



A Tradition of Stewardship
A Commitment to Service

FILE #: P08-00672
Conservation Development and Planning UP & VAR
1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us
Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

**PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS**

TO: BUILDING DIVISION *** REVISED PROJECT ***

APPLICATION TITLE: WHEELER WINERY
(WAS 588 ZINFANDEL LN WINERY) APN: 030-260-016

DESCRIPTION OF PROJECT: 50,000 GAL/YR WINERY; TWO PHASES;
22,945 SQ FT PHASE ONE; PLUS 3,838 SQ FT BARREL STORAGE PHASE TWO
VARIANCE FROM 600 PUBLIC RD & 300 PRIVATE RD.

RESPONSE REQUEST DATE: 6-1-09 RESPONSE RETURN DATE: 6-12-09

PLEASE RESPOND VIA E-MAIL TO: thornish @co.napa.ca.us
OR FAX TO (707) 299- 1349

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 letter, which is attached in Acceh.

Name of contact person: Eric Barvard Telephone #: 253-4417
Email: ebarvard@co.napa.ca.us
Title: Plas & Permit Supervisor
Date: _____



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

8-17-09

Building Inspection Department review comments for inclusion with:

Planning Department permit: P08-00672 Use Permit General

Status of Building Department review of this Permit: Approved

At parcel: 030-260-016-000
588 Zinfandel Lane, St Helena, CA

Owner: Kohala Aina Partners, LLC

Description of permit: Use permit approval for the development of a 50,000 gallon per year winery with sanitary and process wastewater system, commercial kitchen wine marketing plan with a request for a variance to the 600 feet required setback and the 300 foot required setback.

Comments:

The Building Department has no issues or concerns with the approval of the Use Permit General. No significant California Building Standards Code issues can be foreseen at this time based on the information presented. Any such issues will be dealt with during future building permit application and review processes.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect, or other allowable properly CA-Licensed Design Professional in Responsible Charge (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

Prior to any future 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, engineering, etc. when applying for permits.

Note: It is probable that the basement ("caves") for barrel storage will be sought and used by the public. Until the Phase 2 barrel storage is built the only barrel storage appears to be in the basement of Phase 1. Since it is likely that the public will be invited to the barrel areas on tours it would be required that the basement be vertically accessible by elevator or ramp per CBC 1103B.1. Therefore the exterior ramp on the North side, exterior doors into the basement, etc. shall conform to applicable requirements found in CBC Chapter 11B; alternatively an elevator conforming to requirements of CBC 1116B may be installed.

Eric Banvard

Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559
ebanvard@co.napa.ca.us