



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: ENG

File #: P13-00080

APPLICATION TITLE: Fantesca

APN: 022-250-008

DESCRIPTION OF PROJECT: Response to completeness

RESPONSE REQUEST DATE: 3 July, 13

RESPONSE RETURN DATE: 19 July, 13

PLEASE RESPOND VIA E-MAIL TO: linda.stclaire@countyofnapa.org 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.

ENGINEERING APPROVES - SEE ATTACHED CONDITIONS OF APPROVAL
AND ROAD EXCEPTION EVALUATION

PR 09.05.13

Name of contact person: PATRICK C. RYAN

Telephone #: 253-4892

Email: Patrick.Ryan@countyofnapa.org

Title: ASSISTANT ENGINEER

Date: 09.05.2013



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Hillary Gitelman
Director

MEMORANDUM

[Handwritten signature]
09.05.13

To: Linda St. Claire Planner III Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering Division
Date: September 5, 2013	Re: Permit No. P13-00080 Fantesca Winery – Major Modification Conditions of Approval APN: 022-250-008-000 2920 Spring Mountain Road, St. Helena

The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit Major Modification application, generally requesting the following:

To update the winery employee figures; to add to the existing parking count at the winery; and to bring an existing outdoor crush pad into compliance with the winery use permit. The applicant also proposed revisions to the winery's hours of operation and the hours of visitation. In addition, the applicant proposes to re-align the existing twelve foot access drive with the addition of a new winery entry structure and signage plan.

After careful review of the Fantesca Winery Use Permit Major Modification application submittal package the Engineering Division has determined that all items are complete and sufficiently detailed. As long as no additional changes are made to the proposed improvements this Division recommends approval of the project with the following conditions:

EXISTING CONDITIONS:

1. The County of Napa parcel 022-250-008 is located on 2920 Spring Mountain Road, St. Helena.
2. The existing parcel is approximately 52.56 acres.
3. The existing parcel is zoned AW, Agricultural Watershed.
4. Existing property is currently developed with an active commercial winery.

5. The existing parcel is located within the Napa River Watershed, York Creek tributary.
6. The existing access to the parcel is via a shared paved common drive. The private access drive traverses the steeply sloping hillsides typical of the area for approximately 0.2 miles to its terminus at the Fantesca Winery. Paved widths vary from approximately 17 feet to over 20 feet along the length of the drive.

RECOMMENDED CONDITIONS:

PARKING:

1. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must have a minimum structural section of two inches of asphalt concrete or a double seal coat over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 82).
2. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

NEW/IMPROVED PRIVATE ACCESS ROADS & DRIVEWAYS:

3. All roadway construction associated with this application shall conform to the Road Exception Evaluation composed by this Division, dated September 5, 2013, enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local code.
4. The applicant must obtain an encroachment permit prior to any work performed within the Napa County right-of-way.

SITE IMPROVEMENTS:

5. All on site civil improvements proposed 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 Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
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. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards and the California Building Code (CBC). Specifically, all cut and fill slopes shall be setback to meet the latest CBC.
8. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department Engineering Division 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 any off-hauling operations.

9. 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.
10. 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.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

11. Any Project that requires a building or grading permit shall complete a Napa County Construction Site Runoff Control Requirements Appendix A - Project Applicability Checklist and shall wet sign and submit this form to the Napa County PBES Department Engineering Division for review.
12. 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 Napa County Stormwater Ordinance 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
13. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (CRWQB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.
14. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

15. Any Project that requires a building or grading permit shall complete a Napa County Post-Construction Runoff Management Requirements Appendix A - Project Applicability Checklist and shall wet sign and submit this form to the Napa County PBES Department Engineering Division for review.
16. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for Post-Construction Runoff Management Requirements which is available at the PBES Department office.
17. 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. infiltration, and/or retention/detention systems) may be used to capture and infiltrate the excess volume.

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. 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.
20. 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.
21. Processing areas shall be paved and performed indoors or under cover to keep rainwater out of the processing area. If the processing area is outdoors, grade or berm the processing area to prevent run-on from surrounding areas. Installation of storm drains and/or surface drains in processing areas is prohibited unless an approved engineered equivalent system (i.e. Automatic Diversion Valve System) is installed and maintained throughout the life of the processing area.
22. Prior to final occupancy the property owner must legally record an "Operation and Maintenance Agreement" approved by Napa County PBES Department Engineering Division to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
23. 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.

