



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

Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To: Chris Cahill, CDPD

From: Jeannette Doss, Assistant Engineer *JD*

Date: October 9th, 2009

Re: Grgich Hills
1849 St Helena Hwy, Napa, CA
File # P08-00648 and P08-00656
APN 027-470-005, and 027-470-024

The application will allow a modification to an existing winery use permit to convert an existing barn to shop/storage for the winery, convert an existing residence to a tasting/hospitality room, and the addition of 28 new parking spaces. The application also proposes a lot line adjustment to incorporate the barn and hospitality building on the same parcel as the winery and includes a variance to the winery road setbacks. Parcel is located on SH 29 just north of the intersection with SH 128 and south of Mee Lane.

EXISTING CONDITIONS:

1. Parcel is currently developed with a single family residence and a barn.
2. Parcel is currently served by a looped residential access road connecting to SH 29.
3. There are currently 37 finished and paved parking stalls currently serving this facility.
4. Parcels 027-470-024 and 027-470-005 fall within FEMA Flood Zone A as depicted on FIRM 060205 385E.

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 December 23rd, 2008.

NEW DRIVEWAY/ACCESS ROAD:

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder (County Road and Street Standards, Page 9, Standard 12).

3. Structural section of all drive isles shall be calculated by a licensed Civil or Geotechnical Engineer to hold a minimum H20 loading and shall conform to the procedures contained in Chapter 600 of the State of California Department of Transportation Design Manual or approved equivalent.
4. The applicant must obtain an encroachment permit from Caltrans for any work performed within the State Right-of-Way.
5. Vehicle barriers shall be clearly marked with appropriate signage and shall meet all fire department requirements and comply with the Napa County Road and Street Standards at the time of building permit submittal.

PARKING:

6. Any additional parking proposed by the Developer 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 two inches of asphalt concrete over five 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.
8. Project proposes to increase parking to a total of 65 parking stalls. No visitation or marketing events shall exceed this available parking without prior approval of a parking and traffic management plan through the Public Works office.

SITE IMPROVEMENTS:

9. 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.
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 grading, drainage and parking improvements approved by this Use Permit modification shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code and shall be reviewed and approved by this office prior to construction.
12. If excess material is generated that cannot be used onsite, the Owner shall furnish to the County of Public Works Department evidence that the Owner has entered into agreements with the property

owners of the site involved and has obtained the permits, licenses and clearances prior to commencing off-hauling operation.

13. Applicant must obtain a floodplain management permit from this department for any improvements located within the floodplain.
14. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur prior to issuance of any construction permits.
15. The applicant shall furnish a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer. The files shall be saved in a standard file format so they may be fully retrievable through a basic AutoCAD program or CAD file viewer.
16. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all electronic files provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

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. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
19. 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.
20. 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.
21. 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.
22. 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.

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. Waivers from this requirement can only be granted by the Director of Public Works.
24. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
25. For on-site common retention basins, the side slopes shall not exceed 3:1.
26. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief routes.
27. 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.
28. 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.

CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS:

29. 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.
30. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee to obtain 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 Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation. The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment.

Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.

31. Any construction activity that will result in disturbance of greater than 10,000 sq ft of total land area but less than one acre of total land area will require the permittee to prepare and maintain a Stormwater Quality Management Plan (SQMP) to be submitted with the building permit application. A plan check fee will apply.
32. 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.
33. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
34. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

OTHER RECOMMENDATIONS:

35. Applicant shall complete a lot line adjustment with Napa County Department of Public Works prior to approval of any building or grading plans associated with this use permit.

Any changes in use may necessitate additional conditions for approval.

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



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

MEMORANDUM

DATE: December 23, 2008

TO: Chris Cahill, Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*

SUBJECT: Grgich Hills Winery Mod, File #P08-00648

The application will allow the applicant to convert existing ag. barn to shop/storage and to add on to and convert an existing residence to tasting and winery hospitality building.

EXISTING CONDITIONS:

GROUNDWATER

1. Parcel is located in the "valley floor" region.
2. Existing groundwater use on the property is 1.87 acre-feet per year.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 3.04 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 3.04 AF/Year. The proposed water demand of 1.39 AF/Year is below the established threshold for the property, and less than the existing 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.



