



A Tradition of Stewardship
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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

April 5, 2010

Mr. Ryan Waugh
P.O. Box 3746
Napa, CA 94558

Re: WAUGH WINERY
Use Permit Modification (#P08-00527-MOD)
2275 Soda Canyon Road (APN: 039-640-012 (S.F.A.P.))

Dear Ryan:

Your request for a Very Minor Modification (P08-00527-MOD) to the previously approved Use Permit (#P05-0391-UP) and Use Permit Exception to Conservation Regulations (#P06-01008-UP) for the Waugh Winery has been considered by the Conservation, Development and Planning Director. The request consists of modifying the previous project approvals to address minor revisions to the driveway alignment, special event parking area, cave portals, building elevations, wastewater disposal field and increases to the floor area of the winery and the cave. Please be advised that your request has been **APPROVED** by the Conservation, Development and Planning Director subject to the conditions of approval attached as Exhibit A, and as follows:

The Director found that the proposed modification is within the scope of the potential environmental affects assessed by the Waugh winery Subsequent Mitigated Negative Declaration, there are no substantial changes to the project or circumstances under which the project is being undertaken, there is no new substantial information, and no further environmental review is required.

This approval becomes effective immediately unless an appeal is filed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by another, you will be notified.

EXPIRATION DATE: April 5, 2012

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years, or it shall automatically expire and become void on the expiration date noted above. This letter serves as the only notice you will receive regarding the expiration date of your permit.

You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

BUILDING PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY CONSTRUCTION.
Should you have any questions, please contact Sean Trippi at (707) 253-4417 or by e-mail: sean.trippi@countyofnapa.org.

Sincerely,

Hillary Gitelman
Director

A handwritten signature in black ink, appearing to read "Sean Trippi", written over the printed name below.

By: Sean Trippi, Principal Planner

**NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
CONSERVATION & DEVELOPMENT PLANNING COMMISSION**

**CONDITIONS OF APPROVAL
WAUGH WINERY ALTERATIONS
USE PERMIT MODIFICATION (#P08-00527-MOD)
APN: #039-640-012 (S.F.A.P.)**

1. SCOPE:

a) This approval is limited to the following:

- modifying site grading in front of the cave portals to provide an area for cave spoils and to provided drainage benches in the fill slope.
- Replacing the approved waste treatment/reclaimed irrigation system with a hold and haul system including four (4) 5,000-gallon wastewater storage tanks
- Relocating water storage tanks and wastewater treatment tanks
- A new mechanical equipment pad
- Minor adjustments to the cave and storm drainage layout
- Reconfiguration of the parking area.
- Other minor improvements as depicted on the site plan approved with this action.

No changes to the previously approved operational characteristics, production capacity, tours and tasting or marketing activities of the winery have been proposed or approved as part of this application.

- b) The site improvements shall be designed in substantial conformance with the submitted site plan and other submittal materials, except as modified by these conditions of approval. It is the responsibility of the applicant to communicate the requirements of these conditions to all designers, contractors, and employees to ensure compliance is achieved. Any expansion or change in use, or project changes, which are necessitated by the requirements of other department or agencies, are subject to further County approval.
- c) The activities/improvements permitted on the site are limited to those shown on the plans and information submitted with the Modification application. Any substantial change in use is subject to review and approval as determined by the CDPD Director in accordance with the Zoning Ordinance.
- d) Plans submitted for building permits shall be in substantial compliance with the plans approved with this action, except as modified by these conditions of approval.

2. PREVIOUS CONDITIONS:

The permittee shall comply with all applicable conditions of approval and mitigation measures which were included in the previously approved use permits (File numbers #P05-0391 and #P06-01008-UP) and Mitigation Monitoring and Reporting Program, respectively. To the extent there is a conflict between this modification and the prior use permit, this modification and these conditions of approval shall control.

3. LANDSCAPING/PARKING:

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. The required landscape and irrigation plans shall be consistent with Napa County Water Efficient Landscape Ordinance (WELO) Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. All trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction. All disturbed slopes shall be planted with groundcover.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. mechanical equipment, parking area, etc.) and off-site residences that can view the structures. . Additional evergreen trees shall be planted in naturalized groupings on the benches to screen views from the existing residence to the east of the project site.

Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

4. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The applicant shall comply with applicable zoning regulations and all other applicable building codes, zoning standards and requirements of various County departments and other agencies including the following:

- a) Department of Environmental Management memo dated June 23, 2009 and October 1, 2008.
- b) Department of Public Works memo dated March 3, 2010.
- c) Napa County Fire Department memo dated October 9, 2008..
- d) Building Division memo dated April 5, 2010.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

5. GRADING AND SPOILS:

All grading and spoils generated by construction of the project facilities shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy.