OTHER REQUIREMENTS:

24. All conditions of approval from the original use permit P06-0078 and subsequent modification to its use shall remain in effect for P13-00080.

ANY CHANGES IN USE MAY NECESSITATE ADDITIONAL CONDITIONS FOR APPROVAL.

If you have any questions regarding the above items please contact Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at Patrick.Ryan@countyofnapa.org.



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Hillary Gitelman
Director

MEMORANDUM

[Handwritten signature and date 09.05.13]

To: Linda St. Claire
Planner III
Planning Division

From: Patrick C. Ryan
Assistant Engineer
Engineering & Conservation Division

Date: September 5, 2013

Re: **Permit No. P13-00080**
Fantesca Winery – Major Modification
Road Exception Evaluation
APN: 022-250-008-000
2920 Spring Mountain Road, St. Helena

ROAD EXCEPTION REQUEST:

The Engineering and Conservation Division received a request (Request), dated June 17, 2013, and amended on August 7, 2013, for exception to the County Road and Street Standards (RSS) for the Fantesca Winery common access drive. Access to the commercial winery facility is via a shared private common drive off of Spring Mountain Road. The common drive serves four parcels. The driveway is approximately 10,500 linear feet from the connection with Spring Mountain Road to its terminus at Fantesca Winery. The nature and constraints for the road modification are described in the Request from the projects Engineer-of-Record Michael Muelrath, Applied Civil Engineering, Inc. (Request letter, attached as Exhibit A).

ENGINEERING AND CONSERVATION DIVISION EVALUATION AND RECOMMENDATION:

The Engineering Division staff has discussed the Request noted above with Napa County Fire and the applicant's authorized agents, including a site visit with responsible parties on May 7, 2013. With respect to Section (3) of the RSS as adopted by Resolution No. 2011-95 by the Board of Supervisors on August 9, 2011, this division has determined the following:

The Request has provided the necessary documentation as required by RSS Section 3(A). The Request is in connection with an active use permit major modification and will require appropriate environmental review from the Planning Division; therefore the approving body shall be the Planning Commission.

With respect to the findings, steep slopes and native trees of at least 6 inch dbh are consistent with the definition of unique features of the natural environment and trees of 6 inch dbh found to be of significant importance as described in RSS Section 3(D)(1). Based on multiple site visits the existing terrain in the area

where widening would be required to meet the RSS, the ascending and descending slopes adjacent to the roadway are equal to or greater than 30%. Grading and removal of native vegetation in these areas could potentially compromise the stability of the hillside, and increase the potential for failure and additional environmental impacts to downstream tributaries. In the area where the road grade exceeds 20%, approximately 50 linear feet beginning at roadway station 19+65, lengthening the road grade to come into compliance with the RSS is unachievable without undue environmental impacts, similar to above. The recorded easement, 40 feet in width, for ingress and egress from subject parcel, including two additional parcels, to Spring Mountain Road, limits the applicant to the location and configuration of an access connection to Spring Mountain Road and is consistent with a legal constraint as defined in RSS Section 3(D)(3).

The Engineering and Conservation Division in cooperation with Napa County Fire have discussed the improvements proposed in the Request and determined that with the implementation of the proposed mitigation measures including a ribbed concrete surface on centerline slopes in excess of 20%, vegetation management, parabolic mirrors, speed undulations/humps and signage would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

The Engineering and Conservation Division and Napa County Fire support the approval of the road modification as proposed in the Request with the following conditions that are in addition to any and all conditions previously placed on the project:

1. The roadway shall be constructed and maintained to the approved condition throughout the life of the parcel or until such time the County deems that future road design changes or changes in use of this roadway beyond the existing use shown on the above noted amended Request dated August 7, 2013, shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.
2. Where the access drive exceeds the maximum gradient of 20%, approximate Roadway Stations 19+65 through 20+05, shall be constructed with a ribbed concrete surface finish. Minimum structure section of 3 inches steel reinforced concrete over 5 inches of class II aggregate base. The ribbed finish shall be accomplished with 1.25 inch ribbing depth at 2 inches on center for the entire length and width of the roadway section.

