

# **COUNTY COUNSEL COMMENTS**



A Tradition of Stewardship  
A Commitment to Service

2003. 303  
2005. 052

FILE #: PD9-00352-01P  
Conservation Development and Planning

1195 Third Street, Suite 210  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4417  
Fax: (707) 253-4336

Hillary Gitelman  
Director

**PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS**

DEC 29 2009

TO: COUNTY COUNSEL

APPLICATION TITLE: CEJA FAMILY WINERY - USE PERMIT APN: 047-240-037

DESCRIPTION OF PROJECT: WINERY USE PERMIT & PRODUCTION TOTALING 45,000 GAL/YR; WINERY SQ FT TOTAL: 31,200 (BUILT IN 3 PHASES); WITH COMMERCIAL KITCHEN; 5 EMPLOYEES; 25 PARKING SPACES; TOURS & TASTING, 24/DY (168/WK); MARKETING: 4/MO WITH 20/EVT, 4/YR WITH 50/EVT, 2/YR WITH 100/EVT; PARTICIPATION IN WINE AUCTION; WITHIN AIRPORT ZONE E

RESPONSE REQUEST DATE: 12/28/09 RESPONSE RETURN DATE: 1/14/2010

PLEASE RESPOND VIA E-MAIL TO: thornish @countyofnapa.org  
OR FAX TO (707) 299-1349

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.

Thish-  
The Phase 1 shows 6 visitors for private tours / tastings but the app shows 6-8. Also phase 2 has 1 wine event @ 25 persons but app has 2 wine events w/ 100 max persons. Some comments for wastewater study how much vineyard is being removed per project?

Name of contact person: Court Anderson Telephone #: 8282

Email: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 1/8/10

# **BUILDING DIVISION COMMENTS**



A Tradition of Stewardship  
A Commitment to Service

Conservation, Development and Planning

1195 Third Street, Suite 210  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4417  
Fax: (707) 253-4336

Hillary Gitelman  
Director

6-3-10

## **Building Inspection Department review comments for inclusion with:**

Planning Department permit: P09-00352 Use Permit General

Status of Building Department review of this planning entitlement: Approved

At parcel: 047-240-037  
1016 Las Amigas Road, Napa, CA

Owner: Pedro C & Amelia Ceja, Etal

Description of permit: Entitlement for New Winery: Use permit for a 45,000 gal/yr winery constructed in 3 Phases totaling 31,200 sq ft; with 10 FT & 5 PT Employees; 23 Parking; Tours & Tasting by Appt only w/ 24 max visitors/day (168/wk); Marketing Plan as outlined; installation of a commercial kitchen; subsurface drip dispersal wastewater system; and road improvements to the private driveway entrance.

### Comments:

The Building Department is not reviewing this project for compliance with CA Building Standards at this time; it is only reviewing the proposed Planning entitlement. The Building Department has no issues or concerns with the approval of the Use Permit General; it is a planning entitlement only and doesn't in itself authorize any construction or change in occupancy.

The only significant California Building Standards Code issue foreseen at this time based on the information presented is the possible need for an elevator. New privately funded multi story commercial buildings are not required to have an elevator if a reasonable portion of all facilities and accommodations normally sought and used by the public are on an accessible level. It isn't clear that the VIP tasting area and the conference room on the 2<sup>nd</sup> floor have counterparts on the ground floor that provide equivalent functionality, experience and facilitation. Putting a unique use such as a VIP area on a level that isn't accessible to persons in wheelchairs is probably inviting an ADA related future lawsuit. If the 2<sup>nd</sup> floor conference room is the only such space and is sought or used by the public it would need to be accessible by elevator as well. However this is not an issue that needs to be fully worked out in order to approve a Use Permit. This and any other such issues will be dealt with during future building permit application review and approval processes.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect, or other allowable

**ENVIRONMENTAL MANAGEMENT  
COMMENTS**



A Tradition of Stewardship  
A Commitment to Service

**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**

<b>To:</b> Napa County Planning Department, Trish Hornisher, Planner	<b>From:</b> Napa County Environmental Management Department, Kim Withrow, Sr. Env. Health Specialist
<b>Date:</b> May 11, 2010 Revised – June 4, 2010	<b>Re:</b> Use Permit Application for Ceja Winery Located at 1016 Las Amigas Rd., Napa Assessor Parcel # 47-240-037 File #P09-00352

We have reviewed the above proposal including a request dated May 26, 2010 to include food service with tours and tasting and recommend approval of the application providing the following are included as conditions of approval:

1. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Department prior to issuance of any building permits for said areas. An annual food permit will be required.
2. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If your business does not store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
3. 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.
4. A permit for the construction of the alternative sewage treatment 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.
5. 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.

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. A sewage permit for the destruction of any existing septic tanks must be obtained from this Department prior to this Department approving any permit to demolish a structure connected to an existing septic tank.
8. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
9. 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.
10. 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.
11. 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.
12. 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 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.
13. The existing wells must be properly protected from potential contamination. If the existing well(s) is to be destroyed, a well destruction permit must be obtained from this Department by a licensed well driller. If this well is not destroyed, it must be properly protected and an approved backflow prevention device installed according to the Water System's specifications.

