



A Tradition of Stewardship
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Conservation, Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
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Hillary Gitelman
Director

7-14-10

Building Inspection Department review comments for inclusion with:

Planning Department permit: P09-00025 Use Permit General

Status of Building Department review of this planning entitlement: Approved

At parcel: 047-220-009
1044 Los Carneros Avenue, Napa, CA

Owner: CP Family Partnership LP (Hyde Winery)

Description of permit: Entitlement for New Winery: New 30,000 gallon per year winery. To include a new 8,134 sq. ft. production building along with a 1,813 sq ft accessory area, and a 192 sq ft covered loggia/porch.

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 issues foreseen at this time based on the information presented are:

1. There is not enough information to determine the occupant load for determining the minimum number of restroom fixtures that will be required for the project. It would appear that the restrooms shown are both single accommodation toilet rooms. This may or may not be enough. When the submittal is made for building permits the plans must detail how the number of fixtures provided complies with CPC 412 and Table 4-1 requirements.
2. Since the loading area at the accessible parking space is separated from the building entrance area by the driveway CBC 1133B.8.5 would require that 36" deep swaths of detectable warnings (truncated domes) be installed at the edge of the entrance walkway and at the edge of the accessible loading zone that faces the driveway. If the parking was reconfigured such that the path of travel from the accessible loading area to the entrance did not traverse the driveway (a hazardous vehicular area) then detectable warnings would not be required.

These and other issues with California Building Standards Code compliance will be dealt with during the 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 properly CA-Licensed Design Professional in Responsible Charge (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

Prior to any future construction work, or change in occupancy, 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 & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. Per Building Department policy, please coordinate the drawings so that all items related to accessibility compliance are grouped coherently together on one (or more) sheets

Eric Banvard

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



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Department of Public Works

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

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

DATE: July 17th, 2009

TO: Linda St. Claire, Conservation Development and Planning Department

FROM: Jeannette Doss, Assistant Engineer *JD*

SUBJECT: Larry Hyde & Sons Winery, APN 047-220-009, P09-00025

The application will allow the applicant to establish a new 30,000 gallons per year winery with 2 full time and 2 part time employees, construct a 13 space parking lot, and construct a 8,134 sq ft production building, a 1,813 sq ft accessory area, and a 192 sq ft covered loggia. The project is located on Los Carneros Road in Napa.

EXISTING CONDITIONS:

1. The existing parcel is 10.56 acres.
2. Los Carneros is a paved County-maintained road.
3. Existing property is developed primarily with vineyards, an existing house, barn, sheds, and water tanks.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated March 6th, 2009.

PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must have a minimum structural section of two inches of asphalt concrete over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 27, Section 19).

3. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

4. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of permit submittal and accepted construction and inspection practices.
5. Access drive shall meet the requirements of a commercial drive and be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 9, Par. 12).
6. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

SITE IMPROVEMENTS:

7. All on site civil improvements proposed 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.
8. 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.
9. 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.
10. 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 offhauling operation.
11. 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.

12. 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.

OTHER RECOMMENDATIONS:

13. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of 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.

CONSTRUCTION STORMWATER 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 the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
15. 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.
16. 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.
17. 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.

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

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

20. 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.
21. 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.
22. 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.
23. 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.
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. 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.
27. 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.
28. 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.

29. 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss or Erich Kroll at 253-4351. For groundwater questions, please contact Anna Maria Martinez.



