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Agency Comments



A Tradition of Stewardship  
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Planning, Building & Environmental Services

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

David Morrison  
Director

## MEMORANDUM

To: Kelli Cahill Planning Division	From: Patrick C. Ryan Engineering Service
Date: March 16, 2016	Re: <b>Permit No. P12-00221</b> <b>Caymus Winery</b> <b>Conditions of Approval</b> APN: 030-200-066

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

*Modification to the annual wine production level, employees, visitation, and marketing per the formal agreement with the County of Napa; Site improvements shall be completed in two phases: Phase I - Road work for access and parking areas; closure of center driveway; installation of fire suppression system, remove concrete pad on east side of Building 3 (B3) following 2016 wine grape harvest; eliminate parking on south side of Building 5 (B5); demolition of existing leach field on south side of B5; creek restoration, including removal of concrete pad on south side of bridge (former dumpster location); Demolition of Building 2 (B2), Building 6 (B6), Building 7 (B7), and Building 8 (B8); Construction of new uncovered crush pad in location of B2; remodel of B5. Phase II – Demolition of Building 9 (B9) prior to construction of new Greenhouse; Remodel of Building 4 (B4).*

After careful review of the Caymus Winery Use Permit Modification application the Engineering Division has determined that sufficient information has been provided to complete an evaluation of the project. No assurances of any kind may be made that the submitted plans under this approval of support meets the requirements of current Federal, State and/or County Codes and Regulations. Providing no changes are made to the proposed project this Divisions supports the proposed development with the following required conditions listed herein.

### EXISTING CONDITIONS:

1. The County of Napa parcel 043-040-003 is located at 8700 Conn Creek Road, Rutherford, Napa County, CA.
2. The existing parcel is currently zoned AP, Agricultural Preserve District.
3. The existing parcel is located within Cal Fire's Local Responsibility Area (LRA).

4. The existing property is currently developed with a residence, winery production and hospitality buildings, wine grape vineyards and associated infrastructure.
5. The existing parcel is part of the Napa River Watershed, Conn Creek – Lower Reach tributary.
6. The existing parcel is located within a FEMA Regulated Special Flood Hazard Area Floodway and Floodplain Zone AE.

**REQUIRED CONDITIONS:**

**FEMA SPECIAL FLOOD HAZARD AREA REQUIREMENTS:**

1. No person shall deposit or remove any material, excavate, construct, install, alter or remove any structure within, upon or across a Special Flood Hazard Area, nor otherwise alter the hydraulic characteristics of a Special Flood Hazard Area without first obtaining a floodplain permit pursuant to Chapter 16.04 of the Napa County Code and in conformance with county Code and 44 CFR Section 60.3.
2. All new construction and substantial improvements shall (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, (ii) be constructed with materials resistant to flood damage, (iii) be constructed by methods and practices that minimize flood damage, and (iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
3. All new construction and substantial improvements of non-residential structures within a Special Flood Hazard Area Zone AE on the community's FIRM (i) have the lowest floor (including basement) elevated to or above the base flood level plus one (1) foot of freeboard or, (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level plus one (1) foot of freeboard the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
4. Encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway may be permitted unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
5. Prior to issuance of any permit associated with improvements to a structure located within the FEMA Regulated Special Food Hazard Area, the applicant shall provide estimates of the improvement or repair costs and an assessed market value of the permitted structure, including a Contractor's Affidavit Letter for construction estimate, and an Appraiser's Affidavit Letter for the structures market value.

**ROAD & STREET STANDARDS:**

6. Any roadway, proposed new or reconstructed, shall meet the requirements for a Commercial, Industrial, Non-Residential driveway. Provide a minimum of 18-foot wide driveway with 2-

feet of shoulder from the publicly maintained road to the improved structure. Pavement structural sections shall be determined by the designed Traffic Index. The minimum structural section shall be 2-inches of hot mix asphalt (HMA) over 5-inches of Class II Aggregate Base (AB) or an engineered equivalent section in accordance with Section 27 of the 2016 Napa County Road and Street Standards (RSS).

7. Any proposed or required new/reconstructed parking shall meet the requirements outlined in the current Napa County RSS, Section 9 and/or Detail D-8, page 82.
8. The applicant shall obtain encroachment permits from both Caltrans and Napa County Public Works Department for all work performed in the respective right-of-ways.

