

# INTER-OFFICE MEMO



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

FROM: Alicia Amaro, Fire Department

DATE: November 12, 2008

SUBJECT: Fisher, FIV Partners LP Winery Use Permit Comments  
Apn: 020-150-004 P08-00346

**Site Address: 4771 Silverado Trail, Calistoga**

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct a 30,000 gallon per year winery on a 55.7 acre parcel at the address above. We recommend that the following items shall be incorporated as project conditions or mitigation measures if the commission approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
- The ***minimum*** required fire flow for the protection of the proposed buildings is 400 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a storage volume of 12,000 gallons. The fire flow has been reduced by 50% because the winery will be protected by an automatic fire sprinkler system. The fire flow and storage volume in a sprinklered building is in ***addition*** to the water demand for the sprinkler system.
- An approved automatic fire sprinkler system will be required for all proposed structures 3,600 feet or greater. The fire sprinkler system shall be installed and maintained in accordance with the *National Fire Protection Association Standard (NFPA) #13 (Installation of Automatic Sprinkler Systems 2002 edition)*. A minimum of 60 minutes of water storage for the sprinkler system will be required.
- A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 2003 edition). Fire pumps are required to be listed and tested by an approved testing agency and are required

to be either diesel driven or electric. Electric fire pumps also require a secondary power source.

5. The private fire service mains shall be installed and maintained in accordance with the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.
6. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the California Fire Code, 2007 edition. Fire hydrant shall be placed within 250 feet of all exterior portions of the building.
7. All post indicator valves, control valves, waterflow devices shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained in accordance with the National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition).
8. Fire apparatus access roads shall be provided to within 150 feet of all portions of the structures. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
9. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
10. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
11. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
12. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4" in height for the building, contrasting in color with their background and shall be illuminated.
13. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.

14. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb or on signs.
15. Buildings with high piled storage exceeding 12 feet in height shall be equipped with smoke and heat vents and curtain boards in accordance with the California Fire Code, Chapter 23, 2007 edition.
16. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the California Fire Code. Chapter 23, 2007 edition.
17. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be provided within 75 feet of travel distance from any portion of the facility and shall be mounted 3 1/2 to 5 feet to the top of the extinguisher.
18. All exit doors shall be operable without the use of a key or any special knowledge or effort.
19. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2007 edition.
20. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox box/cabinet will require "tamper monitoring".
21. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
  - a. A minimum of 2 master keys to the structure(s) for emergency access.
  - b. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
  - c. 2 scaled floor plans of all structures showing doors, offices, etc.
  - d. Napa County Hazardous Materials Business including all MSDS forms, etc.
  - e. **A digital file of the site and floor plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
22. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
23. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other

fire department control device, which may be subject to vehicular damage.  
Approved signs may be required to identify the location of fire protection devices.

24. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County for independent peer review of alternate methods and materials proposals.
25. 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.
26. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established hourly rate as adopted by the Napa County Board of Supervisors by resolution.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any fire protection issues you may have regarding your project.

Alicia Amaro  
Assistant Fire Marshal



A Tradition of Stewardship  
A Commitment to Service


Department of Public Works

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
www.co.napa.ca.us/publicworks

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

Donald G. Ridenhour, P.E.  
Director

**MEMORANDUM**

To: John McDowell, Deputy Director, CDPD      From: Drew Lander, Assistant Engineer 

Date: October 12<sup>th</sup>, 2009      Re: Fisher Winery  
4771 Silverado Trail, Calistoga, CA 94515  
File # P08-00346UP, W08-01411 RoadMod  
APN 020-150-004

The application will allow a new 30,000 gpy winery with 2 full time and 2 part time employees, the construction of 11,500 sq ft storage/warehouse; 410 sq ft offices; 14 parking spaces; marketing; tours and tasting by appoint only. The septic system will be an onsite septic and leach field. The application requests a modification to the Road and Street Standards regarding the left turn lane requirement on Silverado Trail. Parcel is located West of Silverado Trail approximately 2000ft North of Dunaweal Lane.

**EXISTING CONDITIONS:**

1. Parcel is currently developed with residential structures and a barn. Vineyards and an irrigation pond comprise the remainder of the property.
2. Parcel is currently served by a residential access road connecting to Silverado Trail.
3. A tributary to the Napa River intersects the parcel from the northern to the southern boundary.
4. The parcel is encumbered by FEMA Flood Zone AE as depicted on FIRM panel 06055C 0235E.