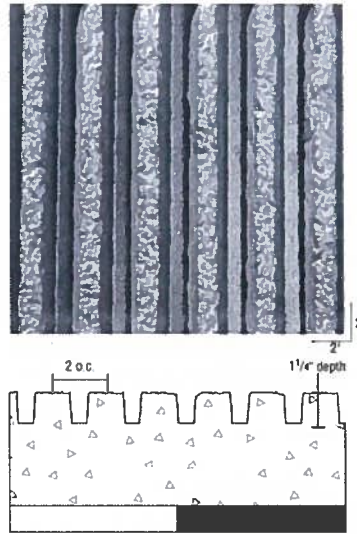


Figure 1: Ribbed Concrete Surface Finish

3. Provide a parabolic wide angle mirror at access drive entrance and Spring Mountain Road, per the recommendation by Omni-Means report dated February 9, 2013.
4. Maintain low level vegetation along the north side of Spring Mountain road, north of the driveway connection, to increase sight distance.
5. Install signs on Spring Mountain Road, both north and south of the access drive, to alert drivers of the location of the access drive connection.
6. Install signage and paint marks on speed undulations/humps to warn traffic to their presence.
7. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensive space and improve sight distance. The vegetation management plan shall be reviewed and approved by the Napa County Fire Marshall.
8. All mitigation measures (e.g. wide angle mirror, turnouts, etc.) shall be installed and remain in place for the life of the access drive or until the drive is upgraded to meet current RSS for commercial access.

EXHIBIT A

FANTESCA WINERY

ROAD EXCEPTION REQUEST



June 17, 2013
August 7, 2013 – Revision #1

Job No. 11-121

Mr. Nate Galambos, PE
Engineering Manager
Engineering Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 201
Napa, California 94559

Re: Request for Exception to the Napa County Road and Street Standards for the
Fantesca Winery Winery Use Permit Modification Application (P13-00080)
2920 Spring Mountain Road, St. Helena, CA 94574
Napa County APN 022-250-008

Dear Mr. Galambos:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit Modification application for the Fantesca Winery. We are providing this information for your review and final decision by the Conservation, Development and Planning Commission pursuant to Section 3 of the Napa County Road and Street Standards as revised by Board of Supervisor's Resolution No. 06-198. Section 3 of the Standards allows exceptions to the Standards provided that that the exception still provides the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare and:

1. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural watercourses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like;
2. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or
3. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

The remainder of this letter describes the proposed project, provides background information regarding existing access conditions, outlines proposed driveway improvements, identifies the areas where an exception to the Standards is being requested and provides justification for the requested exception.

Project Description

Fantesca Winery was originally granted a use permit by Napa County in 2000 (#00236-UP) and has applied for two Use Permit Modifications prior to the current pending Use Permit Modification. It is our understanding that Fantesca Winery is currently permitted to produce 30,000 gallons of wine per year. No change in the approved production capacity is proposed with this application. The proposed Use Permit Modification includes an increase from three employees to nine employees and implementation of a modest new marketing plan to allow the following activities:

Description	# of Guests	Frequency
Tours and Tasting Visitors	18	Daily
Marketing Events with Catered Meal	20	48 per year
Marketing Events with Catered Meal	60	6 per year
Wine Auction / Harvest Events	125	2 per year

Existing Access Road Conditions

Access to the Fantesca Winery is via a shared private driveway off of the northeast side of Spring Mountain Road approximately 0.6 miles west of the City of St. Helena. The driveway approach intersects Spring Mountain Road at an angle. Sight distance at the intersection was examined by Omni-Means and their report dated 2/19/2013 notes adequate sight distance to the southeast and provides several recommendations for signage, vegetation management and a wide angle mirror to help improve the limited site distance that exists to the northwest. Fantesca Winery intends to implement all recommendations from Omni-Means for improving sight distance at the intersection.

Leaving Spring Mountain Road, the private driveway traverses the steeply sloping hillsides typical of the area for approximately 0.2 miles to its terminus at the Fantesca Winery. The first 350 feet of the private driveway are used by Fantesca Winery as well as four adjacent and nearby properties including Napa County Assessor's Parcel Numbers 022-250-006, 022-250-009, 022-250-013 & 022-250-014.

