

# INTER-OFFICE MEMO

---

TO: Ronald Gee  
Conservation, Development, and Planning Department

FROM: Brian Hampton  
Fire Department

DATE: March 8, 2011

SUBJECT: Rasmussen Winery  
P11-00043 APN# 047-240-006

**SITE ADDRESS: 2125 Cuttings Wharf Road**

The Napa County Fire Marshal staff has reviewed the Use Permit application for a expansion of an existing winery in two phases from 20,000 gallons a year to 100,000 gallon a a year, convert residence to administration office/tasting room, construct a new 14,691 square foot production space. The following comments are required based on current codes and standards.

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. Install steamer fire hydrants to within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
3. Install a KNOX CABINET #1306 with a KNOX all weather housing unit#1201 at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
4. Install blue dot reflectors 12 inches of center line in front of all fire hydrants.
5. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher. Fire extinguishers shall not exceed 75 feet of travel distance to any portion of the facility.
6. Install illuminated exit signs and emergency backup lighting throughout per the California Building Code 2007 edition.

7. Your fire flow for this project is 400 gallons per minute (GPM) for a 60 minute duration at 20 psi residual pressure. Provide 12,000 gallons of water dedicated for fire protection for the fire hydrants. This would be in addition to water supply for fire sprinklers. Fire tanks shall be installed per NFPA 22 2002 edition. A UL listed fire pump conforming to NFPA 20 2002 edition may be required to meet the required fire flow for the project.
8. Approved access walkways 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.
9. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with 4-inch white letters to read: "NO PARKING FIRE LANE" CVC 22500.1, stenciled every 30 feet on top of the curb.
10. All exit doors shall be operable without the use of a key or any special knowledge or effort.
11. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
12. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval.
13. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
14. The numerical address for the project shall be posted at the public right of way and shall be visible from both directions and shall be a minimum of 4-inches in height on a contrasting background and numbers shall be reflective and/or illuminated.
15. All commercial type cooking equipment shall be protected by an automatic fire extinguishing system. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
16. All structures exceeding 3,600 square feet shall be equipped with an automatic fire sprinkler system with water flow monitoring to a central receiving station shall be installed. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to any installation.
17. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.

18. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Friday at 707-967-1423.

By

Brian Hampton  
Fire Prevention Specialist II



A Tradition of Stewardship  
A Commitment to Service

**RECEIVED**

MAR 17 2011

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, Ronald Gee, Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: March 9, 2011	Re: Application for Use Permit Located at 2125 Cuttings Wharf Rd. Assessor Parcel # 047-240-006 File # P11-00043

*Handwritten initials*

The submitted application has been reviewed and this department recommends approval with the following conditions of approval:

1. A commercial food facility was not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.
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. A permit for a sub-surface drip system 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. Prior to drilling any wells a licensed well driller must obtain a permit from this Department.



A Tradition of Stewardship  
A Commitment to Service

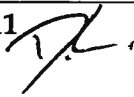
Department of Public Works

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: Ron Gee, Conservation Development and Planning Department	From: Drew Lander, Assistant Engineer Public Works
Date: June 24 2011 	Re: Use Permit Conditions Rasmussen Winery, 2125 Cuttings Wharf P11-00043, APN047-240-006MM

The application proposes expansion of an existing winery from 20,000gal/yr to 100,000gal/yr, conversion of exiting residence to an administration/office/tasting facility, construct 14,691sqft production space, upgrade the wastewater system to serve 8 full time and 4 part time employees; and establish a marketing plan that includes a monthly visitor program with a maximum of 24 visitors per day and 50 visitors at special events to be held 4 times/yr.

### EXISTING CONDITIONS:

1. The existing parcel is approximately 11.55 acres.
2. Existing property is currently developed with a pre-WDO winery.
3. Project currently takes access from Cuttings Wharf road. No left turn facilities exist for this development.
4. Existing gravel driveway varies in width, current driveway encroachment does not meet County standards.

### RECOMMENDED CONDITIONS:

#### PARKING:

1. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit shall conform to the requirements of the latest edition of the Napa County Road and Street Standards at the time of building permit submittal.

### **NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:**

2. Additional traffic information prepared by George W. Nickelson, P.E. was submitted and reviewed by this office. Public Works requires the property owner to maintain the County road right of way clear of all vegetation or other visual barriers adjacent to the applicant's parcel and neighboring parcels to achieve a clear line of sight from the applicant's driveway in both north and south directions. This includes, but is not limited to trimming of branches, mowing grass or weeds and trimming of plants. This ongoing maintenance program shall be prepared and submitted for approval through the encroachment permit process.
3. Left Turn lane improvements are not required at this time.
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. The applicant must obtain an encroachment permit prior to any work performed within the Napa County Right-of-Way.

### **SITE IMPROVEMENTS:**

6. 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.
7. Applicant shall not concentrate any storm water drainage onto neighboring properties.

### **OTHER RECOMMENDATIONS:**

8. 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**

9. Applicant must remain compliant with State regulations for stormwater pollution and prevention, including the preparation and operation of a SWPPP during all phases of construction.
10. 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.
11. 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.

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

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

14. All exterior crush facilities shall be covered, or shall be designed to preclude the use of diversion vales or the use of manual means for preventing the pollution of rainwater runoff from crush pad actives.
15. The additional impervious areas to be created require compliance with Napa County Post-Construction runoff guidelines. Applicant must demonstrate at time of Building permit submittal that stormwater retention facilities can accommodate the additional run off.
16. All construction shall comply with Storage areas shall be surfaced appropriately to using best management practices to prevent sediment and or pollutant runoff.
17. All hazardous materials stored and used on-site during 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. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
18. 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.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions or need additional information, please contact Drew Lander at (707) 253-4892 or [drew.lander@countyofnapa.org](mailto:drew.lander@countyofnapa.org) For questions concerning the traffic information required please contact Paul Wilkinson at (707) 253-4290 or [paul.wilkinson@countyofnapa.org](mailto:paul.wilkinson@countyofnapa.org)



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:** June 27, 2011

**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:** Kent Rasmussen Carneros Winery, APN# 047-240-006

The application is for the modification of an existing 1986 Small Winery Certificate with 20,000 gpy production to one with 100,000 gpy production and additional site improvements. The parcel is located on 2125 Cuttings Wharf Road in Napa.

### COMMENTS:

1. The parcel is located in the "Valley Floor" region.
2. The existing use is 5.5 acre-feet per year.

### RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 11.55 acre parcel is located in the valley floor area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 11.55 AF/Year. The estimated water demand of 6.83 AF/Year is below established threshold for the property.

Based on the information provided, the projected usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.