**RECOMMENDED CONDITIONS:**

**GROUNDWATER**

1. A phase one water analysis revision has been requested but not yet provided.

**NEW DRIVEWAY/ACCESS ROAD:**

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder (County Road and Street Standards, Page 9, Standard 12).

3. All access roads must be an all weather surface with a minimum double seal coat and structural sections of all drive isles shall be calculated by a licensed Civil or Geotechnical Engineer to hold a minimum H20 loading and shall conform to the procedures contained in Chapter 600 of the State of California Department of Transportation Design Manual or approved equivalent.
4. Vehicle barriers shall be clearly marked with appropriate signage and shall meet all fire department requirements and comply with the Napa County Road and Street Standards at the time of building permit submittal.
5. This Department supports the road modification request submitted by Applied Civil Engineering Inc. and dated December 19<sup>th</sup>, 2008. Public Works supports a waiver of the requirement for a left turn lane on Silverado Trail to minimize the need to disrupt the tributary to the Napa River. The applicant agrees to use on-site grapes for production as approved; tours and tastings are to be restricted to a maximum of 10 guests on any one day or 30 per week; and marketing events will be scheduled to avoid guests arriving and departing during peak hours. A right-turn deceleration taper will be required on Silverado Trail (see PW memo dated April 14, 2009)

**PARKING:**

6. Any additional parking proposed by the Developer or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of asphalt concrete over five inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).
7. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
8. Project proposes 14 new parking stalls. No visitation or marketing events shall exceed this available parking without prior approval of a parking and traffic management plan through the Public Works office.

**SITE IMPROVEMENTS:**

9. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the building permit documents at the time of building permit application. A plan check fee will apply.
10. Proposed drainage for the development shall be shown on the improvement plans and shall avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also include a hydraulic analysis for the drainage improvements indicating the path and changes of runoff.

11. Any grading, drainage and parking improvements approved by this Use Permit modification shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code and shall be reviewed and approved by this office prior to construction.
12. If excess material is generated that cannot be used onsite, the Owner shall furnish to the County of 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 off-hauling operation.
13. Applicant must obtain a floodplain management permit from this department for any improvements located within the floodplain.
14. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur prior to issuance of any construction permits.
15. The applicant shall furnish a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer. The files shall be saved in a standard file format so they may be fully retrievable through a basic AutoCAD program or CAD file viewer.
16. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all electronic files provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

**POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:**

17. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
18. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
19. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.
20. Loading/unloading dock and processing areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
21. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa

River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.

22. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.
23. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume. Waivers from this requirement can only be granted by the Director of Public Works.
24. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
25. For on-site common retention basins, the side slopes shall not exceed 3:1.
26. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief routes.
27. Prior to final occupancy the property owner must legally record an "implementation and maintenance agreement" approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
28. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.

#### **CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS:**

29. 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.
30. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) 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. The SWPPP should contain a




site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.

31. Any construction activity that will result in disturbance of greater than 10,000 sq ft of total land area but less than one acre of total land area will require the permittee to prepare and maintain a Stormwater Quality Management Plan (SQMP) to be submitted with the building permit application. A plan check fee will apply.
32. 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.
33. All construction trash enclosures must be covered and protected from rain, roof, and surface drainage.
34. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

Any changes in use may necessitate additional conditions for approval.