The private driveway is currently paved with asphalt from its intersection with Spring Mountain Road all the way to the Fantesca Winery. Paved widths vary from approximately 17 feet to over 20 feet along the length of the driveway. The driveway crosses steeply sloping hillsides however the slope along the length of the driveway (the longitudinal slope) is generally less than 17% with the exception of a short stretch, approximately 50 feet in length, located immediately in front of the winery. This limited section of driveway is inclined at a slope of approximately 24.8%. Sight distance along the length of the road is generally adequate for the low speeds that are typically encountered along the road. Please refer to the Fantesca Winery Road Exception Request Exhibit for a detailed topographic survey and illustration of the existing and proposed driveway conditions.

Request for Exception to Napa County Road and Street Standards

The Napa County Road and Street Standards require that a "Common Drive" (18 feet paved plus 2 feet of shoulder, for a total of 20 feet drivable width) be installed to serve winery facilities. Furthermore, Section 3.D. of the Napa County Road and Street Standards, as revised by Board of Supervisors Resolution No. 06-198, states that an exception to the Road and Street Standards may be granted if the exception will preserve unique features of the natural environment (including native trees, watercourses, steep slopes and geologic features) and the proposed driveway provides the same overall practical effect as the Road and Street Standards towards providing defensible space, and consideration towards life, safety and public welfare.

In this case, making the existing driveway fully compliant with the Road and Street Standards would require substantial grading on steep slopes and removal of numerous native trees and slope stabilizing vegetation which would result in undue environmental impacts. In some instances creating compliance with the Road and Street Standards is not feasible due to existing legal constraints (right of way location). The following exceptions to the Road and Street Standards are hereby requested to allow the following conditions along the existing driveway (refer to the Fantesca Winery Road Exception Request Exhibit for illustration):

1. A non-standard driveway connection to Spring Mountain Road (STA 10+00)
2. A reduced driveway width of approximately 17 feet to 18 feet paved for approximately 450 feet along the existing driveway (STA 14+50 to 18+00, STA 18+50 to 19+00 and STA 19+50 to 20+00)
3. A maximum longitudinal slope of 25% for approximately 50 feet (beginning at STA 19+65)

Proposed Driveway Improvements & Justification for Exception

As part of the pending Use Permit Modification Fantesca Winery proposes to improve the existing driveway and access conditions by making the following improvements:

1. Install a wide angle mirror to improve site distance at Spring Mountain Road (as recommended by Omni-Means)
2. Maintain low level vegetation along the north side of Spring Mountain Road, north of the driveway intersection to improve sight distance (as recommended by Omni-Means)
3. Install signs on Spring Mountain Road both north and south of the driveway to alert drivers of the location of the driveway intersection (as recommended by Omni-Means)
4. Install signs and paint marks on speed humps to alert unfamiliar visitors to their presence (as recommended by Omni-Means)
5. Realign a short section of the driveway where it splits in three directions to serve the various properties to simplify ingress and egress to the winery

6. Implement horizontal and vertical vegetation management along the entire length of the private driveway and around the existing and proposed structures to create defensible space. This will include vegetation management and modification 10 feet horizontally and 15 feet vertically along all access roads and 100 feet around buildings in accordance with Napa County Fire Department requirements.
7. Installed a grooved concrete surface for the approximately 50 foot long section of driveway where the longitudinal slope exceeds 20%.

Conclusions & Findings In Support of Exception Request

It is our opinion that the proposed request to allow the existing private driveway, with the improvements described in this letter, to serve the existing winery, meets the criteria established in Section 3 of the Road and Street Standards. More specifically, granting of the exception will preserve unique features of the natural environment and will provide the same overall practical effect as the Road and Street Standards towards providing defensible space and safe access conditions for the general public and emergency vehicles.

As previously described, there are a number of mature natural trees alongside the driveway that are worthy of preservation. These trees are important in terms of how they define the natural land forms and character of the area which is generally forested and very rural in character with interwoven plantings of vineyard. It is important to preserve the natural woodland character of the Napa Valley hillsides by minimizing the amount of grading and tree removal necessary for providing safe access. Not only do the trees contribute to the rural character of the woodlands and watershed areas, they also provide shelter and habitat for a wide range of animal and plant species.