**SITE IMPROVEMENTS:**

9. A separate Grading Permit Applications shall be required for the proposed Site Improvements.
10. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, surface drainage, storm drainage, and process wastewater conveyance shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Napa County PBES Department Engineering 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.
11. 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.
12. Grading and drainage improvements shall be constructed according to the current Napa County RSS, Napa County Stormwater Quality Ordinance 1400, and the California Building Codes (CBC).
13. 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.

**CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:**

14. 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 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
15. 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.

16. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
17. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
18. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

**POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:**

19. The proposed development is categorized as a Regulated Development Project under Napa County's BASMAA Post-Construction Manual and is required to meet the design criteria of the current Post-Construction Runoff Management / Low-Impact Development Requirements. A revised Stormwater Control Plan for Regulated Projects shall be submitted prior to any permit approval and shall comply with the site design measures, stormwater treatment and hydromodification, source control measures, and on-going maintenance and operation of these facilities.
20. On-site storm drain inlets shall be marked with the words "No Dumping! Flows to Bay" or similar.
21. Interior floor drains shall be plumbed to sanitary sewer or approved closed loop system (e.g. processed waste system).
22. Refuse Areas shall be covered, graded, and paved to prevent run-on and runoff. And drains within a refuse area shall be connected to a grease removal device before discharge to a sanitary sewer or approved closed loop system (e.g. processed waste system).
23. Processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, shall be paved and performed indoors; installation of storm drains in processing areas is prohibited unless an alternative design is authorized by the Managing Engineer.
24. Loading Docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Installation of storm drains in processing areas is prohibited unless an alternative design is authorized by the Managing Engineer.
25. Pervious Pavements and other pervious systems shall be designed to meet the minimum design criteria of Napa County's BASMAA Post-Construction Manual.
26. Provide for ongoing Operation and Maintenance Plan including executing a Stormwater Management Facilities Agreement, which runs with the land and provides for periodic inspections and reporting at the facilities owner's expense.

P12-00221 – CAYMUS VINEYARDS  
CONDITIONS OF APPROVAL  
ENGINEERING SERVICE  
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**ANY CHANGES IN USE OR DESIGN MAY NECESSITATE ADDITIONAL REVIEW AND 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](mailto:Patrick.Ryan@countyofnapa.org).



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David Morrison  
Director

### MEMORANDUM

To: Kelli Cahill, Project Planner	From: Kim Withrow, Environmental Health Supervisor <i>KW</i>
Date: March 2, 2016	Re: Use Permit Application for Caymus Vineyards, 8700 Conn Creek Road Assessor Parcel # 030-200-066 File # P12-00221

The revised use permit application dated October 19, 2015 has been reviewed and this Division has no objection to approval of the application with the following conditions of approval:

1. The applicant shall continue to operate the process waste hold and haul system according to the permit issued by this Division until the Phase II wastewater system is constructed and finalized. Process wastewater from the Lyve system has not been approved to be discharged to land. Waste hauling receipts from the licensed pumping company must be maintained and available upon request.
2. The standard leach field wastewater treatment system serving the winery building (building #5) was permitted in 1989 and according to the permit was sized to treat 1200 gallons of wastewater per day including winery process and domestic wastewater. A wastewater feasibility report submitted in 2008 indicates a partial inspection was conducted of this system by Napa Septic (no report was submitted) and only a portion of the leach field was found during the inspection. The feasibility report indicates 1200 feet of leach line was found, which would be enough to treat 900 gallons per day (equates to a maximum of 208 visitors and 18 employees daily and no process waste). It is unclear whether process wastewater from this building is plumbed to the existing leach field or the new process wastewater treatment system installed in 2009.

Wastewater flow to this existing system shall be metered during Phase I operations, no more than 900 gallons of wastewater shall be discharged to this system. The applicant may submit an inspection report of the existing system from a licensed sewage contractor proving the entire 1600 feet of leach line is available and functional for an additional 300 gallon capacity. Portable toilets shall be utilized during busy periods and marketing events until the Phase II improvements are constructed and finalized. Portable toilets shall be serviced by a permitted sewage pumping company.

