



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

## MEMORANDUM

To: Sean Trippi, Planning Division	From: Peter Corelis, Engineering and Conservation Division	P.C.C.
Date: September 20 <sup>th</sup> , 2013	Re: P13-00187 Woolls Ranch Winery APN: 035-010-054	

The Engineering Division received a submittal of a proposal for a major modification to a use permit generally requesting the following:

*To allow establishment of a new 50,000 gallon per year winery in a 13,564 square foot processing building, a 2,493 square foot hospitality building, and a 2,246 square foot administration building. Site improvements include 6,776 linear feet of private access road improvement, generating 950 cubic yards of cut and 635 cubic yards of fill with a proposed disturbed area of 35,725 square feet; and winery and production area site work generating 1,536 cubic yards of cut and 1,991 cubic yards of fill with a proposed disturbed area 67,725 square feet. The use permit modification requests an exception to the road and street standards for a common drive with regards to width from approximately station 0+18 to station 4+00 by providing a 14-foot road section with one (1) turnout in lieu of the required 20-foot required width.*

After careful review of the Woolls Ranch Winery Use Permit modification application package the Engineering Division provides the following facts, findings, and recommended conditions for approval:

### EXISTING SITE CONDITIONS/FINDINGS:

1. Existing access taken from Mt. Veeder Road via a paved entrance.
2. Existing driveway varies in width less than 20 feet and surfacing is both paved and gravel for the approximately 6,800 linear feet between the production site and the entrance off Mt. Veeder road. The existing driveway horizontal alignment and vertical profile from stations 13+58 to 55+75 meets all requirements for minimum turning radii and vertical curves as determined in the field. Additional existing site topography from stations 13+58 to 55+75 is not required for an application for a construction permit unless conditions or changes arise that would warrant it.
3. Deer fencing and gates exist along the private driveway that provide less than 20 feet of clearance.

## **RECOMMENDED APPROVAL CONDITIONS:**

### **ROAD IMPROVEMENTS:**

4. In a letter dated May 24<sup>th</sup>, 2013, prepared by Delta Consulting & Engineering, an exception to the Napa County Road and Street Standards is requested for the access driveway from stations 0+18 to 4+00, as shown on the use permit improvement plans. The request is to allow a 14-foot total driveway width comprised of 10 feet of paved travelway with 4 feet of shoulder for the above-mentioned stretch of driveway. As part of the review of the application and exception request this Division performed a site visit on July 17<sup>th</sup>, 2013 with the Fire Marshall, Peter Munoa, and a representative from Delta Consulting & Engineering present at the project location. Additional support documentation for the request was provided via a July 22<sup>nd</sup>, 2013 email exhibiting topographic cross-sections verifying the existing physical site conditions observed in the field.

This Division has determined the findings to qualify for a road exception have been met by the applicant proving the presence of steep slopes flanking the driveway and presenting the argument that slopes would reasonably prevent full improvement of the roadway to the level of a standard commercial driveway with a 20-foot wide road section. As stipulated in Section 3(E) of the Road and Street Standards in order to satisfy the requirement that the proposed configuration provides the same overall practical effect as installing a fully compliant commercial driveway, it has been shown that the stretch of roadway for which an exception is requested is 1) straight, providing intervisibility in both directions allowing oncoming vehicles to be visually alerted to of each other's presence, and 2) with the addition of a turnout at approximately station 2+00 the stretch of roadway, as proposed, allows oncoming vehicles to safely negotiate the road to allow clear passage.

Based on the provided information this Division supports the recommendation for an exception to the Road and Street Standards.

5. Paving of the driveway shall be performed to promote sheetflow of stormwater runoff into vegetated buffer areas where possible, without causing a reverse camber/superelevated cross-slope, to minimize the effects of increased runoff due to the addition of impervious areas along the road.
6. A minimum 20 feet clear distance shall be provided at each gate/fence crossing not within the road exception request area.
7. A firetruck turnaround is to be installed within 50 feet of each building. The structural composition of the turnaround shall meet H20 live loading criteria capable of supporting a 40,000 lb. vehicle.

### **SITE IMPROVEMENTS:**

8. Any 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 Storm Water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.

9. Proposed drainage for the development shall be shown on improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. The plan shall also indicate the path of changes in runoff.
10. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".
11. If the construction activity results in a disturbance greater than one acre of total land area, the permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity.
12. Clearing of vegetation, grading of land, and/or any other soil disturbing activities on existing slopes greater than 5% shall only take place between April 1<sup>st</sup> and October 15<sup>th</sup> of any given year.

#### **POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS**

13. The application shall incorporate Site Design and Source Control Best Management Practices to comply with County and State water quality standards.
14. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event, unless the project qualifies for a limited exclusion based on the amount of proposed impervious surface as allowed under the current Napa County manual for Post-Construction Runoff Management Requirements at the time a construction permit is issued. 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. Please note runoff volume treatment requirements are subject to change.
15. Any facility required to treat and capture excess stormwater runoff, or, capture and treat Treatment Control water quality runoff shall require recordation in a maintenance agreement. The maintenance agreement shall remain in effect until such time that a different facility is utilized or no longer required due to restoration of the project area back to pre-development conditions.
16. Any new areas that are proposed to be utilized for winery crush, production and processing operations shall be covered as proposed and plumbed to drain only to approved process waste facilities.