6. AFFORDABLE HOUSING MITIGATION:

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 15.60 or as may be amended by the Board of Supervisors.

7. TEMPORARY AND FINAL OCCUPANCY:

All project improvements, including compliance with all applicable codes, conditions and requirements from all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project prior to completion of all project improvements. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.



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Environmental Management

1195 Third Street, Suite 101
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Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

MEMORANDUM

To: Sean Trippi, Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: June 23, 2009	Re: Use Permit Modification Application for Napa Custom Crush Located at 2275 Soda Canyon Road Assessor Parcel #039-640-012 File # P08-00527

We have reviewed the revised plan for a very minor modification to approved Use Permit P08-00527. We have no further conditions to include than those specified in Memorandum dated October 1, 2008.

RECEIVED

JUN 24 2009

**NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

Cc: Ryan Waugh, Napa Custom Crush, P.. Box 3746, Napa, CA 94558



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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department Hillary Gitelman, Planning Director	From: Napa County Environmental Management Department Christine M. Secheli, R.E.H.S., Assistant Director
Date: October 1, 2008	Re: Use Permit Modification Application for Napa Custom Crush Located at 2275 Soda Canyon Road Assessor Parcel #039-640-012 File # P08-00527

We have reviewed the above proposal including the revised wastewater feasibility report dated September 4, 2008 and recommend approval of the application providing the following are included as conditions of approval:

1. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4.5, of the California Code of Regulations.
2. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management.
3. A permit for the winery hold and haul 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. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100%

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expansion area as well as the proposed trench detail. If special design sewage disposal plans are required, such plans shall fulfill this requirement.

4. A permit for the sanitary wastewater 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. To secure this permit you will be required to submit for review and approval, engineered plans complete with design criteria based upon local conditions.

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., over the system.

6. Plans for the proposed sanitary waste water system and hold and haul 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.

7. Since all or part of the proposed sanitary waste water system is to be 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 sewage permits.

8. An annual sewage permit must be obtained for the hold and haul system and the sanitary waste system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.

9. If any uncovered outdoor processing areas are proposed, prior to the issuance of a sewage permit for the process wastewater system the applicant must submit a proposal from their engineer that addresses the proper diversion and direction of storm water and process wastewater. The proposal must include a detail on the diversion valve and must clearly show that the valve and both the stormwater and the process wastewater lines are clearly labeled.

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.

13. All diatomaceous earth and/or bentonite must be dried and disposed of as solid waste or in another appropriate manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address diatomaceous earth/ bentonite disposal.

14. The water supply system must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to issuance of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from the Department of Environmental Management. All required monitoring and reporting must be complied with.

cc: Doug Calhoun, Environmental Health Supervisor
Stacey Harrington, Senior Environmental Health Specialist
Ryan Waugh, Napa Custom Crush, P.. Box 3746, Napa, CA 94558



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APR 01 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Department of Public Works
Engineering Services
1195 Third Street

Napa, CA 94559
www.napa.ca.gov

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

Don Ridenhour, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

INTER-OFFICE MEMORANDUM

To: Conservation Development and Planning Department	From: Drew Lander, Assistant Engineer Public Works
Date: March 3rd, 2010	Re: Very Minor Modification for Waugh (Houck) Winery, 2275 Soda Canyon Road, APN 039-640-012, P08-00527

This application proposes to modify existing use permit P05-0391UP. The excising approval is granted to establish a winery with a production capacity of 30,000 gal/yr; 3 full time and 1 part time employee; construct a 6 space parking lot; 0 sqft of new building floor area, and 16,000 sqft of new caves. Parcel is located West of Soda Canyon Road approximately 3.5 miles from the connection with Silverado Trail. The current application will allow a revision to the grading disturbed area for the placement of the Cave spoils and associated visual impacts.

EXISTING CONDITIONS:

1. Existing access road is 20 feet wide at the connection with Soda Canyon Road, narrowing to 18 feet for the next 300 feet, and then varying between 14 to 18 feet wide for the remaining distance to the site. The current access road is unconditioned.
2. Parking surface currently does not exist.
3. The traffic count for Soda Canyon Road was 726, 30 yards north of Loma Vista Road, taken June of 1999.
4. Cave construction has commenced and is currently suspended until resolution of this modification request. Cave spoils have been placed in the general vicinity of the modification request under engineering supervision and some stockpiles remain.
5. Construction site erosion control measures are in place and require maintenance.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. No change proposed. All conditions of the prior November 28th, 2005 memo for P05-00391UP still apply.