3. The use of the leach field areas 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. The building plans submitted for Phase I improvements/modifications must identify all leach field locations with notes to protect the areas from traffic and other activities which may lead to compaction of the soil. Parking areas shall be removed from leach field areas and be clearly shown on building plans.
4. A commercial food facility has not been permitted at this winery. All food service must 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.
5. The facility operators have a permit for a transient non-community water system. According to this use permit application the number of employees is and will be greater than 25 for at least 6 months per year, which requires a non-transient non-community water system permit. The applicant shall submit plans immediately and make any necessary improvements to comply with the Safe Drinking Water Act and related laws. 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.
6. 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.
7. The applicant shall secure a discharge requirement or waiver of same, from the Regional Water Quality Control Board for the proposed Phase II waste water system.
8. Plans with plan check fee for the proposed Phase II wastewater treatment system shall be submitted to this Division for review.
9. A permit to construct Phase II wastewater system improvements and tank demolition permits, if necessary, must be secured from this Division prior to beginning construction of the wastewater system. A permit will not be issued until the applicant has satisfied the requirements of the Regional Water Quality Control Board.
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. 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. The designated area shall remain available and be properly maintained for its intended use.

12. 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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**Pete Muñoa  
Fire Marshal**

## INTER-OFFICE MEMORANDUM

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**TO:** Kelli Cahill  
Conservation, Development and Planning

**FROM:** Tim Hoyt, Fire Department

**DATE:** 10/21/14

**SUBJECT:** Caymus Vineyards – Major Modification  
APN:030-200-066 P12-00221

**Site Address: 8700 Conn Creek Rd. Rutherford**

See previous comments from Fire Marshal Pete Munoa on 12/3/2013.

Tim Hoyt  
Interim- Fire Marshal



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

Office: (707) 299-1461

Pete Muñoa  
Fire Marshal

## INTER-OFFICE MEMORANDUM

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TO: Charlene Gallina  
Planning, Building and Environmental Services

FROM: Pete Muñoa  
Fire Department

DATE: November 26, 2013

Subject: P12-00221                      APN# 030-200-066

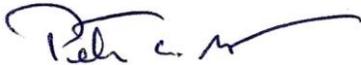
**SITE ADDRESS: 8700 Conn Creek Road, Rutherford, CA 94573  
Caymus Vineyards**

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 600 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 36,000 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.



Pete Muñoa  
Fire Marshal



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Department of Public Works

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**Steven Lederer**  
Director

## MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: March 14, 2016	Re: Caymus Winery P12-00221

I am writing to provide Public Works' perspective on two questions which have arisen during the past week. These questions have arisen out of various discussions since my previous memos (May 19 and November 6, 2015) as well as my email dated February 25, 2016.

### **Intersection of SR 128 Rutherford Road/Conn Creek Road**

My notes from a meeting held July 7, 2015 in the PBES Conference Room indicate that the applicant was proposing to construct an improvement to this intersection on a voluntary basis, and would be including it in the Project Description as a benefit to traffic circulation in the vicinity of the project. The improvement would reconfigure the existing "triangle" intersection into a more-standard "T" intersection. The applicant provided a conceptual sketch of this configuration, which is attached for reference. Present in the July 7 meeting were the applicant along with four representatives, as well as staff from PBES, County Counsel, and myself from Public Works.

I am supportive of this improvement being constructed as a part of this project's evaluation. This project generates a substantial amount of traffic and some sort of contribution like this, to the benefit of the circulation system of the area, should be included in the overall project.

What has come to my attention recently is that there is a proposal by the applicant (which I have not seen in written form) that they would contribute funds to the County, for this Department to use in constructing the intersection reconfiguration. Public Works is not in the business of constructing improvements on behalf of developers, whether the work is called a "mitigation measure" or not. In addition, the Department has an extremely full workload right now and does not have the capacity to take this on.

### **Left-Turn Lane at Northern Project Driveway**

On February 23, 2016, I received a request for a Road Exception, pursuant to the provisions of Section 3(G) of the Napa County Road & Street Standards, from Greg Swaffar of Summit Engineering, representing the applicant. At that time, insufficient information had been provided to conclusively evaluate the request. In my February 25 email, I suggested condition language which might be utilized to allow the evaluation of the Road Exception request to continue even after the Planning Commission's consideration of the project.

On March 7, 2016, I received additional information which was sufficient to complete my evaluation of the request for relief from compliance with the requirement to construct left-turn lane improvements at the northern project driveway on SR 128.