Preservation of these features can be achieved by allowing the existing driveway, with the proposed improvements, to continue to serve the existing winery as outlined in this request. The Applicant is willing to provide the necessary maintenance of trees and roadside vegetation (15 feet vertically and 10 feet horizontally on either side of the driveway) in order to allow adequate clearance for emergency vehicles and also to reduce the potential for fire hazard. With the proposed improvements, proper vegetation management and regular maintenance, there is no reason that these natural features cannot be preserved while still achieving the same overall practical effect as outlined in the Road and Street Standards.

We look forward to hearing from a representative from your department to discuss any questions that may arise during review of this request. Please contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:

Michael R. Muelrath

Michael R. Muelrath, RCE 67435
Principal



Enclosures:

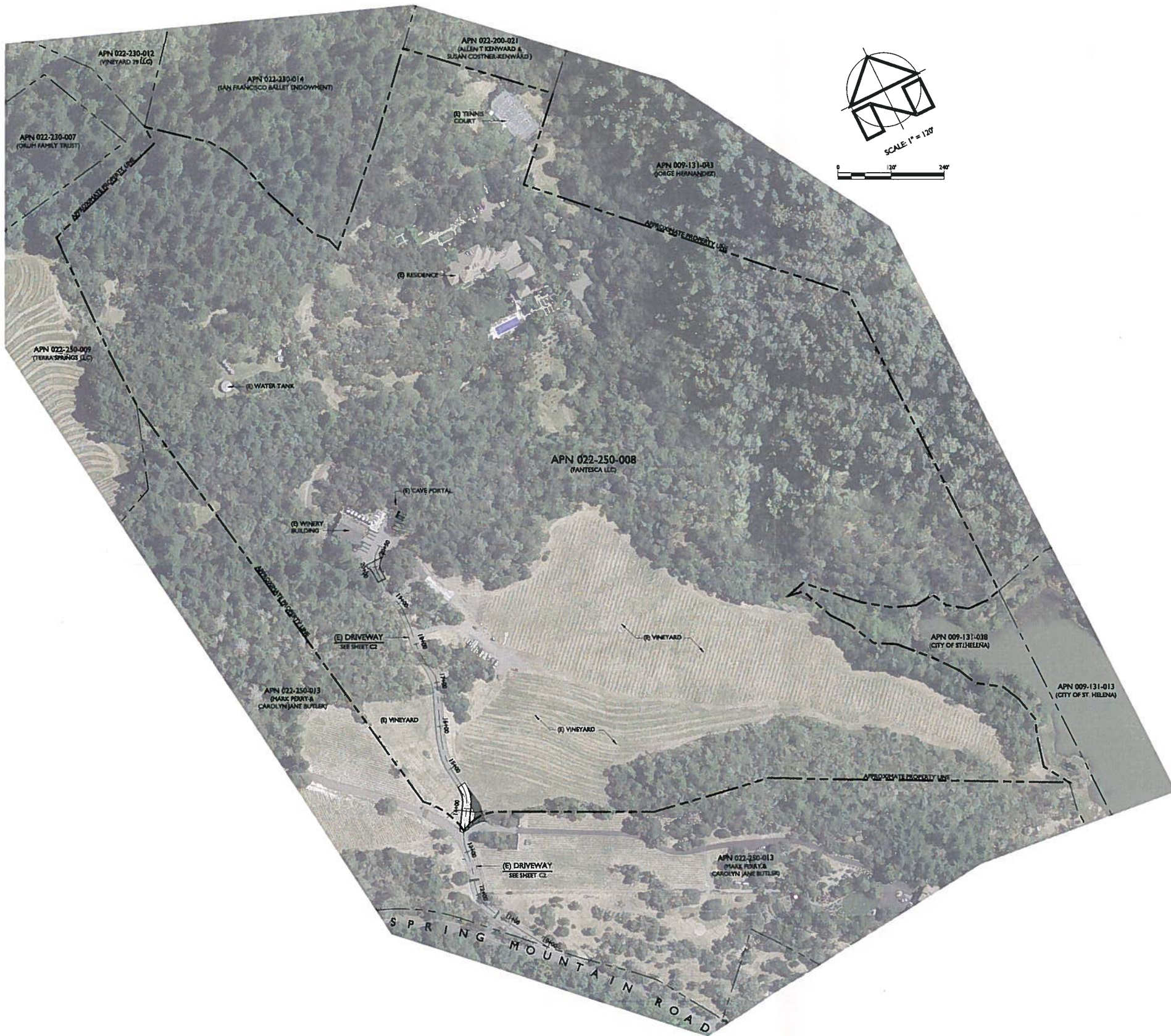
Fantesca Winery Road Exception Request Exhibit

