



A Tradition of Stewardship  
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

Hillary Gitelman  
Director

## MEMORANDUM

|                                      |  |
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| To: Suzie Gambill, Planning Division | From: Peter Corelis, Engineering and Conservation Division |
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| Date: October 7 <sup>th</sup> , 2013 | Re: Black Cat Winery<br>Use Permit: P13-00254<br>APN: 057-270-009 |
|--------------------------------------|---|

The Engineering Division received a submittal of a proposal for a major modification to a use permit generally requesting the following:

*To approve the use of a warehouse facility for 12,500 gallons per year of wine production, wine sales, tours and tasting by appointment only, catered food, marketing events, and barrel storage. The improvements associated with the use conversion will include installation of a floor drain system for production operations to drain process waste to a holding tank to be disposed of properly offsite by an offhaul service. The proposed project is located at 194 Camino Oruga, Suites 17-20 in the County of Napa.*

After careful review of the Black Cat Winery Use Permit major modification application package the Engineering Division provides the following facts, findings, and recommended conditions for approval:

### EXISTING FINDINGS:

1. The existing access is taken from Camino Oruga and provides the standard 20 foot wide paved surface for vehicle ingress/egress meeting the minimum requirements of the Napa County Road and Street Standards for a commercial driveway.
2. An existing trash enclosure located in a common area for neighboring facilities serves multiple tenants including the subject facility.

### PROPOSED CONDITIONS OF APPROVAL:

3. The project is located in the Airport Industrial Area (AIA). The applicant shall pay the necessary traffic mitigation fees to the Department of Public Works upon application for a construction permit associated with any tenant improvements.

4. The application shall incorporate all applicable Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) to comply with County and State water quality standards current at the time of application for a building permit. The proposal includes the installation of a floor trench drain and hold and haul process waste system to meet Source Control requirements for operational waste effluents. Any new areas that are proposed to be utilized for winery crush, production and processing operations shall remain covered as proposed, graded and plumbed to drain only to approved process waste facilities.
5. Any trash storage areas utilized by the facility shall be shown to 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, or, improved to meet these requirements. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.
6. All hazardous materials stored and used on-site that could cause water pollution (cleaning chemicals, compounds used for equipment maintenance, 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.
7. Any 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.

Should you have any questions of me, please feel free to contact me at (707) 259-8757 or [peter.corelis@countyofnapa.org](mailto:peter.corelis@countyofnapa.org)



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Director

## MEMORANDUM

|                                  |  |
|----------------------------------|--|
| To: Sean Trippi, Project Planner | From: Kim Withrow, Senior Environmental Health Specialist  |
| Date: October 8, 2013            | Re: Use Permit – Black Cat Vineyard Winery,<br>194 Camino Oruga, Suites 17 -20<br>APN: 057-270-009<br>Project #: P13-00254 |

The application requesting approval to open a new 12,500 gallon per year winery in an existing warehouse space has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

1. If any food or beverage facilities, including prepackaged cheese, are included in the project, plan review and approval shall be obtained from this Division prior to issuance of any building permits. An annual food permit will be required.
2. Proposed food service at marketing events will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
3. 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 Division 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.
4. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at:  
[http://www.swrcb.ca.gov/water\\_issues/programs/stormwater/industrial.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml)

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

5. All sanitary waste water lines of the proposed development must be connected to the Napa Sanitation District.
6. A permit to construct the proposed hold and haul system must be secured from this Division 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. Plans for the proposed hold and haul 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 Division. The hold and haul must be designed in accordance with Title 13 of Napa County Code, Chapter 13.52.
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 proposed development must be connected to the City of American Canyon water system.