NEW DRIVEWAY:

2. No change proposed. All conditions of the prior November 28th, 2005 memo for P05-00391UP still apply.

PARKING:

3. No change proposed. All conditions of the prior November 28th, 2005 memo for P05-00391UP still apply.

SITE IMPROVEMENTS:

4. All conditions of the prior November 28th, 2005 memo for P05-00391UP still apply.
5. The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans prepared by a licensed Civil engineer, along with proposed erosion control measures.
6. All fill slope benches shall contain the necessary drainage to prevent erosion and shall be vegetated.
7. Fill slope benches shall not be used for vehicle traffic.
8. Grading and drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards" and the 2007 California Building Code Appendix J.
9. All cuts and fills shall be designed per the latest California Building Codes. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
10. If excess material is generated that cannot be used onsite, the Owner shall furnish to the County of Napa 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 offhauling operation.

CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS:

11. The site plans indicate that the construction activity will result in disturbance of greater than one acre of total land area. Therefore, the permittee will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity 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

12. 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. 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
13. For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall prepare a Stormwater Pollution Prevention Plan and file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All 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. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into the watercourse. 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

OTHER RECOMMENDATIONS:

14. 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.
15. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.
16. Earthwork shall remain in compliance with County Stormwater ordinance 1240 during all phases of the project. Owner/Operator of approved project is required to implement accepted best management practices for stormwater pollution control, including but not limited to, preventative measures, regular inspections and maintenance to maintain designed effectiveness.

Any changes in use may necessitate additional conditions for approval.

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

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: November 28th, 2005
TO: Conservation Development and Planning Department
FROM: Drew Lander, Assistant Engineer
SUBJECT: Gary Houck, APN 039-640-001-000, File #P05-0391

The application will allow the applicant to establish a winery with a production capacity of 30,000 gal/yr; 3 full time and 1 part time employee; construct a 6 space parking lot; 0 sqft of new building floor area, and 16,000 sqft of new caves. Parcel is located West of Soda Canyon Road approximately 3.5 miles from the connection with Silverado Trail.

EXISTING CONDITIONS:

1. Existing access road is 20 feet wide at the connection with Soda Canyon Road, narrowing to 18 feet for the next 300 feet, and then varying between 14 to 18 feet wide for the remaining distance to the site. The current access road is unconditioned.
2. Parking surface currently does not exist.
3. The traffic count for Soda Canyon Road was 726, 30 yards north of Loma Vista Road, taken June of 1999.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 41.4 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 20.7 AF/Year. The estimated water demand of 2.20 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

NEW DRIVEWAY:

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum of double seal coat over 5 inches of Class II Aggregate Base or equivalent. (County Road and Street Standards, Page 9, Par. 12).

PARKING:

3. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of double seal coat over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 27, Section 19).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

5. The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans along with proposed erosion control measures.
6. 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.
7. 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.
8. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
9. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
10. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

11. For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall prepare a Stormwater Pollution Prevention Plan and file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All 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. Parking lots shall be

designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into the watercourse. 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

12. 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.
13. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

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

INTER-OFFICE MEMO



TO: Hillary Gitelman, Director
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: October 9, 2008

SUBJECT: Houck-Custom Crush Minor Modification Use Permit Comments
Apn: 039-640-012 P08-00527

Site Address: 2275 Soda Canyon Road, Napa

The Napa County Fire Marshal staff has reviewed the application for a minor modification to the existing use permit at the above referenced address regarding the relocation of the proposed water storage and waste water treatment tanks, the addition of a mechanical pad and other site plan changes.

This application does not warrant additions to the fire protection conditions, as long as **all construction 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 issues you may have regarding your project.

Alicia Amaro

Alicia Amaro
Assistant Fire Marshal



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Hillary Gitelman
Director

Building Inspection Department review comments for inclusion with:

Planning Department permit: P08-00527 Use Permit Very Minor Modification

Status of Building Department review of this Planning Application: Approved, awaiting building permit submittals and issuance.

At parcel: 039-640-012

Owner: Napa Custom Crush LLC; Ryan Waugh managing member

Description of permit: Very Minor Modification to General Use Permit P05-0391 for Winery within site-built caves.

Comments:

The Building Department has no issues or concerns with the approval of the Use Permit Very Minor Modification; it is a use permit modification only and in itself doesn't authorize any construction. No significant California Building Standards Code issues can be foreseen at this time based on the information presented. Any such issues will be dealt with during future building permit application review and approval processes.

Note: Cave has already been excavated, crush pad and spoils graded. Portals partially completed prior to applying for permit. Project was cited as a Code Violation (CE08-00489) and a Stop Work notice was posted. Prior to any resumption of construction:

- 1) Building permit B09-00141 is pending and must be issued prior to any further construction on the portals.
- 2) Building permit(s) must be applied for and issued prior to any other non-portal construction activities for the occupancy and facilities of this project.

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

Prior to any future construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including any accessibility requirements of CBC Chapter 11B. Submit complete & appropriate plans, specifications, energy compliance, engineering, etc. when applying for permits.

Eric Banvard
Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559
Eric.Banvard@countyofnapa.org