Cc: Amelia Moran Ceja and Family, PO Box 5759, Napa, CA 94558



A Tradition of Stewardship  
A Commitment to Service

**RECEIVED**

JAN 15 2010

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: Napa County Planning Department Trish Hornisher, Planner	From: Napa County Environmental Management Department Kim Withrow, Sr. Env. Health Specialist
Date: January 11, 2010	Re: Use Permit Application for Ceja Family Winery Located at 1016 Las Amigas Road Assessor Parcel # 047-240-037 File P09-00352

We have reviewed the application for a new winery at 1016 Las Amigas Road and have found it INCOMPLETE. We need the following information in order to complete our review:

1. The site evaluation conducted June 21, 2007 revealed faint mottling at depths below ground surface ranging from 30 to 32 inches in the area proposed for the primary treatment and disposal system. The soil test pits evaluated in the reserve area revealed mottling at depths 24 to 36 inches below ground surface. Based upon the information obtained as a result of the site evaluation a pressure distribution system is not appropriate at this site. The applicant may have their design engineer conduct wet weather monitoring at this site or propose another type of system that is appropriate for these site conditions.
2. The project statement contradicts the application and the feasibility report and includes a few statements that should be clarified. In the application the visitors per day requested is 52, whereas the project statement and the feasibility report indicate 24 visitors per day. The project statement indicates "landscape irrigation will be accomplished via partially treated wastewater from the pressure distribution system", which is not acceptable. Wastewater treated in the type of system proposed would have to be disposed underground. The phasing plan for the winery doesn't include construction of the public water system. The water system is required due to the number of users being equal to or greater than 25 daily for at least 60 days of the year not due to the commercial kitchen. Therefore the water system must be constructed during phase one of the project. Finally, the kitchen located at the tasting room in Downtown Napa may not be feasible to use as a catering kitchen while the winery is under construction. The Napa tasting room is permitted as a low risk facility and is not approved for catering. If the applicant wants to use the downtown tasting room to prepare foods for the winery



this would be an expansion of their permit to operate and the applicant must obtain approval from this Department.

cc: Amelia Moran Ceja, P.O. Box 5957, Napa, CA 94581  
Bartelt Engineering, 1303 Jefferson Street, 200 B, Napa, CA 94559

**PUBLIC WORKS COMMENTS**  
**Civil Improvements**  
**Groundwater**



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 of Public Works

## PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

**DATE:** May 14<sup>th</sup>, 2010

**TO:** Trish Hornisher, Conservation Development and Planning Department

**FROM:** Jeannette Doss, Assistant Engineer *JD*

**SUBJECT:** Ceja Winery, APN 047-240-037, P09-00352-UP and P10-00171-VAR

This application is a dual submittal. Applicant first proposes to construct a new 45,000 gal/yr winery in 3 Phases totaling 31,200 sq ft; 10 full time and 5 part time employees; tours and tastings with up to 24 visitors per day; 4 events with up to 20 visitors per month; 4 events with up to 50 visitors per year; 1 auction event with up to 100 visitors per year; 1 Napa Valley Wine Auction Temp Event per year; install a commercial kitchen and subsurface drip dispersal wastewater system; improve the existing driveway entrance; and construct a 23 space parking lot. This request also includes a Variance to the 300ft winery road setback for private roads under P10-00171-VAR. The project is located at 1016 Las Amigas Road in Napa.

### EXISTING CONDITIONS:

1. Napa County parcel 047-240-037 is located at the end of Las Amigas Road just west from the intersection of Las Amigas Road and Cuttings Wharf Road.
2. The existing parcel is approximately 10.42 acres.
3. Site is currently developed with several residential structures, vineyards, and a small reservoir used for vineyard drainage.

### RECOMMENDED CONDITIONS:

#### GROUNDWATER

1. See attached groundwater comments dated April 29, 2010.

10. 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 aisles, 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 and/or grading permit documents at the time of building and/or grading 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 stormwater 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 latest "Napa County Road and Street Standards" and the California Building Code. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
13. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County 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 any off-hauling operations.
14. The applicant shall furnish an Adobe Acrobat PDF file with a complete set of all approved improvement plans to the County Engineer.
15. At the completion of construction, and prior to the final approval by the County, the applicant shall submit an Adobe Acrobat PDF file of the improvement plans reflecting all as built conditions and signed by the engineer of record.

**OTHER RECOMMENDATIONS:**

16. Prior to the issuance of applicable building or grading permits the applicant must obtain any appropriate regulatory permits from the Regional Water Quality Control Board, Army Corp. of Engineers and Fish & Game.
17. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of the nearest County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.
18. Plans show several existing improvements including a decorative wall, several mature trees, and a junction pole in the Napa County right-of-way of Las Amigas Road. Any new or existing improvements determined to be in the Napa County right-of-way of Las Amigas Road including but not limited to the above mentioned items shall either be removed or the applicant may apply

Stormwater Quality Management Plan (SQMP) to be submitted with the building permit application. A plan check fee will apply.