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

INTER-OFFICE MEMORANDUM

To: Conservation Development and Planning Department	From: Erich Kroll Supervising Engineer Public Works ekroll@co.napa.ca.us , 707-299-1755
Date: March 20, 2009	Re: Public Works Comments for Larry Hyde & Sons Winery 1044 Los Carneros Ave APN 047-220-009

The County of Napa Public Works Department has completed its initial review of the above mentioned project and request the following information prior to preparing our conditions for the above mentioned project:

- 1) Please complete the County of Napa "Applicability Checklist" (Appendix A) to determine if the project is subject to Post-Construction Stormwater Management BMP requirements. The checklist must be completed, signed by the applicant, and submitted with the application.
- 2) If the project is a "Standard Project" or a "Priority Project" as defined in the latest Napa County Post Construction Runoff Management Requirements and the proposed new or redeveloped impervious surface, excluding roadways, is greater than 10,000, the applicant must contact the Department of Public Works to schedule a pre-application meeting. The purpose of the pre-application meeting is to discuss the BMP requirements relevant to the project and supporting documents that must be submitted with the use permit application.
- 3) Provide a site hydrology map and preliminary drainage study for the proposed on site improvements determining if historic drainage patterns have been altered. If drainage patterns are proposed to be altered, mitigation measures shall be proposed along with an explanation of why the alteration was necessary for development.
- 4) Provide a Grading and Drainage Plan clearly depicting proposed earthwork associated with project. Include earthwork calculations and verify if any excess material will be offhauled.
- 5) Please verify where the domestic and fire water tanks will be located. Where will the fire pump be located? Verify if there will be a water treatment system.
- 6) Provide a site hydrology map and preliminary drainage study for the existing parcel frontage.

Although not required in order to prepare conditions, we recommend reviewing the back up distance provided for the employee parking lot.

LINDA



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Environmental Management

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Steven Lederer
Director

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SEP 11 2009
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

MEMORANDUM

To: Hillary Gitleman, Planning Director	From: Kim Withrow, Senior Environmental Health Specialist
Date: August 14, 2009	Re: Use Permit Application for Larry Hyde & Sons Winery, 1044 Los Carneros Avenue, AP #047-220-009 File #P09-00025

We have reviewed the Use Permit application and supplemental information submitted for this project. We recommend approval of the application with the following conditions:

1. 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 the Department of Environmental Management 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.
2. A permit for sanitary waste subsurface drip system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area as well as the proposed trench detail. If alternative sewage treatment system plans are required, such plans shall fulfill this requirement.
3. A permit for process waste surface drip system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit for review and approval, engineered plans complete with design criteria based upon local conditions.
4. The use of the drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc., over the system.



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Steven Lederer
Director

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

MEMORANDUM

To:	Napa County Planning Department Hillary Gitelman, Planning Director	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	June 30, 2009	Re:	Use Permit Application for Larry Hyde & Sons Winery Located at 1044 Los Carneros Avenue Assessor Parcel # 047-220-009 File #P09-00025

We have reviewed the above proposal and supplemental information submitted May 19 and May 21. The application is still deemed incomplete. The following information must be submitted for our review and approval:

1. The septic feasibility report must include a site plan accurately showing the proposed primary and reserve (200% for subsurface drip) sanitary wastewater systems in relation to the approved site evaluation location. A statement from the septic designer stating, "I am 100% confident that I have more than sufficient room for the primary and expansion area...", is not adequate especially considering several site evaluations have been conducted on the parcel and only a limited area is acceptable for sewage treatment and disposal. The site plan must also clearly show the areas of the property where process wastewater will be applied as irrigation and the required separation distances to the wells and property lines. The proposed process waste system will have to be plumbed separately from the existing irrigation system utilizing pipe marked for use with reclaimed water and meet required setbacks to wells and property lines.
2. The garbage enclosure area is shown located at the edge of the driveway. This location seems to interfere with emergency access to the winery. The applicant must consult with planning (Linda St. Clair) and Fire (Alicia Amaro) to locate the garbage and recycling enclosure so it won't impede access to the winery by emergency vehicles. From the plan provided by the applicant the size of the enclosure is not clear. The applicant must refer to the enclosed document for guidance on determining area required and submit revised site plan showing size and construction of solid waste and recycling storage. Additionally, the applicant may