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

**NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS  
APPENDIX A – APPLICABILITY CHECKLIST**

<b>Post-Construction Runoff Management Applicability Checklist</b>	County of Napa Department of Public Works 1195 Third Street Napa, CA 94559 (707) 253-4351 for information	
Project Address: 4771 Silverado Trail	Assessor Parcel Number(s): 020-150-004	Project Number: <i>(for County use Only)</i>
<b>Instructions:</b> Structural projects requiring a use permit, building permit, and/or grading permit must complete the following checklist to determine if the project is subject to the Post-Construction Runoff Management Requirements. In addition, the impervious surface worksheet on the reverse page must also be completed to calculate the amount of new and reconstructed impervious surfaces proposed by your project. This form must be completed, signed, and submitted with your permit application(s). Definitions are provided in the Post-Construction Runoff Management Requirements policy. <b>Note:</b> If multiple building or grading permits are required for a common plan of development, the total project shall be considered for the purpose of filling out this checklist.		
<b>POST-CONSTRUCTION STORMWATER BMP REQUIREMENTS (Parts A and B)</b> ✓ If any answer to Part A are answered "yes" your project is a "Priority Project" and is subject to the Site Design, Source Control, and Treatment Control design standards described in the Napa County Post-Construction Runoff Management Requirements. ✓ If all answers to Part A are "No" and any answers to Part B are "Yes" your project is a "Standard Project" and is subject to the Site Design and Source Control design standards described in the Napa County Post-Construction Runoff Management Requirements. ✓ If every question to Part A and B are answered "No", your project is exempt from post-construction runoff management requirements.		
<b>Part A: Priority Project Categories</b> Does the project meet the definition of one or more of the priority project categories?		
1. Residential with 10 or more units .....		Yes <input type="radio"/> No <input checked="" type="radio"/>
2. Commercial development greater than 100,000 square feet.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
3. Automotive repair shop.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
4. Retail Gasoline Outlet.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
5. Restaurant.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
*Refer to the definitions section for expanded definitions of the priority project categories.		
<b>Part B: Standard Project Categories</b> Does the project propose:		
1. A facility that requires a NPDES Permit for Stormwater Discharges Associated with <b>Industrial Activities</b> ?.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?.....		Yes <input checked="" type="radio"/> No <input type="radio"/>
3. Hillside residential greater than 30% slope.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
4. Roadway and driveway construction or reconstruction which requires a Grading Permit.....		Yes <input checked="" type="radio"/> No <input type="radio"/>
5. Installation of new storm drains or alteration to existing storm drains?.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
6. Liquid or solid material loading and/or unloading areas?.....		Yes <input checked="" type="radio"/> No <input type="radio"/>
7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
8. Commercial or industrial waste handling or storage, excluding typical office or household waste?.....		Yes <input type="radio"/> No <input checked="" type="radio"/>
Note: To find out if your project is required to obtain an individual General NPDES Permit for Stormwater discharges Associated with Industrial Activities, visit the State Water Resources Control Board website at <a href="http://www.swrcb.ca.gov/stormwtr/industrial.html">www.swrcb.ca.gov/stormwtr/industrial.html</a>		

**NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS  
APPENDIX A – APPLICABILITY CHECKLIST**

**Impervious Surface Worksheet**

Project phasing to decrease impervious surface area shall not exempt the project from Post-Construction Runoff Management requirements. A new development or redevelopment project must comply with the requirements if it is part of a larger common plan of development that would result in the creation, addition and/or reconstruction of one acre or more of impervious surface. (For example, if 50% of a subdivision is constructed and results in 0.9 acre of impervious surface, and the remaining 50% of the subdivision is to be developed at a future date, the property owner must comply with the Post-Construction Runoff Management requirements.)

Type of Impervious Surface	Impervious Surface (Sq Ft)			Total New and Reconstructed Impervious Surfaces (Sq Ft)
	Pre-Project (if applicable)	New (Does not replace any existing impervious area)	Reconstructed (Replaces existing impervious area)	
Buildings, Garages, Carports, other Structures with roofs	5,400	20,200	0	25,600
Patio, Impervious Decking, Pavers and Impervious Liners	0	0	0	0
Sidewalks and paths	0	33	0	33
Parking Lots	0	2,500	0	2,500
Roadways and Driveways,	0	73,000	0	73,000
Off-site Impervious Improvements	0	0	0	0
<b>Total Area of Impervious Surface (Excluding Roadways and Driveways)</b>	5,400	22,733	0	28,133

Incorrect information on proposed activities or uses of a project may delay your project application(s) or permit(s).

I declare under penalty of perjury, that to the best of my knowledge, the information presented herein is accurate and complete.

Name of Owner or Agent (Please Print):	Title:
Signature of Owner or Agent:	Date:

**Contours**

This map shows elevation contour lines. Within the Napa River Watershed, roughly the western half of the county, the contour interval is 5 feet. The rest of the county has a 10 foot contour interval. This elevation information was derived during the 2002 Orthophoto Project. Changes to the land surface that occurred after April 20, 2002 will not be reflected in these contour lines.