22. 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.
23. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
24. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

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

25. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
26. 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.
27. 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.
28. 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.
29. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
30. For on-site common retention basins, the side slopes shall not exceed 3:1.
31. 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



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](http://www.co.napa.ca.us/publicworks)

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

Donald G. Ridenhour, P.E.  
Director of Public Works

## GROUNDWATER MEMORANDUM

**DATE:** April 29, 2010

**TO:** Conservation Development and Planning Department

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

**SUBJECT:** Ceja Winery, APN# 047-240-037, File # P09-00352-UP & Var

The application is for the approval of a variance and approval of a new 45,000 gallon per year winery production facility. The property is located on Las Amigas Road in Napa.

### EXISTING CONDITIONS:

1. Parcel is located in the "Valley Floor" groundwater region.
2. Existing usage is 5.05 AF/Year.

### RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 10.42 acre parcel is located in the valley floor groundwater region with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 10.42 AF/Year. The estimated water demand of 5.35 AF/Year is below the established threshold for the property.

No further analysis is necessary.

**COUNTY FIRE MARSHAL  
COMMENTS**



A Tradition of Stewardship  
A Commitment to Service

Alicia Amaro  
Napa County Fire  
Asst. Fire Marshal  
1199 Big Tree Road  
St. Helena, CA 94574

alicia.amaro@fire.ca.gov

Main: (707) 967-1425  
Fax: (707) 967-1474  
Cell: (707) 486-5782

## INTER-OFFICE MEMO

---

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

FROM: Alicia Amaro, Fire Department

DATE: January 27, 2010

SUBJECT: Ceja Family Winery Use Permit Comments  
Apn: 047-240-037 P09-00352

**Site Address: 1016 Las Amigas, Road, Napa**

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct a 45,000 gallon per year winery within a 31,200 square foot structure with a commercial kitchen. 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 500 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a storage volume of 24,000 gallons. The fire flow is based on the square footage of the winery building and 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 hydrants 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. All commercial type cooking equipment that produces grease laden vapors shall be equipped with an automatic fire extinguishing system. A separate plan submittal is required and systems shall comply with *NFPA 17, 17A and or 96, 2002 edition*
9. 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.
10. 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. **Clarification is needed regarding the winery access road as described in the Circulation and Parking section of the Project Statement. Applicant needs to show where the road is one-way and where it is reduced to 10 feet.**
11. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
12. 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.
13. An approved access walkway shall be provided to all exterior doors and openings required by either the *California Building Code or California Fire Code*. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations and allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.

14. 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.
15. 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.
16. 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.
17. 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*.
18. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the *California Fire Code, Chapter 23, 2007 edition*.
19. 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.
20. All exit doors shall be operable without the use of a key or any special knowledge or effort.
21. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the *California Building Code, section 1004, 2007 edition*.
22. 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".
23. 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.**
24. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.

25. 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.
26. 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.
27. 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.
28. "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

**SHERIFF'S DEPARTMENT  
COMMENTS**



A Tradition of Stewardship  
A Commitment to Service

FILE #: P09-00352-UP  
Conservation Development and Planning

1195 Third Street, Suite 210  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4417  
Fax: (707) 253-4336

Hillary Gitelman  
Director

**PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS**

TO: SHERIFF

APPLICATION TITLE: CEJA FAMILY WINERY - USE PERMIT APN: 047-240-037

DESCRIPTION OF PROJECT: WINERY USE PERMIT; PRODUCTION TOTALING 45,000 GAL/YR; WINERY SQ FT TOTAL: 31,200 (BUILT IN 3 PHASES); WITH COMMERCIAL KITCHEN; 5 EMPLOYEES; 25 PARKING SPACES; TOURS & TASTING, 24/DY (168/WK); MARKETING: 4/MO WITH 20/EVT, 4/YR WITH 50/EVT, 2/YR WITH 100/EVT; PARTICIPATION IN WINE AUCTION; WITHIN AIRPORT ZONE E  
RESPONSE REQUEST DATE: 12/28/09 RESPONSE RETURN DATE: 1/14/2010

PLEASE RESPOND VIA E-MAIL TO: thornish @countyofnapa.org  
OR FAX TO (707) 299-1349

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.

No COMMENTS AT THIS TIME

**RECEIVED**

JAN 06 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Name of contact person: JEAN DONALDSON Telephone #: 259-8672

Email: jean.donaldson@countyofnapa.org  
Title: CAPTAIN  
Date: 1-4-10

**CITY OF AMERICAN CANYON  
COMMENTS**


**Hornisher, Trish**

---

**From:** Sandra Cleisz [scleisz@cityofamericancanyon.org]  
**Sent:** Tuesday, May 11, 2010 2:58 PM  
**To:** Hornisher, Trish  
**Subject:** Ceja Winery Use Permit

This is just to let you know that we were routed a Permit Application Request for Comments packet, and have no comments.

Sandra Cleisz, Senior Planner  
Community Development Department  
City of American Canyon  
4381 Broadway, Suite 201  
American Canyon, CA 94503  
Tel: 707.647.4337 Fax: 707.643.2355  
[scleisz@cityofamericancanyon.org](mailto:scleisz@cityofamericancanyon.org)

 Print less = paper free and tree happy.