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Department of Public Works

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Steven Lederer  
Director

## MEMORANDUM

To: Kelli Cahill Planner III	From: Rick Marshall  Deputy Director of Public Works
Date: June 3, 2015	Re: Caymus Winery Use Permit

Thank you for the opportunity to comment on the subject project application. It is my understanding that the Use Permit seeks to legalize existing uses on the project site which exceed permitted levels, as well as to permit additional increased activity levels.

I have reviewed the information in the *Amended Caymus Winery Traffic Impact Study*, prepared by W-Trans and dated April 28, 2015. For the most part, the analysis is acceptable and I concur with the assumptions made, the methods used in the evaluation, and the conclusions reached. My evaluation on various points made by the study is presented below.

### Left-Turn Lane Warrants

I disagree with the one key point of conclusion in the report. **It is my recommendation that a left-turn lane at the location of the northern project driveway be required as a condition of approval of the subject Use Permit application.** My evaluation is as follows:

1. The traffic evaluation indicates a volume of 2,200 average daily traffic (ADT) on SR 128 at the location of the northern driveway. This volume is based on counts taken in October, 2012.
2. The report calculates traffic generation by the proposed winery use at 130 trips per day using the northern driveway.
3. The Napa County Road & Street Standards (August 9, 2011) reads as follows:  
"Application of the following Left-Turn Lane Warrant Graph based on road average daily trips (ADT) and the projected ADT of the proposed use. The chart is a representation of probable conflict between turning traffic and advancing traffic. Private Road or Driveway ADT is the total average daily traffic utilizing the facility. A left-turn lane will not be considered for uses generating an ADT of 10 or less."
4. The combination of 2,200 ADT on SR 128, and 130 ADT using the northern project access driveway, would plot "above the curve" on the chart included in the Road & Street Standards, and thus a left-turn lane is warranted. A copy of the chart is attached for reference.
5. In the analysis of transportation and circulation impacts associated with land development projects, it is always possible to find another method or reference which will lead to a different conclusion. That is why local agencies adopt standards which are appropriate to their specific local circumstances. In this case, the study author makes reference to Caltrans criteria for evaluating the design of street intersections and the need for left-turn lanes, when evaluating the needs of the northern project driveway connection to State Route 128. Caltrans' criteria are developed primarily for their use in evaluating multiple locations on their facilities with existing turning activity, to help that

agency prioritize use of limited funds in addressing these needs. County staff discussed with Caltrans' traffic engineering staff the comparison of our requirements and theirs, and they are supportive of the County imposing its own higher standard, since they share the goal of providing for the safety of all travelers on their system.

#### Cumulative Impacts

6. The study author correctly concludes that the proposed project will result in a significant cumulative impact due to the addition of project traffic to the already-impacted intersections of SR 128 /SR 29, and SR 128/Silverado Trail. The recommendation that the project contribute to a traffic impact fee program would be acceptable if the County had one in place at this time. Since such a program is not yet developed, in order to move forward this proposed development must incorporate some other type of measure which could be found to adequately mitigate this impact, or else prepare an Environmental Impact Report to enable the adoption of overriding findings. It is my recommendation that the applicant modify their proposal so that the number of weekday afternoon or weekend midday peak hour trips generated by the project is no greater than 1% of existing volumes at the impacted intersections. This is a threshold which is supported by other recent approvals in this County.

7. The report recommends that the applicant should develop a Transportation Demand Management plan, citing public transportation and carpooling as examples. This could form at least part of the project modification noted in #6 above (other options include reducing production or visitation, or implementing measures to avoid adding traffic during peak hours). The study author should quantify the potential benefit of a TDM program, in order to enable decision makers to determine whether this will suffice to reduce cumulative impacts below the threshold of significance.