Cope:

Duane and Susan Hoff, Fantesca Winery (via email)
Donna Oldford, Plans 4 Wine (via email)

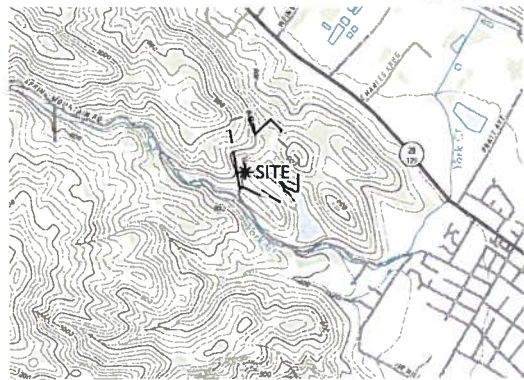
FANTESTCA WINERY

ROAD EXCEPTION REQUEST EXHIBIT



OVERALL SITE PLAN

SCALE: 1" = 120'



LOCATION MAP

SCALE: 1" = 2,000'

PROJECT INFORMATION

PROPERTY OWNER & APPLICANT:
FANTESTCA LLC
8500 NORMANDALE LAKE BOULEVARD
MINNEAPOLIS, MN 55437
SITE ADDRESS:
2920 SPRING MOUNTAIN ROAD
SAINT HELENA, CA 94574
ASSESSOR'S PARCEL NUMBER:
022-250-008
PARCEL SIZE:
52.56± ACRES
PROJECT SIZE:
0.1± ACRES
ZONING:
AGRICULTURAL WATERSHED (AW)

SHEET INDEX:

C1 OVERALL SITE PLAN
C2 DRIVEWAY PLAN

PROJECT DESCRIPTION:

THESE PLANS ARE ILLUSTRATIVE IN NATURE AND ARE ONLY INTENDED TO SHOW THE CONCEPTUAL ROAD IMPROVEMENTS PROPOSED AS PART OF THE FANTESTCA WINERY USE PERMIT MODIFICATION APPLICATION. ADDITIONAL CONSTRUCTION DETAILS WILL BE REQUIRED PRIOR TO CONSTRUCTION OF THESE IMPROVEMENTS. ALL PROPOSED DRIVEWAY WORK MUST CONFORM TO THE NAPA COUNTY ROAD AND STREET STANDARDS.

NOTES:

1. FADED BACKGROUND ON SHEET C2 REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF FANTESTCA LLC" PREPARED BY TERRA FIRMA SURVEYS, INC., DATED MAY 2013. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET
3. BENCHMARK: ASSUMED VERTICAL DATUM
4. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
5. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE AND ARE DATED APRIL 9, 2011.



DESIGNED BY:

MRM

DRAWN BY:

BT

CHECKED BY:

MRM

FANTESTCA WINERY

ROAD EXCEPTION REQUEST EXHIBIT
OVERALL SITE PLAN

FANTESTCA LLC
2920 SPRING MOUNTAIN ROAD
SAINT HELENA, CA 94574
NAPA COUNTY APN 022-250-008

DATE:

JUNE 2013

JOB NUMBER:

11-121

FILE:

11-121EXH-C1.DWG

ORIGINAL SIZE:

24" X 36"

SCALE:

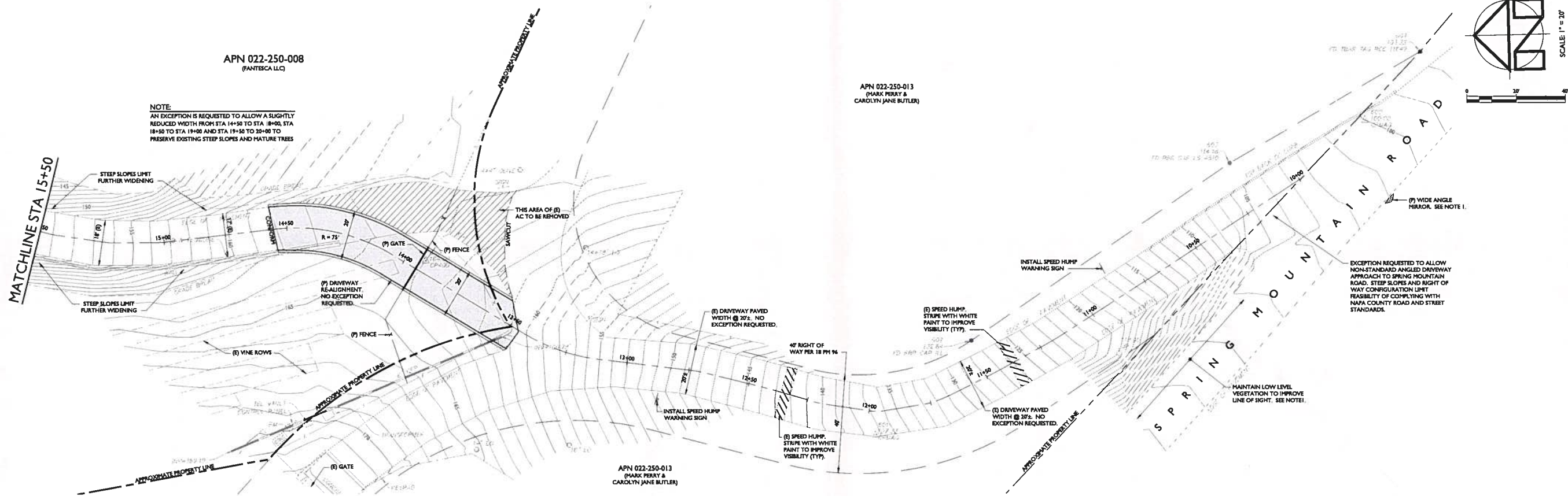
AS NOTED

SHEET NUMBER:

C1

OF

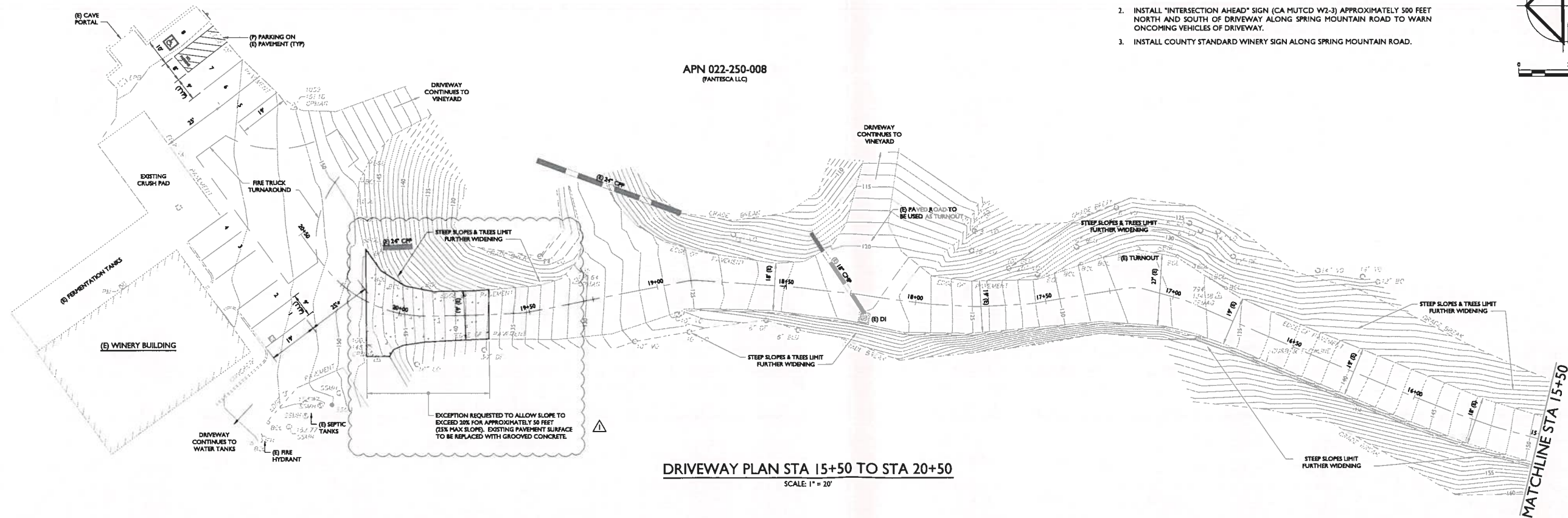
2



DRIVEWAY PLAN STA 10+00 TO STA 15+50
SCALE: 1" = 20'

