



A Tradition of Stewardship  
A Commitment to Service

Department of Public Works

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**Steven E. Lederer**  
Interim Director

## MEMORANDUM

To:	Mary Doyle, Conservation Development and Planning Department	From:	Drew Lander, Assistant Engineer Public Works
Date:	May 8, 2012	Re:	P11-00298, P11-00299Var, PW Conditions 3125 St. Helena Highway, St. Helena 94574 APN 022-070-028

Application proposes to establish a 50,000gpy winery with 19,770 s.f. cut and cover winery building with 13,000 s.f. of caves. The proposed winery will be housed in two modules, a 17,240± s.f production area and a 2,500 s.f. admin building connected by a roofed work area where crush activity will take place. Three existing, residential structures will be removed and replaced by a new, 1 acre vineyard. Employees are proposed to be 4 full time and 6 part time persons operating 7 days per week.

This project is also requesting a Variance to the setbacks from St. Helena Highway and the southern driveway that provides access to both the Vintners Village retail complex, and the subject parcel.

### EXISTING CONDITIONS:

1. Existing access taken from the entrance driveway and parking lot serving the St. Helena Outlets. Parcel is located West of Highway 29.
2. The existing development within the foot print of the proposed area of the new winery complex is a residential home and accessory structure which are proposed to be demolished.
3. A left turn lane has been constructed at the driveway entrance from the Highway that will serve this development.

## **RECOMMENDED CONDITIONS:**

### **GROUNDWATER**

1. Ground water comments to be provided under separate memo.

### **NEW DRIVEWAY:**

2. New access driveway shall conform to the latest addition of the Napa County Road and Street Standards for a Common Drive (detail C-7, pg29) and shall be designed by a licensed engineer to withstand a minimum load of H20.

### **PARKING:**

3. Any parking proposed by the applicant or required by the Planning Department as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent and shall be designed to support a minimum of H20 loading.
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

### **SITE IMPROVEMENTS:**

5. 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 Storm water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
6. 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.
7. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

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

8. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
9. 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. If site conditions are found to be inconsistent with the intent of this requirement a waiver of impracticability may be granted by the Director of Public Works if all possible Best Management Practices have been considered and rejected as impracticable.
10. Any new 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.

11. All areas that are proposed to be utilized for winery crush operations shall drain only to approved sanitary waste systems.

**OTHER RECOMMENDATIONS:**

12. This office supports the variance to the Highway 29 setback to allow the winery structures to be constructed as proposed.
13. Construction activity resulting in a disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site 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. 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
14. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
15. 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 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander at 707-253-4351. For groundwater questions, please contact Anna Maria Martinez



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

## GROUNDWATER MEMORANDUM

**DATE:** September 6, 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:** Cairdean Winery, APN# 022-070-028

The applicant requests approval to construct a new 50,000 gallon per year winery with marketing plan and associated structures and site improvements, and one-acre of new vineyard. The project parcel is located at 3125 St. Helena Highway in St. Helena.

### COMMENTS:

1. The parcel is located in the "Valley Floor" region.
2. The existing use is 0.75 acre-feet per year.

### RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 50.3 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 50.3 AF/Year. The estimated water demand of 3.88 AF/Year is below established threshold for the property.

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

No further analysis is necessary.



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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Environmental Management

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Steven Lederer  
Director

## MEMORANDUM

To: Napa County Planning Department, Mary Doyle	From: Kim Withrow, Senior Environmental Health Specialist <i>KW</i>
Date: April 12, 2012	Re: Application for Cairdean Winery 3125 St. Helena Highway, St. Helena Assessor Parcel #022-070-028 File # P11-00298UP

We have reviewed the application and supplemental information requesting approval to construct a 50,000 gallon per winery and caves. This Department has no objection to approval of the application with the following conditions of approval:

1. 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. The existing well does not meet the standards for a public water supply well. The feasibility report proposes reconstructing the well to provide a 50 foot deep, 3 inch thick annular seal. If unable to reconstruct the existing well to meet minimum standards contained in the Safe Drinking Water Act and Napa County Code, a new well will have to be constructed.  
  
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.
2. Prior to drilling a new well or reconstructing the existing well, a licensed well driller must obtain a well permit from this Department.
3. 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.
4. Plans for the proposed alternative sewage treatment systems (domestic waste subsurface drip and process waste surface drip) 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 these systems will be approved until such plans are approved by this Department.

