



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Emily Henderson, Planning	From: Nate Galambos, ^{ng} Engineering
Date: May 21, 2015	Re: Summers Winery Use Permit Modification: P14-00232 APN: 017-160-015

The Engineering Division received and reviewed the resubmittal for the above noted project and maintains its original conditions of approval proposed by Peter Corelis in an interoffice memorandum dated July 30, 2014, with the following addition;

1. Prior to issuance of a building permit, the applicant shall design the project to comply with the new Storm Water Ordinance for post-construction low impact development as outlined in the newly adopted BASMAA Post-Construction Manual. A copy of the BASMAA Post-Construction Manual can be obtained from the Planning, Building and Environmental Services department web site at www.countofnapa.org.

If you have any questions please feel free to contact me.



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David Morrison
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MEMORANDUM

To: Emily Henderson, Planning Division	From: Peter Corelis, Engineering and Conservation Division <i>P.E.C.</i>
Date: July 30 th , 2014	Re: Summers Winery Use Permit Modification: P14-00232 APN: 017-160-015

The Engineering Division received a request for comment on an application submittal package proposing a major modification to a use permit generally requesting the following:

To approve an increase in wine production from 50,000 to 100,000 gallons per year with an associated new tank farm; increase in visitation up to 20 visitors per day with a conversion of residential space to commercial to accommodate additional tastings; a new domestic and process wastewater treatment system; stormwater detention facilities; fire suppression systems upgrade, establishment of an outdoor hospitality area for onsite consumption of alcohol per AB 2004. The proposed project is located at 1171 Tubbs Lane in the County of Napa.

After careful review of the Summers Winery use permit major modification application package the Engineering Division provides the following recommended conditions of approval:

- 1) Grading and site work shall be performed so as to prevent diversion or concentration of stormwater onto adjacent properties or alterations to existing drainage patterns.
- 2) 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 Storm water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
- 3) The application shall incorporate all applicable Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) to comply with County and State water quality standards current at the time of application for a building permit.
- 4) If it is determined by other Divisions that increased visitation requires installation of a left turn lane on Tubbs Lane the applicant shall apply for a separate grading permit and the work is to be completed prior to occupancy and operation of the winery tasting facility.

- 5) All road and parking improvements shall comply with the Napa County Road and Street Standards for private and public roadways.

If you have any questions please feel free to contact me at (707) 259-8757 or peter.corelis@countyofnapa.org



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David Morrison
Director

MEMORANDUM

To: Emily Henderson, Project Planner	From: Kim Withrow, Environmental Health Supervisor
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Date: October 28, 2015	Re: Application for Summers Winery Located at 1171 Tubbs Lane, Calistoga Assessor Parcel # 017-160-015 File # P14-00232
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The application requesting approval to increase production from 50,000 to 100,000 gallons per year, increase visitation and make other required improvements to the wastewater and water systems, among other items detailed in application materials, has been reviewed. Please include the following conditions if the project is approved:

Prior to building permit issuance:

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 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.
2. In order to comply with condition 1, a new well will have to be drilled meeting the construction standards contained in the Waterworks Standards, Title 22 California Code of Regulations) and the Napa County Well Ordinance. Prior to drilling a well, a licensed well driller must obtain a permit from this Division.
3. Plans for the proposed sanitary wastewater subsurface drip system and process wastewater reuse treatment system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by these systems will be approved until such plans are approved by this Division.

4. Permits to construct the proposed sanitary wastewater subsurface drip and process wastewater reuse 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.
5. 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 enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
6. A commercial food facility is not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.

During construction and/or prior to final occupancy being granted:

7. An annual operating permit is required for the process wastewater treatment system. The applicant shall maintain regular monitoring of the above ground process wastewater treatment and reuse system as required by this Division which includes submitting quarterly monitoring reports.
8. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /private sewage disposal 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. The applicant shall apply for an operating permit for the small water system.