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Napa County Fire Department  
Fire Marshal's Office  
Hall of Justice, 2<sup>nd</sup> Floor  
1195 3<sup>rd</sup> Street  
Napa, CA 94559

Office: (707) 299-1461

Pete Muñoa  
Fire Marshal

## INTER-OFFICE MEMORANDUM

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TO: Suzie Gambill  
Planning, Building and Environmental Services

FROM: Pete Muñoa  
Fire Department

DATE: September 9, 2013

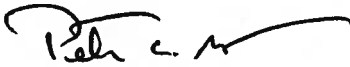
Subject: P13-00254 UP APN# 057-270-009

**SITE ADDRESS: 194 Camino Oruga, Ste. 17-20, Napa CA 94558  
Black Cat Vineyard Winery (New Winery)**

The Napa County Fire Marshal's Office has reviewed the Use Permit application for the project listed above. I am requesting that the comments below be incorporated into the project conditions should the Planning Commission approve this project.

- 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
- 2. All fire department access roads and driveways shall comply with the Napa County Public Works Road and Street Standards.**
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.
5. The required minimum fire flow for this project is 200 GPM for a 60 minute duration with 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2010 edition may be required to meet or exceed the required fire flow for the project.

21. 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.
22. All post indicator valves and any other control valve for fire suppression systems shall be monitored off site by a Central Station or Remote receiving Station in accordance with NFPA 72 2010 edition.
23. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.

A handwritten signature in black ink, appearing to read "Pete Muñoa", with a long horizontal flourish extending to the right.

Pete Muñoa  
Fire Marshal



August 21, 2013

Conservation, Development, and Planning  
County of Napa  
1195 Third Street, Suite 210  
Napa, CA 94559

**SUBJECT:** 13-00254 BLACK CAT VINEYARD WINERY, Richard Reichow, 194 CAMINO  
ORUGA #17-#20 (Gambill)

The Napa Sanitation District has reviewed the above-named application. The following are the conditions of approval for the project.

The owner shall pay to the District the prevailing fees and charges in effect as established by Resolutions and Ordinances before the issuance of a County Building Permit, and shall adhere to the rules and regulations as they apply to the application.

The District has identified the following comments based on the current application. The District reserves the right to modify the following conditions/comments based on changes to future applications or changes to the project site plan. The proposed project shall be subject to the following conditions of approval:

The proposed project shall be subject to the following conditions of approval:

- 1 A plan showing the required sanitary sewer improvements conforming to NSD standards shall be submitted to the District for approval.
- 2 If any additional plumbing fixtures are to be installed within the building, capacity charges shall be paid to the District on a fixture unit basis. The owner should contact the District for additional information in regards to capacity charges.
- 3 The application states that the proposed winery waste will be handled by a hold and haul method. The Owner will be required to execute a Zero Waste Discharge Permit with the District.
- 4 The application states that the proposed winery waste will be handled by a hold and haul method and no discharge to the District sanitary sewer facilities will occur. Documentation of who will be accepting the waste shall be provided to the District.
- 5 If the owner desires to discharge the process wastewater to the District in the future, the owner would be required to pay capacity charges to the District based on the rates in effect at the time and would be subject to the rules and regulations in effect at that time. At a minimum the facility would be subject to the following:
  - a. Installation of a flow meter and sampler on the process waste line
  - b. Insure that the discharge conforms with the District's Local Limits

- c. Provide the District with a wastewater treatment plan
- d. Obtain an Industrial Waste Discharge Permit from the District for the winery operation. Permit conditions would be established by the District at the time an application is made by the owner.

6 The proposed development may be subject to the following fees, based on the rates in effect at the time they are paid:

Plan Check Fees (presently \$40.00 per lot)

Inspection Fees (presently \$1.25 per lineal foot for main lines and \$35.00 per each 4" public lateral and \$35.00 per each 4" private lateral)

Capacity Charges (presently a minimum of \$8,300.00 per each commercial unit / tenant space, located within the proposed building. The capacity charge may be higher depending on the number of fixture units installed within each commercial unit / tenant space. The owner shall contact the District for additional information.)

7 The District has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at the District's website ([www.NapaSan.com](http://www.NapaSan.com)). The District may revise the standard specifications and details at any time. It is the responsibility of the engineer, contractor, and developer to verify that they are in possession of the current version of the standards prior to design and construction of sanitary sewer and recycled water improvements.

Please include this information as a part of your consideration of the application.

Sincerely,

Timothy B. Healy, P.E.  
General Manager / District Engineer

by: Kyle Broughton, P.E.  
Associate Engineer