5. Prior to destroying the existing wastewater system a destruction permit must be obtained from this Department.
6. A permit for construction of the proposed domestic waste subsurface drip and process waste surface drip systems 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.
7. The applicant shall maintain regular monitoring of the process waste surface drip treatment system as required by this Department which includes submitting quarterly monitoring reports. An annual operating permit is required for the waste water system.
8. An annual alternative sewage treatment system monitoring permit must be obtained for the domestic waste subsurface drip 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.
9. 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.
10. 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 the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
11. Any hazardous waste produced on site, including laboratory wastes, must be stored and disposed of in a manner consistent with Chapter 6.5, Division 20 of the California Health and Safety Code and with Title 22, Division 4.5 of the California Code of Regulations. Additionally, a Hazardous Waste Generator Permit must be obtained from this Department.
12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

13. 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.
14. 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.
15. 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.

cc: Juancarlos Fernandez, 1104 Adams Street, Suite 203b, St. Helena, CA 94574  
Hugh Linn, Riechers Spence and Associates, 1515 Fourth Street, Napa, CA 94559  
Hillary Gitelman, CDPD



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Conservation Development and Planning

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Hillary Gitelman  
Director

## Building Inspection Division Planning Review Comments

Date: November 16, 2011

Planning Division Permit #: P11-00298

APN: 022-070-028

Owner: Edwin and Stacia Williams

Description of Use Permit: This use permit is for the establishment of a 50,000 GPY Winery.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards Code at this time; the Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit; it is a Planning entitlement only and does not in itself authorize any construction or change in occupancy.

1. There are two parking areas shown on the site plan. Both parking areas will require an accessible parking stall and an accessible path of travel to all areas open to the public.
2. The plans provided for the use permit are incomplete and lack sufficient detail to provide comments pertaining to the California Building Standards Code at this time.

These and other issues of compliance with the California Building Standards Code will be addressed during the building permit application, review and approval process.

**All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Architect**

(Business and Professions Code, Chapter 3, Division 3 and California Building code Chapter 1).

Darrell Mayes, CBO  
Chief Building Official  
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# INTER-OFFICE MEMO

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TO: Mary Doyle  
Conservation, Development, and Planning Department

FROM: Brian Hampton  
Fire Department

DATE: September 1, 2011

SUBJECT: Cairdean Winery  
P11-00298UP & 00299 VAR APN#022-070-028

**SITE ADDRESS: 3125 ST Helena Highway**

The Napa County Fire Marshal staff has reviewed the Use Permit application to establish a new 50,000 gallon/year winery with a 19,770 square foot cut and cover winery building with 13,000 square feet of caves. The following conditions shall be applicable to the project if approved by the planning department:

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 and wine cave portals 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 at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
4. Fire department emergency vehicle access roads shall be installed within 150 feet of any exterior portion of the facility per the 2010 edition of the California Fire Code.
5. Install blue dot reflectors 12 inches of center line in front of all fire hydrants.
6. 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.

7. Install illuminated exit signs and emergency backup lighting throughout per the California Building Code 2007 edition.
8. Your fire flow for this project is 500 gallons per minute (GPM) for a 60 minute duration at 20 psi residual pressure. Provide 24,000 gallons of water dedicated for fire protection for the fire hydrants. Water storage for automatic fire sprinklers shall be in addition to the water storage for the fire flow for the project.
9. Fire tanks shall be installed per NFPA 22 2002 edition.
10. A UL listed fire pump conforming to NFPA 20 2002 edition may be required to meet the required fire flow for the project.
11. 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.
12. 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.
13. All exit doors shall be operable without the use of a key or any special knowledge or effort.
14. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
15. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval prior to building permit issuance.
16. 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.
17. 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.
18. 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.

19. 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.
20. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.
21. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.
22. Provide 100 feet of defensible space around all structures per Public Resources Code (PRC 4291).
24. Provide 10 feet of defensible space on both sides of your driveway for the entire length per Public Resources Code (PRC 4291).
25. Technical assistance in the way of a Fire Protection Engineer shall be provided to the Napa County Fire Marshal's Office at no charge per the 2010 edition of the California Fire Code.
26. The Napa County Fire Marshal's Office has no comments and/or conditions for the variance setbacks at this time.

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 Thursday at 707-967-1423.