#### **OTHER RECOMMENDATIONS:**

17. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
18. Prior to conducting any work within the Napa County right-of-way the property owner must obtain an encroachment permit from the Roads Division of the Napa County Public Works Department.

19. Site improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
20. Issuance of a final certificate of occupancy for the improvements shall be granted only after all requirements of the conditions stated herein are fulfilled.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Peter Corelis at (707) 259-87571.



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Hillary Gitelman  
Director

## MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: October 28, 2013	Re: Use Permit – Woolls Ranch Winery, 1032 Mt. Veeder Road APN: 035-010-054 Project #: P13-00187

The application requesting approval to construct a new 50,000 gallon per year winery and related improvements has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

1. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to issuance of any building permits for said areas. An annual food permit will be required.
2. The applicant has indicated larger events 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 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 approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
4. The applicant shall secure a discharge requirement or waiver of same, from the Regional Water Quality Control Board for the Option 1 waste water system as described in the septic feasibility report included with the use permit application. Approval from the Regional Water Quality Control Board must be obtained prior to this Division granting approval of a building permit for any structure that generates wastewater that will be disposed by this system.

5. A permit to construct the Option 1 waste water system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
6. If the applicant selects Option 2 for waste water treatment and disposal, plans for the proposed sanitary and process waste water systems shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. The plans shall be submitted to this Division for review and approval. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
7. Permits to construct the Option 2 waste water treatment systems must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
8. The use of the absorption field/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.
9. Annual alternative sewage treatment system monitoring permits must be obtained for the Option 2 waste water treatment systems prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
10. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
11. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at:  
[http://www.swrcb.ca.gov/water\\_issues/programs/stormwater/industrial.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml)

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
13. 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.
14. Adequate area must be provided for collection of recyclables. The applicant must work with 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. The garbage and recycling storage area must be included on the building permit submittal.
15. 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.







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Napa County Fire Department  
Fire Marshal's Office  
Hall of Justice, 2<sup>nd</sup> Floor  
1195 3<sup>rd</sup> Street  
Napa, CA 94559

Office: (707) 299-1461

Pete Muñoa  
Fire Marshal

## INTER-OFFICE MEMORANDUM

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TO: Sean Trippi  
Planning, Building and Environmental Services

FROM: Pete Muñoa  
Fire Department

DATE: July 23, 2013

Subject: P13-00187          APN# 035-010-054

**SITE ADDRESS: 1032 Mt. Veeder Road, Napa CA 94558  
Woolles Ranch Winery (New Winery)**

The Napa County Fire Marshal's Office has reviewed the Use Permit application for the project listed above. I am requesting that the comments below be incorporated into the project conditions should the Planning Commission approve this 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 and driveways shall comply with the 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. All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.
5. The required fire flow for this project is 200 GPM for a 60 minute duration with 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2010 edition may be required to meet or exceed the required fire flow for the project.

6. Provide a minimum of 6,000 gallons of water dedicated for fire protection. **Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.**
7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 14 foot clear vertical clearance.
8. All cave development shall comply with CBC Section 436 as well as the Napa County Fire Marshal's Office Cave Development Guidelines.
9. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
10. All fire hydrants shall be painted chrome/safety yellow.
11. Approved steamer fire hydrants shall be installed a maximum distance of 250 feet from any point on approved fire apparatus access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2010 edition.
12. Currently serviced and tagged 2A 10BC fire extinguishers shall be mounted 3.5 to 5 feet from the top of all extinguishers to the finished floor and be reachable within 75 feet of travel distance from any portion of all buildings.
13. All exit doors shall open without the use of a key or any special knowledge or effort.
14. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
15. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
16. Install laminated 11" x 17" site plans and building drawings in NCFD specified KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.
17. Beneficial occupancy **will not be granted** until all fire department fire and life safety items have been installed, tested and finalized.
18. Provide 100 feet of defensible space around all structures.
19. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
20. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
21. Designated 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.

22. 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.
23. Technical assistance in the form of a Fire Protection Engineer or Consultant acceptable, and reporting directly to the Napa County Fire Marshal's Office. The Fire protection Engineer or Consultant shall be provided by the applicant at no charge to the County for the following circumstances:
  - a. Independent peer review of alternate methods proposals.
24. 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.
25. All post indicator valves and any other control valve for fire suppression systems shall be monitored off site by a Central Station or Remote receiving Station in accordance with NFPA 72 2010 edition.
26. 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.



Pete Muñoa  
Fire Marshal





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**Department of Public Works**

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**Steven E. Lederer**  
Director

## GROUNDWATER MEMORANDUM

**DATE:** August 08, 2013

**TO:** Planning, Building and Environmental Services

**FROM:** Annamaria Martinez, Assistant Engineer   
Phone: 707-259-8378  
Email: [annamaria.martinez@countyofnapa.org](mailto:annamaria.martinez@countyofnapa.org)

**SUBJECT:** Woolls Ranch Winery, APN# 035-010-054, P13-00187

The applicant requests approval of a new 50,000 gallon per year winery. The project parcel is located on Mt. Veeder Road in Napa.

### COMMENTS:

1. The parcel is located in the "Hillside" region.
  - a. The existing use is 10.71 acre-feet per year.

### RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 236.66 acre parcel is located in the hillside region with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 118.33 AF/Year. The estimated water demand of 12.44 AF/Year is below the established threshold for the property.

Based on the information provided, the projected groundwater usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.