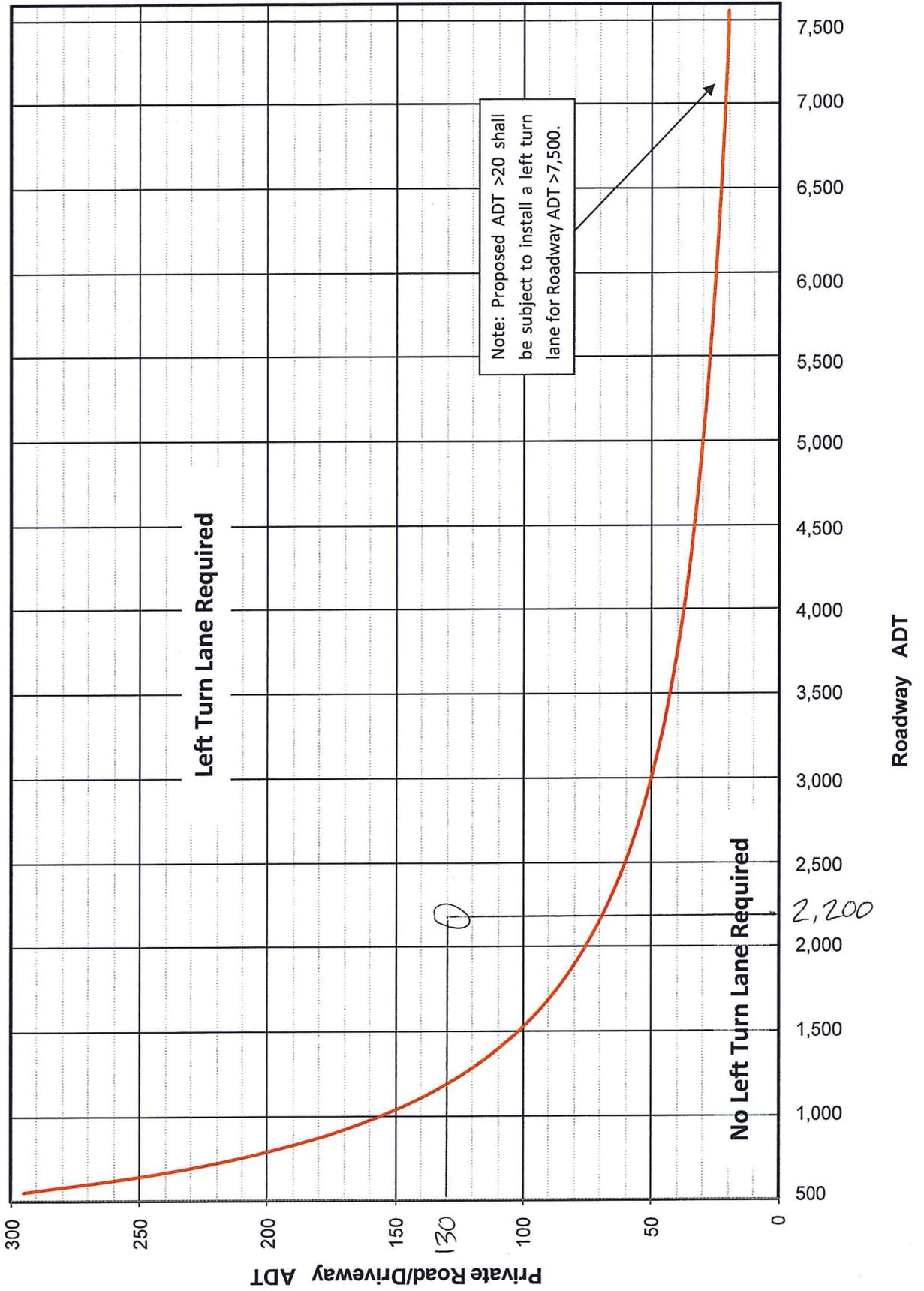
8. Final point – the study recommends improvements at the intersection of State Route 128/Conn Creek Road, immediately in front of the project site, to “enhance safety and ease for drivers.” The study does not adequately establish a need for enhancing safety or driver ease at this location, but I can overlook this because safety and operations of this intersection have been the subject of much discussion for many years. Property owners in the area have voiced numerous concerns about the safety and operations of the “triangle” intersection. This department worked together with these owners several years ago to communicate their concerns to Caltrans, since that agency is responsible for operation of this intersection. Following review of the situation, Caltrans concluded at the time that, although a difficult intersection layout, there was not a safety or operational concern which warranted a significant capital improvement as a high priority for the use of public funds.

Now that the applicant is proposing a project which represents a net increase of 366-375 daily trips (and 130-210 peak hour trips) over previously-permitted levels, it is appropriate for the applicant to make improvements to this intersection as a further component of mitigating project impacts and cumulative impacts, in the absence of an impact fee system. However, the improvements which are described in the text of the study are not clear and are not consistent with the simple improvement which was preferred in Caltrans' previous evaluation (which was to consolidate the two “branches” of Conn Creek Road northbound into a single roadway which would meet the State Route approximately midway – see attached exhibit). The study makes reference to a landscaped median and wayfinding signage, which should be clarified with a diagram at a minimum. There is also a recommendation for restricting turning movements at the intersection, which also should be clarified.