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO:

BANVARD

APPLICATION TITLE: GRGICH HILLS WINERY MOD EXVAR APN: 027.470.024 EX .005 (LLA PENDING)

DESCRIPTION OF PROJECT: MOD EX VARIANCE TO CONVERT EXISTING AG. BARN TO SHOP/STORAGE (FOR WINERY) EX TO ADD ON TO EX CONVERT AN EXISTING RESIDENCE TO TASTING EX WINERY HOSPITALITY. VARIANCE TO WINERY ROAD SETBACKS, LLA PENDING TO GET IT ALL ONTO WINERY PARCEL*

RESPONSE REQUEST DATE: 12.12.08 RESPONSE RETURN DATE: 1.1.09

PLEASE RESPOND VIA E-MAIL TO: CCAHILL @co.napa.ca.us

OR FAX TO (707) 299- 4285

* PLEASE BILL ALL TIME TO P08-00648

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 printout of comments in Accela

Name of contact person: Eric Banvard

Telephone #: 299-1359

Email: ebanvard@co.napa.ca.us

Title: Plans & Permit Supervisor

Date: 12.14.08



Napa County

Menu | Favorites | Help | Logout | Planning

User ID: EBANVARD

Admin Tools

Daily

ACCELA AUTOMATIO

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

Workflow

Application #:

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

Address: 1849 ST HELENA HWY, NAPA, CA

<ul style="list-style-type: none"> ✓ Application Acceptance ● Environmental Review ● Public Works Review ● Fire Review ● EM Review ● County Council Review ● Planning Review ✓ Building Review <ul style="list-style-type: none"> Planning Approval Closure <div style="text-align: center; margin-top: 20px;"> <input type="button" value="Task Activation"/> </div>	<h3>Task Details - Building Review</h3> <p>Assigned Date: 12/12/2008 Due Date:</p> <p>Assigned To: Department: Building Department</p> <p>Current Status: Approved Status Date: 12/14/2008</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>
--	---

T
Versi

INTER-OFFICE MEMO

TO: Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: July 9, 2009

SUBJECT: Grgich Hills Cellar Use Permit Comments - Resubmit
Apn: 027-470-024 P08-00652

Site Address: 1829 St. Helena Highway, Rutherford

The Napa County Fire Marshal staff has reviewed the resubmitted use permit application to convert an existing agriculture barn to a 5,000 sq. ft. winery shop and storage and convert an existing residence to a 6,200 sq. ft. winery tasting room and hospitality center.

This application does not warrant additions to fire protection conditions submitted January 13, 2009 as long as **all construction, future tenant improvements and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any other fire protection issue you

Alicia Amaro
Assistant Fire Marshal

INTER-OFFICE MEMO

TO: Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: January 13, 2009

SUBJECT: Grgich Hills Cellar Use Permit Comments
Apn: 027-470-024 P08-00648

Site Address: 1829 St. Helena Highway, Rutherford

The Napa County Fire Marshal staff has reviewed the use permit application to convert an existing agriculture barn to a 5,000 sq. ft. winery shop and storage and convert an existing residence to a 6,200 sq. ft. winery tasting room and hospitality center. 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 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 6,000 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 square feet or greater. The fire sprinkler system shall be installed and maintained in accordance with the *National Fire Protection Standard Association (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



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:	Kim Withrow, Senior Environmental Health Specialist
Date:	July 20, 2009	Re:	Use Permit Application for Grgich Hills Located at 1829 St. Helena Hwy. Assessor Parcel # 027-470-005 File #P08-00648

We have reviewed the supplemental information submitted in response to your staffs' comments on this project. This Department recommends approval of the application providing the following are included as conditions of approval:

1. Because the proposed facility will have a kitchen that will be used for food preparation for marketing events, this kitchen must be regulated and permitted by this department. As such, complete plans and specifications containing equipment layout, finish schedule and plumbing plans for the food preparation/food service area and the employee restrooms, must be submitted for review and approval by the County Department of Environmental Management prior to issuance of any building permit for said areas. Additionally, as a condition of approval and permitting of this food facility, the owner will have to comply with water system sampling and reporting as required. Owner shall apply for and obtain an annual food permit prior to issuance of a final on this project.
2. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.
3. Plans for the proposed alternative sewage treatment 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 construction of the alternative sewage treatment 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. Additionally, the existing wastewater treatment system components located within the 100' well radius must be destroyed. To secure this permit the alternative sewage treatment

plans must be approved. Prior to a final of the system an alternative system monitoring program annual permit must be secured.