NOTES:

1. AS RECOMMENDED BY OMNI-MEANS. SEE REPORT BY OMNI-MEANS DATED 2/9/2013 FOR ADDITIONAL INFORMATION.
2. INSTALL "INTERSECTION AHEAD" SIGN (CA MUTCD W2-3) APPROXIMATELY 500 FEET NORTH AND SOUTH OF DRIVEWAY ALONG SPRING MOUNTAIN ROAD TO WARN ONCOMING VEHICLES OF DRIVEWAY.
3. INSTALL COUNTY STANDARD WINERY SIGN ALONG SPRING MOUNTAIN ROAD.



DRIVEWAY PLAN STA 15+50 TO STA 20+50
SCALE: 1" = 20'

APPLIED CIVIL ENGINEERING 2074 West Lincoln Avenue Napa, CA 94558 (707) 320-9988 (707) 320-3395 Fax www.appliedcivil.com	
REGISTERED PROFESSIONAL ENGINEER MICHAEL A. MUELLER NO. 67435 Exp. 12/31/2014 CIVIL STATE OF CALIFORNIA	
DESIGNED BY:	MRM
DRAWN BY:	BT
CHECKED BY:	MRM
FANTESCA WINERY ROAD EXCEPTION REQUEST EXHIBIT DRIVEWAY PLAN	
FANTESCA LLC 2920 SPRING MOUNTAIN ROAD SAINT HELENA, CA 94574 NAPA COUNTY APN 022-250-008	
DATE:	JUNE 2013
JOB NUMBER:	11-121
FILE:	11-121EXH-C2.DWG
ORIGINAL SIZE:	24" X 36"
SCALE:	AS NOTED
SHEET NUMBER:	C2 OF 2



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
St. Helena, CA 94574

Office: (707) 967-1419
Fax: (707) 967-1474

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Linda St Claire
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: March 27, 2013

P13-00080 APN# 02-250-008

Subject: Fantesca Winery MOD

SITE ADDRESS: 2920 Spring Mountain Road

The Napa County Fire Marshal's Office has reviewed the Use Permit application to add marketing; parking; entry structure & gate; recognize existing crush pad; change hours; realign driveway. We would like to recommend the following comments be incorporated as project conditions if the Planning Commission approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
2. All fire department access roads shall comply with Napa County Public Works Road and Street Standards.
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. Currently serviced and tagged 2A10BC fire extinguishers shall be mounted 31/2' to 5 feet to the top of the extinguisher within 75 feet of travel distance from any portion of the facility.
5. All exit doors shall open without the use of a key or any special knowledge or effort.

6. Install laminated 11" x 17" site plans and building drawings in the existing KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET.
7. Beneficial occupancy will not be granted until all fire department issues have been inspected, tested and finalized.
8. Fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.
9. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
10. 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.
11. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.
12. All gated entrances shall be equipped with a KNOX key switch for electric gates and/or a KNOX padlock for manual gates.



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Linda St. Claire, Project Planner

From: Kim Withrow, Senior Environmental Health Specialist

Date: September 12, 2013

Re: Fantesca Winery, 2920 Spring Mountain Road
APN: 022-250-008
File #P13-00080

The application requesting approval to add a marketing plan, add catered food for marketing events, increase the number of employees, permit a public drinking water system to serve the winery, and recognize an existing crush pad among other items described in application materials has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

1. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to implementing the proposed use permit changes. Within 60 days of use permit approval the applicant must submit plans for the proposed water system for review and approval. The technical report must be completed by a licensed engineer with experience in designing water systems. Prior to final approval an inspection must be conducted and the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.
2. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
3. The applicant shall provide portable toilet facilities for guest use during events of more than 20 persons as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
4. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Business Activities Page shall be submitted and approved by this Division.

5. The applicant must comply with the alternative waste water treatment system monitoring permit in accordance with Napa County Code, Title 13. Inspections of the alternative waste water treatment system must be completed by the service provider contracted to conduct monitoring; reports detailing the inspections must be submitted to this Division as required.
6. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.