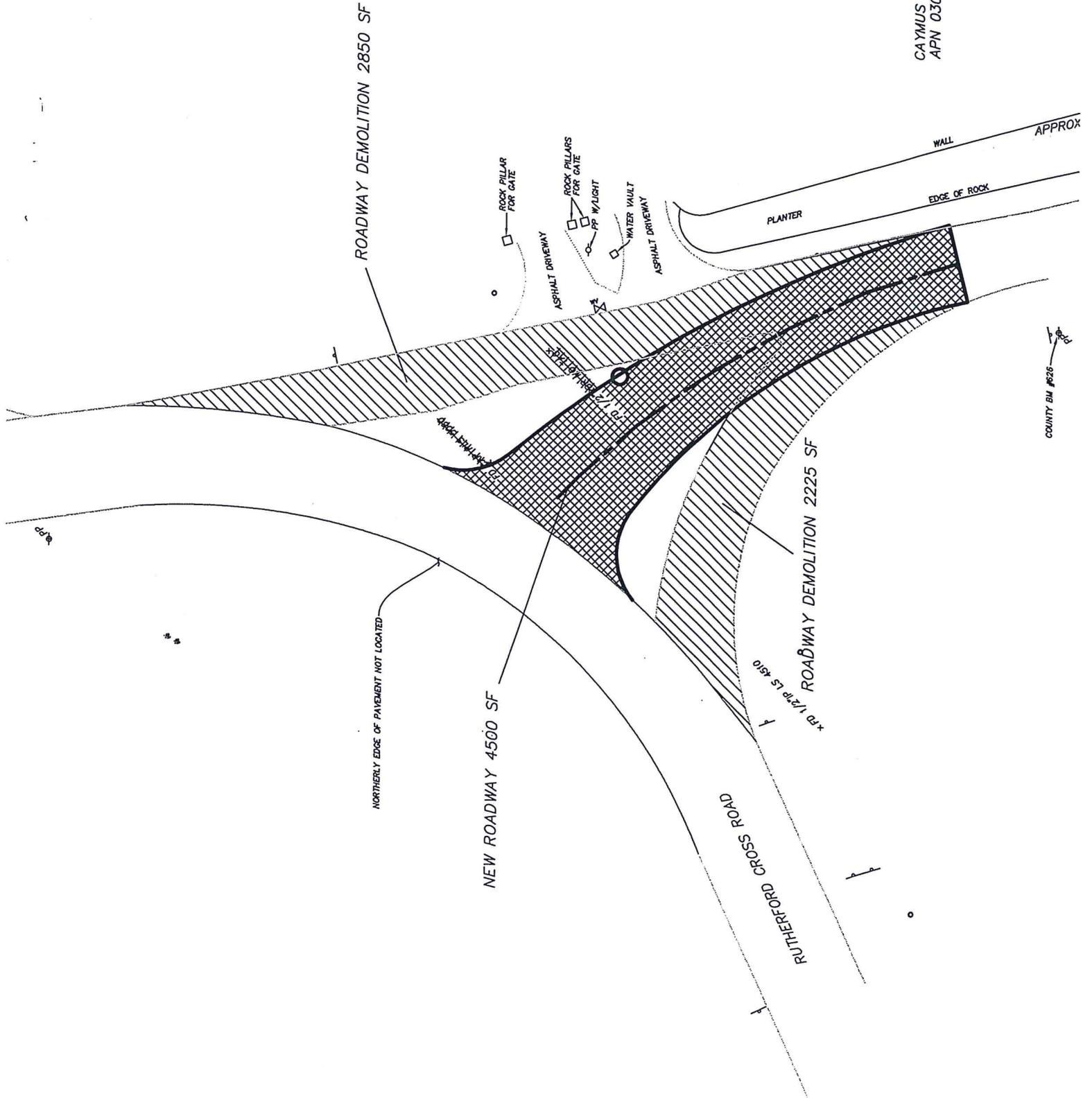
Please email me at [Rick.Marshall@countyofnapa.org](mailto:Rick.Marshall@countyofnapa.org) or call (707) 259-8381 if you have questions or need additional information.