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.
6. Any process wastewater generated from activities within the barn building must be disposed into the process waste system. A permit to connect this building to the existing system must be secured prior to any building permit being approved and issued for this building. At the time the permit is secured a plan showing the location of the sewer line must be submitted showing all setbacks.
7. Since the existing process wastewater system is installed on a separate parcel from the facility it is to serve, an agreement to grant a sewage easement or an approved sewage easement must be filed with the Department of Environmental Management prior to issuance of a building permit or the lot line adjustment (pending) must be approved.
8. The proposed parcel/development must be connected to the Grgich Hills Water System. The existing water supply permit must be amended prior to connecting this facility to the system. The applicant should contact the Department of Environmental Management for requirements to amend the water supply permit. The water supply permit amendment must be approved prior to issuance of a building permit.
9. Since the existing water system is installed on a separate parcel from the facility it is to serve, an agreement to grant a water easement or an approved water easement must be filed with the Department of Environmental Management prior to issuance of a building permit or the lot line adjustment (pending) must be approved.
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.

cc: Christopher Cahill, CDPD
Violet Grgich, Grgich Hills Cellar, P.O. Box 450, Rutherford, CA 94573

HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: ED COLBY - ENFORCEMENT

APPLICATION TITLE: GRGICH HILLS WINERY MOD EXVAR APN: 027.470.0244X .005 (LLA PENDING)

DESCRIPTION OF PROJECT: MOD EX VARIANCE TO CONVERT EXISTING AG. BARN TO SHOP/STORAGE (FOR WINERY) & TO ADD ON TO & CONVERT AN EXISTING RESIDENCE TO TASTING & WINERY HOSPITALITY. VARIANCE TO WINERY ROAD SETBACKS, LLA PENDING TO GET IT ALL ONTO WINERY PARCEL*

RESPONSE REQUEST DATE: 12.12.08 RESPONSE RETURN DATE: 1.1.09

PLEASE RESPOND VIA E-MAIL TO: CCAHILL @co.napa.ca.us

OR FAX TO (707) 299- 4285

* PLEASE BILL ALL TIME
TO 108-00648

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.

NO VIOLATIONS!

(other than periodic placement of portable sign w/ balloons at entrance)

Name of contact person: ED COLBY Telephone #: 259-8226

Email: _____
Title: Planner III
Date: 12/16/08



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

To:	Patt Throne-Hetzer, Department of Public Works	From:	Daniel Zador, Department of Conservation, Development and Planning
Date:	December 23, 2008	Re:	Lot Line Adjustment APN:027-470-005 & -024 Applicants: Grgich File #W08-01343

In reference to the subject lot line adjustment application, the Conservation, Development and Planning Department offers the following comments: The proposal **complies** with the applicable provisions of Section 17.46.040(C) of the Napa County Subdivision Ordinance; *however*, one of the parcels involved in the Lot Line Adjustment is subject to a **Williamson Act Agricultural Preserve Contract (#34282-A)**.

The subject lot line adjustment proposes the transfer of land between 2 parcels (21.58 and 3.05 acres in area, total 24.63) to result in 2 parcels (11.3 and 13.4 acres in area, total 24.7). The proposed adjustment is a reconfiguration of the existing boundary lines. The parcels share boundary lines and a greater number of parcels than originally existed will not result. The resultant parcels comply with the parcel design provisions of the Zoning Ordinance since the depth of the resultant parcels is greater than the eighty-foot minimum, and the frontage greater than forty feet. The ratio of the depth of the resultant parcels does not exceed five times its average width.

The parcels are located within the Agricultural Preserve (AP) zoning district. None of the existing parcels is in compliance with the minimum parcel size of 40 acres.

The existing parcels are developed with agriculture, a residence, a winery and related accessory structures. According to the proposed parcels map, the proposed lot lines would comply with the zoning regulations regarding yards and setbacks for the existing structures.

The Planning Department recommends **APPROVAL** of the proposed adjustment; *however, the necessary modification of the Williamson Act contract that covers one of the proposed parcels must be recorded along with the lot line adjustment deeds (Section 17.46.050) or a violation of the Williamson Act Contract would result.*

Thank you for the opportunity to comment. If you have any questions regarding this recommendation, I would be happy to meet with you.

cc: John McDowell, Deputy Planning Director
Don Barrella, Planner, Conservation Division