



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: Linda St. Claire Planner Planning Division | From: Patrick C. Ryan Assistant Engineer Engineering Division |
| Date: March 21, 2013 | Re: Permit No. P13-00063 Perla de Occidente Winery Conditions of Approval APN: 039-190-028 3165 Silverado Trail, Napa |

The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit Major Modification application, generally requesting the following:

To build a new 100,000-gallon per year winery facility located on a 49.05 acre parcel on Silverado Trail, Napa. Includes a 84,597sf winery development area with a 20,886sf production building; a 7,164sf accessory building; a 2,541sf covered crush pad; a 1,200sf water storage tank area to accommodate 70,000 gallons of water storage; in-ground process and sanitary wastewater treatment facilities, transient water system filing; winery access roads and 13 parking spaces (ones ADA-accessible); winery commercial kitchen; and a winery marketing plan.

After careful review of the Perla de Occidente Winery Use Permit application submittal package the Engineering Division has determined that all items are complete and sufficiently detailed. As long as no additional changes are made to the proposed improvements this Division recommends approval of the project with the following conditions:

Existing Conditions:

1. The County of Napa parcel 039-190-028 is located on 3165 Silverado Trail in Napa.
2. The existing parcel is approximately 49.05 acres.
3. The existing parcel is zoned AP, Agricultural Preserve District

4. Existing property is currently developed with approximately 40 acres of planted vineyards, along with two residential structures (one a main dwelling and the other a second dwelling)
5. The proposed development is located in the Napa River Watershed which conveys to Hardman Creek.
6. Napa River is located approximately 650 feet west of the proposed development
7. Portions of the proposed winery facilities are located in the FEMA Flood Hazard Zone, AE.

RECOMMENDED CONDITIONS:

FLOOD HAZARD ZONE:

1. At the building permit and/or grading permit phase the applicant shall submit a Floodplain Management Permit pursuant to Chapter 16.04 of the Napa County Code of Ordinance.
2. An application for a permit shall be made on forms furnished by the floodplain administrator (i.e. Napa County Engineering Division), and shall be accompanied by plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question, all existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. In addition to the above mentioned requirements the applicant shall supply the required details as outline in Chapter 16.04.580 of the Napa County Code of Ordinance.

GROUNDWATER:

3. Any zoning applications filed under this title shall disclose whether the proposed use requires or anticipates the use of groundwater as a water source. Where that use requires groundwater review and the issuance of a groundwater permit under Chapter 13.15 of this code, the zoning application shall not be approved until that review has been completed and a groundwater permit has been obtained. Groundwater comments are provided in a separate memorandum.

PARKING:

4. 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 or a double seal coat over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 82).
5. 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:

6. 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.
7. Access drive shall meet the requirements of a commercial, non-residential driveway and be a minimum of 18 feet wide driveway with 2 feet of shoulder from the publicly maintained road to the improved structure. 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 12, Section 13).
8. The proposed left-hand turn lane shall be constructed on Silverado Trail, per the requires and standards outlined by Napa County Public Works Department, prior to issuance of a Certificate of Occupancy or any Temporary Certificate of Occupancy for the winery to facilitate north-bound traffic turning into the site.
9. The applicant must obtain an encroachment permit prior to any work performed within the Napa County right-of-way.

SITE IMPROVEMENTS:

10. 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 Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of 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 storm water 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 current Napa County Road and Street Standards and the California Building Code (CBC). Specifically, all cut and fill 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 PBES Department Engineering Division 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 a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer.
15. 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.

CONSTRUCTION STORMWATER REQUIREMENTS:

16. Any Project that requires a building or grading permit shall complete a Napa County Construction Site Runoff Control Requirements Appendix A - Project Applicability Checklist and shall wet sign and submit this form to the Napa County PBES Department Engineering Division for review.
17. 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 Napa County Stormwater Ordinance 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
18. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (CRWQB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.
19. 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.
20. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
21. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

22. 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 PBES Department office.
23. 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. infiltration, and/or retention/detention systems) may be used to capture and infiltrate the excess volume.

24. Implement low impact development (LID) standards designed to reduce runoff, treat storm water, and provide baseline hydromodification management to the extent feasible, to meet the "Numeric Sizing Criteria for Stormwater Retention and Treatment.
25. 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.
26. 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.
27. In design of retention facilities, the maximum percolation rate shall be two inches per hour. For on-site common retention basins, the side slopes shall not exceed 3:1.
28. 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.
29. 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.
30. Fountain discharge drain shall not be connected directly to the storm drains or sanitary sewer system.
31. All roofs, gutters and/or downspouts made of copper or other unprotected metals shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.
32. Prior to final occupancy the property owner must legally record an "Operation and Maintenance Agreement" approved by Napa County PBES Department Engineering Division to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
33. 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.

OTHER RECOMMENDATIONS:

34. 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at Patrick.Ryan@countyofnapa.org. For groundwater questions, please contact Anna Maria Martinez at (707) 259.8600.



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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

Steven E. Lederer
Director

GROUNDWATER MEMORANDUM

DATE: March 11, 2013

TO: Planning, Building and Environmental Services

FROM: Annamaria Martinez, Assistant Engineer 
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Perla de Occidente Winery, APN# 039-190-028, P13-00063

The applicant requests approval of a new 100,000 gpy winery, including new winery structures, water storage, a sanitary wastewater system, increase to hours of operation, visitation and marketing plans and access road, etc. The project parcel is located on Silverado Trail in Napa.