Attachments: Left-turn lane warrant graph  
Diagram of SR 128/Conn Creek Road intersection improvement

# LEFT TURN LANE WARRANT GRAPH



CAYMUS VINEYARDS  
APN 030-200-066



Based on the recent information provided, the required findings cannot be made and the request for a Road Exception is denied. The construction of a left-turn lane at the northern project driveway continues to be recommended as a condition of approval, as I have indicated in all my correspondence on this project to date.

Please contact me at [Rick.Marshall@countyofnapa.org](mailto:Rick.Marshall@countyofnapa.org) or call (707) 259-8381 if you have questions or need additional information.

Enclosure – intersection improvement sketch from applicant's representatives



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**Steven Lederer**  
Director

## MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: November 6, 2015	Re: Caymus Winery P12-00221

Thank you for the opportunity to review the subject permit application. I offer the following comments from the Department of Public Works:

**Left-Turn Lane required.** I have reviewed the information in the *Focused Traffic Study for Caymus Winery*, prepared by W-Trans and dated October 10, 2015. The analysis is acceptable and I concur with the assumptions made, the methods used in the evaluation, and the conclusions reached. Based on information provided in the report, this project will require the installation of a left-turn lane on State Route 128 at the northern project access driveway. The improvements shall be constructed in compliance with the Napa County Road & Street Standards and Caltrans standards. Additional right-of-way shall be dedicated to the public as necessary to encompass the improvements.

**Caltrans Encroachment Permit required.** The required left-turn lane improvements on State Route 128, a Caltrans-maintained road, will require an encroachment permit from that agency.

**County Encroachment Permit required.** The plans indicate a revised driveway connection to Conn Creek Road, a County-maintained road. An encroachment permit will be required during the building permit phase. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process.

More information on these is available at our website:

<http://www.countyofnapa.org/publicworks/roads/>

**More information needed.** More information is needed in the following areas, to complete this department's review of the application. As I noted in my memo of June 3, 2015, the previous traffic study recommended improvements at the intersection of State Route 128 and Conn Creek Road, but needed to clarify what specifically is being recommended. The new study continues to recommend such improvements but has not really clarified anything. I recommend the author provide a diagram depicting specific locations for landscaping and wayfinding signage as mentioned in this report.

Please contact me at [Rick.Marshall@countyofnapa.org](mailto:Rick.Marshall@countyofnapa.org) or call (707) 259-8381 if you have questions or need additional information.



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Planning, Building & Environmental Services

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Napa, CA 94559  
www.countyofnapa.org

David Morrison  
Director

## MEMORANDUM

To: Kelli Cahill	From: Gary J. West, Chief Building Official
Date: March 7, 2016	Re: Caymus Vineyards P12-00221 MM

### Building Inspection Division Planning Use Permit Review Comments

Address: 8700 Hwy 128, Napa CA 94558

APN: 030-020-066-000

Project: Caymus Vineyards P12-00221 MM

Owner: DBA Caymus Vineyards

Contact: Jeff Redding

Description: Major Modification to increase production from 110,000 gpy to 1.8 mil. In addition to production increase, they are seeking to realign the existing center driveway; add new treatment module to existing pre-treatment system; a new wastewater storage pond; realign and reconfigure existing parking area to facilitate ADA and limousine parking; upgrade sanitary wastewater system; and increase the number of approved employees.

Comments: The Building Division is not reviewing this project 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 MM P12-00221; 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 MM application P12-00221 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. All buildings or areas of building must comply with the code requirements for that occupancy classification and/or use.
2. 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 Quality Management District at the time the applicant applies for a demolition permit if applicable.
3. 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.
4. 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. If there is not a kitchen proposed for this winery disregard this comment.
5. **In accordance with the California Building Code no change shall be made in the use or occupancy of an existing building unless the building is made to comply with the requirements of the California Building Code as for a new building.**

Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit 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.

A handwritten signature in black ink, appearing to read "Gary West", with a long horizontal stroke extending to the right.

GARY J. WEST  
CHIEF BUILDING OFFICIAL  
NAPA COUNTY BUILDING DIVISION  
1195 THIRD STREET  
NAPA CA 94559  
(707)259-8230  
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