monetary fines.

15. 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.
16. All hazardous materials stored and used on-site during construction 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.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

17. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
18. 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 prior to the issuance of applicable construction permits.
19. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
20. Prior to final occupancy the property owner must legally record an "implementation and maintenance agreement" approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project. This agreement shall contain a description of the post-construction measures implemented, a site plan indicating location and configuration of the structures and shall include the design performance standard. This information shall be recorded at the County recorders office.
21. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The

annual report shall be retained for a period of at least five years and made available upon request by the County.

22. Loading/unloading dock and processing areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
23. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume.
24. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
25. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.

Any changes in use may necessitate additional conditions for approval.

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



A Tradition of Stewardship
A Commitment to Service

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:	December 22, 2008	Re:	Use Permit Application for Lincoln Ranch Winery Located at 7554 St. Helena Hwy. Assessor Parcel # 031-100-031 File #P08-00494

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

1. We have reviewed revision submitted December 8, 2008, and have no additional conditions to include if project is approved. All conditions from memo dated October 20, 2008 still apply to this project.

cc: Linda St. Clair, CDPD
Tom Gamble, Mgr., Lincoln Ranch Winery, P.O. Box 391, St. Helena, CA 94574



INTER-OFFICE MEMO

TO: Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: December 19, 2008

SUBJECT: Lincoln Ranch Winery Use Permit Revised Comments
Apn: 031-100-031 P08-00494

Site Address: 7554 St. Helena Highway, Yountville

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct a 50,000 gallon per year winery, including a 20,050 sq. ft production building and a 2800 sq. ft. reception building with supplemental tasting rooms. We recommend that the following items shall be incorporated as project conditions or mitigation measures if the commission approves the project.

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. The minimum required fire flow for the protection of the proposed buildings is 400 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a storage volume of 24,000 gallons. The fire flow has been reduced by 50% because the winery will be protected by 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.
3. An approved automatic fire sprinkler system will be required for all proposed structures 3,600 feet or greater. The fire sprinkler system shall be installed and maintained in accordance with the *National Fire Protection Association Standard (NFPA) #13 (Installation of Automatic Sprinkler Systems 2002 edition)*. A minimum of 60 minutes of water storage for the sprinkler system will be required.
4. 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 2003 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.

5. The private fire service mains shall be installed and maintained in accordance with the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.
6. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the California Fire Code, 2007 edition. Fire hydrants shall be placed within 250 feet of all exterior portions of the building.
7. All post indicator valves, control valves, waterflow devices shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained in accordance with the National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition).
8. Fire apparatus access roads shall be provided to within 150 feet of all portions of the structures. 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.
9. 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.
10. The request for beneficial occupancy **will not** be considered until all fire and life safety issues have been installed, tested and finalized.
11. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
12. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets 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. The address numbers shall be a minimum of 4" in height for the building, contrasting in color with their background and shall be illuminated.
13. 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.

14. 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 or on signs.
15. Buildings with high piled storage exceeding 12 feet in height shall be equipped with smoke and heat vents and curtain boards in accordance with the California Fire Code, Chapter 23, 2007 edition.
16. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the California Fire Code, Chapter 23, 2007 edition.
17. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be provided within 75 feet of travel distance from any portion of the facility and shall be mounted 3 1/2 to 5 feet to the top of the extinguisher.
18. All exit doors shall be operable without the use of a key or any special knowledge or effort.
19. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2007 edition.
20. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox box/cabinet will require "tamper monitoring".
21. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
 - a. A minimum of 2 master keys to the structure(s) for emergency access.
 - b. 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.
 - c. 2 scaled floor plans of all structures showing doors, offices, etc.
 - d. Napa County Hazardous Materials Business including all MSDS forms, etc.
 - e. **A digital file of the site and floor plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
22. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
23. 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.

24. 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 for independent peer review of alternate methods and materials proposals.
25. 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.
26. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established hourly rate as adopted by the Napa County Board of Supervisors by resolution.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any fire protection issues you may have regarding your project.

Alicia Amaro
Assistant Fire Marshal



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division
APPLICATION TITLE: LINCOLN RANCH APN: 031-100-031
DESCRIPTION OF PROJECT: New 50,000 gpy winery with Tours/Tastings and a MARKETING PLAN.
See VARIANCE APP PO8 495

RESPONSE REQUEST DATE: 20 Oct 08 RESPONSE RETURN DATE: 20 Oct 08

PLEASE RESPOND VIA E-MAIL TO: LM.StCLAIR @co.napa.ca.us
OR FAX TO (707) 299-4270

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☐ Comments below.

See attached printout of comments in Accord.

Name of contact person: Eric Banvard Telephone #: 299-1359
Email: ebanvard@co.napa.ca.us
Title: Plans & Permit Supervisor
Date: 12-13-08



Napa County

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Daily

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Workflow

Application #:

P08-00494

Submit

Application Type: Planning / PL Permits / Use Permit / Use Permit General

Address: 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: 08/14/2008

Due Date:

Assigned To:

Department: Building Department

Current Status: Approved

Status Date: 12/13/2008

Action By: Eric Banvard

Department: Building Department

Status Comment:

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. (Note: Use permit plans don't show any designated accessible parking spaces. Accessible paths of travel unclear. Building permit submittal must fully document compliance with applicable accessibility requirements. OK that this level of detail is not shown on the Use Permit documents.)

Task Activation

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HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Ed Colby

APPLICATION TITLE: LINCOLN RANCH APN: 031-100-031

DESCRIPTION OF PROJECT: New 50,000 gpy winery with Tours/Tastings and a MARKETING PLAN.

See VARIANCE APP POS 495

RESPONSE REQUEST DATE: 20 Oct 08 RESPONSE RETURN DATE: 20 Oct 08

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OR FAX TO (707) 299-4270

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3. Attach your agencies comments, or list below: ☐ Comments attached
☐ Comments below.

NO CURRENT VIOLATIONS

Name of contact person: Ed Colby Telephone #: 259-8226
Email: ecolby@co.napa.ca.us
Title: Planner II
Date: 10/9/08

St. Claire, Linda

From: Robertson, John (Sheriff's Department)
Sent: Friday, October 03, 2008 1:41 PM
To: St. Claire, Linda
Subject: Permit Application Lincoln Ranch Variance APN#031-100-031

The Napa Sheriff's Office has no objections or comments at this time.

Captain John Robertson
Napa County Sheriff's Department
1535 Airport Blvd., Napa CA 94558
E-mail: jroberts@co.napa.ca.us
P- (707)259-8717
F- (707)299-4200

10/06/2008



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

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

Robert J. Peterson, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: November 10, 2008

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: amartine@co.napa.ca.us

SUBJECT: Lincoln Ranch, APN# 031-100-031, File # P08-00494

The application will allow the applicant to establish a 50,000 gallon per year winery. The project is located on the St. Helena Hwy in Yountville.

EXISTING CONDITIONS:

1. Parcel is located in the Valley Floor groundwater region.
2. Existing usage is 6.0 AF/Year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 11.17 acre parcel is located in the valley floor area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 11.17 AF/Year. The estimated water demand of 7.1 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.