Upon final occupancy and thereafter:

10. 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.
11. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Business Activities information shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
12. 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

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.

13. 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.
14. The applicant shall provide portable toilet facilities for guest use during events of 50 persons or more as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted septic tank cleaning company.
15. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
16. 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.
17. 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.
18. The applicant shall maintain regular monitoring of the above ground process wastewater treatment and reuse system as required by this Division which includes submitting quarterly monitoring reports. The sanitary wastewater treatment system monitoring must be conducted by an approved serve provider.



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David Morrison
Director

MEMORANDUM

To: Emily Henderson/Charlene Gallina From: Darrell Mayes

Date: August 14, 2014 Re: Planning Use Permit P14-00232

Building Inspection Division Planning Use Permit Review Comments

Use Permit # P14-00232

Address: 1171 Tubbs Lane in Napa County

APN: 017-160-015

Project: Convert existing residence (Occupancy Group R-3) to a tasting room (Occupancy Group A-2)

Owner: Beth Summers

Contact: Same as owner

Description: This Planning "Use Permit Major Modification" request is for a change in use and occupancy to convert an existing residence, Group R-3 occupancy into a tasting room Group A-2 occupancy.

Comments: The Building Division is not reviewing this Major Modification to an existing Use Permit for compliance with the California Building Standards Codes at this time; the Building Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

The plans provided for Use Permit Major Modification application P14-00232 do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

1. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, **"only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit"**. The codes adopted at this time are 2013 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire, and part 11 Green Buildings.

2. In accordance with the California Building Code, Section 3408.1, which states, No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of the current code for such division or group of occupancies. **Note: The Floor plan provided to me for this Major Modification to an existing Use Permit indicates doors that do not swing in the direction of egress travel and will need to comply with the general means of egress requirements as well as specific means of egress requirements for assembly occupancies found in chapter 10 of the CBC.**
3. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities a separate demolition permit will be required from the Napa County Building Division prior to the removal. Please note the applicant will be required to provide a “J” number from the Bay Area Air Quality Management District at the time the applicant applies for a demolition permit if applicable.
4. The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public. The plans provided to me for this Use Permit Major Modification do not show compliance with the Americans with Disabilities Act and/or the California Building Code, chapter 11B, which provides for accessibility in non-residential buildings and sites. **Note: On the site plan provided it indicates decomposed granite for the primary accessible route from the accessible parking stall to the new tasting room. This is not an acceptable surface.**
5. All cooking equipment in occupancies other than residential shall be commercial grade. Commercial kitchens are required to comply with the California Mechanical Code. Cooking equipment used in processes producing steam, smoke or grease-laden vapors shall be equipped with an exhaust system that complies with all the equipment and performance requirements of the Mechanical Code, and all such equipment and performance shall be maintained per the Mechanical Code during all periods of operation of the cooking equipment. Specifically, the following equipment shall be kept in good working condition: A. Cooking Equipment. B. Hoods. C. Ducts. D. Fans. E. Fire suppression systems. F. Special effluent or energy control equipment. All airflows shall be maintained. Maintenance and repairs shall be performed on all components at intervals necessary to maintain working conditions.

Issues of compliance with the California Title 24 Building Codes, will be addressed during the building permit and application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707) 259-8230

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.

Darrell Mayes, CBO

Chief Building Official
County of Napa County
Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
Phone: (707) 259-8230
Fax: (707) 299-4434
E-mail: darrell.mayes@countyofnapa.org



Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1461

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Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Emily Henderson
Planning, Building and Environmental Services

FROM: Tim Hoyt
Fire Department

DATE: July 15, 2014

Subject: P14-00232 APN# 017-160-015

SITE ADDRESS: 1171 Tubbs Ln. Calistoga

The Napa County Fire Marshal's Office has reviewed the Use Permit Modification 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 300 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 9,000 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 15 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.

Tim Hoyt
Interim Fire Marshal