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Environmental Management

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Steven Lederer
Director



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MEMORANDUM

To:	Napa County Planning Department Hillary Gitelman, Planning Director	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	April 2, 2009	Re:	Use Permit Application for Larry Hyde & Sons Winery Located at 1044 Los Carneros Avenue Assessor Parcel # 047-220-009 File #P09-00025

We have reviewed the above proposal and found it incomplete. The following information must be submitted for our review and approval:

1. The septic feasibility report must include a site plan accurately showing the proposed primary and reserve sanitary wastewater systems. Show the proposed septic systems in relation to the location of the soil test pits. The site plan must also clearly show the areas of the property where process wastewater will be applied as irrigation and the required separation distances to the wells and property lines. Submit written documentation from the manufacturers of the proposed treatment units that the units are capable of adequately treating process wastewater to produce effluent with BOD less than or equal to 160 mg/L and TSS less than or equal to 80 mg/L. Additionally, the packed bed gravel filter is not required. Installing the packed bed gravel filter prior to another approved treatment unit is acceptable but it will not be approved on its own.
2. The applicant must identify the water source(s) for the winery and the existing house. If the total number of users (visitors, residents and employees) daily is 25 or more then a water system feasibility report must be submitted. Please review the enclosed information and prepare the water system feasibility report as outlined in the referenced material if necessary. Questions on what information should be included in the report should be addressed to the water specialist in this office.
3. Adequate area must be provided for solid waste and recycling storage prior to pick-up by the local solid waste hauler. Refer to the enclosed document for guidance on



INTER-OFFICE MEMO

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

FROM: Alicia Amaro, Fire Department

DATE: March 13, 2009

SUBJECT: Larry Hyde & Sons Winery Use Permit Comments
Apn: 047-220-009 P09-00025

Site Address: 1044 Los Carneros Avenue, Napa

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct a 30,000 gallon per year winery including a 8,134 square foot production building, 1,813 square foot accessory area and 192 square foot loggia. 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 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a storage volume of 6,000 gallons. The fire flow is based on the square footage of the production 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

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. 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. 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.
13. The approved address numbers shall be placed on the building by the applicant in such a

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.

14. 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.
15. 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.
16. 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.
17. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the California Fire Code. Chapter 23, 2007 edition.
18. 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 31/2 to 5 feet to the top of the extinguisher.
19. All exit doors shall be operable without the use of a key or any special knowledge or effort.
20. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2007 edition.
21. 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".
22. 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.**

- 23. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
- 24. 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.
- 25. 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.
- 26. 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.
- 27. "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

St. Claire, Linda

From: Donaldson, Jean
Sent: Friday, February 13, 2009 9:20 AM
To: St. Claire, Linda
Subject: Larry Hyde & Sons Winery project

Regarding the Larry Hyde & Sons Winery project, (File # P09-00025) the Sheriff's Department has no comments.

Captain Jean B. Donaldson
Napa County Sheriff's Department
1535 Airport Blvd.
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707-259-8672



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

GROUNDWATER MEMORANDUM

DATE: March 6, 2009

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: amartine@co.napa.ca.us

SUBJECT: Larry Hyde & Sons Winery, APN# 047-220-009, File # P09-00025

The application will allow the applicant to establish a new 30,000 gpy winery with 8,134 sqft production building, 1,813 sqft accessory area, and 192 sqft covered loggia. The project is located on Los Carneros Road in Napa.

EXISTING CONDITIONS:

1. Parcel is located in the "Mountain/Hillside" groundwater region.
2. The existing water use is 1.36 acre-feet per year
 - 0.5 acre-feet for residence and 0.86 AF for vineyard

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 10.16 acre parcel is located in the "Mountain/Hillside" groundwater area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 5.1 AF/Year. The estimated water demand of 1.95 AF/Year is above the existing use, but below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.
 - Applicant states that winery process treated wastewater will be used to irrigate on-site vineyard which may further reduce the amount of groundwater used for the project.