JOINS PANEL 0229

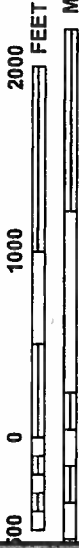
1970000 FT

38°33'45"  
122°33'45"

59°00m E



MAP SCALE 1" = 1000'



**NATIONAL FLOOD INSURANCE PROGRAM**  
**NFIP**

PANEL 0235E

**FIRM**  
**FLOOD INSURANCE RATE MAP**

NAPA COUNTY,  
 CALIFORNIA  
 AND INCORPORATED AREAS

PANEL 235 OF 650  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CALISTOGA, CITY OF	060206	0235	E
NAPA COUNTY	060205	0235	E

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
 06055C0235E

EFFECTIVE DATE  
 SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



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AUG 27 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Environmental Management

1195 Third Street, Suite 101  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4471  
Fax: (707) 253-4545

Steven Lederer  
Director

## MEMORANDUM

To: Conservation, Development and Planning Department - Hillary Gitelman, Director	From: Kim Withrow, Senior Environmental Health Specialist
Date: August 25, 2009	Re: Use Permit Application for Fisher Winery, 4771 Silverado Trail, Calistoga Assessor's Parcel #020-150-004 File #P08-00346

We have reviewed the above referenced Use Permit application and revised water system feasibility report received August 20, 2009. This Department recommends approval of the application providing the following are included as conditions of approval:

1. Because the proposed facility will have a food facility that will be used for food preparation for distribution at retail, this kitchen must be regulated under the California Retail Food Code and permitted by this Department. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Department prior to approval of any building permit for said areas. Additionally, as a condition of approval and permitting of this food facility, the owner will have to comply with water system sampling and reporting as required. Owner shall apply for and obtain an annual food permit prior to issuance of a final on this project.
2. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall obtain a permit and file an approved plan with this Department within 30 days of said activities. If your business does not generate hazardous waste and/or store hazardous materials above threshold quantities, a Hazardous Materials Negative Declaration shall be filed.
3. A permit for the installation of the alternative sewage treatment system (pressure distribution system) must be secured from this Department 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.
4. 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, and etc.

5. Plans for the proposed alternative sewage 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 this system will be approved until such plans are approved by this Department.
6. 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.
7. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
8. 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.
9. 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.
10. 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.
11. 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 Department. The applicant must comply with all required monitoring and reporting.

Cc: Linda St. Clair, CDPD

Jon Webb, Albion Surveys, 1113 Hunt Street, St. Helena, CA 94574

Robert Fisher, FIV Partners, 6200 St. Helena Road, Santa Rosa, CA 95404





HILLARY GITELMAN  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

## PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building

APPLICATION TITLE: FIV PARTNERS LP, FISHER WINERY APN: 020 150-004

DESCRIPTION OF PROJECT: TO ESTABLISH A 30,000 GALLON/YR WINERY  
WITH 2 FIT & 2 PIT EMPLOYEES, 11,500 SQ. FT STORAGE/WAREHOUSE,  
419 SQ. FT. OFFICES & MARKETING PROGRAM

RESPONSE REQUEST DATE: 10.21.08 RESPONSE RETURN DATE: 11.4.08

PLEASE RESPOND VIA E-MAIL TO: [Signature] LSTCLAIR @co.napa.ca.us  
OR FAX TO (707) 299-4270

This application (see enclosed project description and maps) is being sent to you for your review and comment .

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project?  Yes  No
2. Do you have jurisdiction by law over this project?  Yes  No
3. Attach your agencies comments, or list below:  Comments attached  Comments below.

See attached printout of comments in Accela

Name of contact person: Eric B Telephone #: 299-1359

Email: ebanvard@co.napa.ca.us  
Title: Plans & Permit Supervisor  
Date: 10.27.08





Napa County

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User ID: EBANVARD

Admin Tools

Daily

ACCELA AUTOMATIO

- SmartManager
- Application
- Property
- People
- Fees
- Workflow
- Attachments
- Reports
- Condition

Workflow

Application #: P08-00346

Application Type: Planning / PL Permits / Use Permit / Use Permit General

Address: 4771 SILVERADO TRL, CALISTOGA, CA 94515

<ul style="list-style-type: none"> <li>✓ Application Acceptance</li> <li>● Environmental Review</li> <li>● County Council Review</li> <li>● Planning Review</li> <li>✓ Building Review</li> <li>● Public Works Review</li> <li>● Fire Review</li> <li>● EM Review</li> <li>● Planning Approval</li> <li>Closure</li> </ul> <p style="text-align: center;"><input type="button" value="Task Activation"/></p>	<p><b>Task Details - Building Review</b></p> <p><b>Assigned Date:</b> 09/11/2008      <b>Due Date:</b></p> <p><b>Assigned To:</b>                      <b>Department:</b> Building Department</p> <p><b>Current Status:</b> Approved      <b>Status Date:</b> 10/27/2008</p> <p><b>Action By:</b> Eric Banvard      <b>Department:</b> Building Department</p> <p><b>Status Comment:</b></p> <p>Prior to any construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete &amp; appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.</p>
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