COMMENTS:

1. The parcel is located in the "Valley Floor" region.
2. A 40.2 acre vineyard exists on the property. According to the property owner, all water for vineyard purposes comes from an existing onsite irrigation reservoir which is filled by a riparian water right from the Napa River.
3. *No groundwater is used for vineyard irrigation.*
4. The existing groundwater use on the property is 1.05 AF/Year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 49.05 acre parcel is located in the hillside area with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 49 AF/Year. The estimated water demand of 3.7 AF/Year is below the 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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Steven Lederer
Director

MEMORANDUM

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| To: Linda St Claire Planning, Building and Environmental Services Department | From: Paul Wilkinson, Associate Engineer Public Works |
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| Date: July 12, 2013 | Re: P13-00063 – Corona Family Winery |
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Completed the traffic engineering review of Planning Permit number P13-00063.

- Relocation of proposed driveway to align with existing drive across Silverado Trail is supported by staff.
- The design of the proposed two way left turn lane on Silverado Trail must include paved shoulders that are equal to or wider than the existing paved shoulders.
- An encroachment permit is required for work in the County right of way.



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Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
St. Helena, CA 94574

Office: (707) 967-1419
Fax: (707) 967-1474

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Linda ST Claire
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: March 12, 2013

P13-00063 APN# 039-190-028

Subject: Perla De Occidente Winery

SITE ADDRESS: 3165 Silverado Trail

The Napa County Fire Marshal's Office has reviewed the Use Permit application to construct a new winery with 100,000 gallons per year production; 20,886 square foot production building; 7,164 square feet of accessory building; 2,541 square feet of covered crush pad; 1,200 square feet of water tank storage for 70,000 gallons of water storage; new wastewater system; visitation; marketing; commercial kitchen; 13 parking spaces with access road. We would like to recommend the following comments be incorporated as project conditions if the Planning Commission approves the 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 shall comply with Napa County Public Works Road and Street Standards.
3. All fire department access roads shall be within 150 feet of any exterior portion of the buildings.
4. The numerical address of the facility shall be posted on the street side of the buildings , posted at all driveway entrances visible from both directions of travel, and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
5. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.

6. All fire hydrants shall be painted chrome/safety yellow.
7. Approved steamer fire hydrants shall be installed within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2010 edition.
8. Your required fire flow for this project is 500 gallons per minute (GPM) for a 60 minute duration at 20 psi residual operating pressure. The required water storage required for fire protection for this project is 15,000 gallons of water. Water storage for automatic fire sprinklers and domestic storage shall be in addition to this requirement.
9. All water storage tanks shall comply with NFPA 22, 2010 edition for the installation of Water Storage Tanks.

10. Currently serviced and tagged 2A10BC fire extinguishers shall be mounted 3 1/2' to 5 feet to the top of the extinguisher within 75 feet of travel distance from any portion of the facility.
11. All exit doors shall open without the use of a key or any special knowledge or effort.
12. Install illuminated exit signs throughout the buildings and caves per the California Building Code 2010 edition.
13. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
14. Install an automatic fire suppression system for the commercial kitchen with a TYPE I hood in conformance with NFPA 17A & NFPA 96, 2010 edition.
15. Install laminated 11" x 17" site plans and building drawings in a KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. Contact the Napa County Fire Marshal's Office for an application and mounting instructions.
16. Beneficial occupancy will not be granted until all fire department issues have been inspected, tested and finalized.
17. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
18. Fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.
19. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
20. Technical assistance in the form of a Fire Protection Engineer or Consultant acceptable, and reporting directly to the Napa County Fire Marshal's Office. The Fire protection

Engineer or Consultant shall be provided by the applicant at no charge to the County for the following circumstances:

- a. Independent peer review of alternate methods proposals.
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. All gated entries shall be provided with a KNOX RAPID ENTRY SYSTEM. Electric gates shall be provided with a KNOX key switch. Manual gates shall be provided with a KNOX padlock.
 24. 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.



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Hillary Gitelman
Director

MEMORANDUM

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|---------------------------------------|--|
| To: Linda St. Claire, Project Planner | From: Kim Withrow, Senior Environmental Health Specialist |
| Date: March 18, 2013 | Re: Perla de Occidente Winery, 3165 Silverado Trail Assessor Parcel # 039-190-028 File # P13-00063 |

The application requesting approval to establish a new 100,000 gallon per year winery with new buildings, water storage, wastewater treatment and disposal system, domestic drinking water system and commercial kitchen, as described in application materials dated March 1, 2013 has been reviewed. This Division has no objection to approval of the application with the following 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 Division prior to issuance of any building permits for said areas. An annual food permit will be required.
2. A permit for the proposed private sewage disposal system (standard gravity distribution septic 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.
3. Plans for the proposed private sewage disposal 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 granted until such plans are approved by this Division.
4. 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.
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, etc.

6. 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 Division. 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.
7. Prior to drilling any new wells, a licensed well driller must obtain a permit from this Division.
8. The existing well must be properly protected from potential contamination. If the existing well(s) is to be destroyed, a licensed well driller must obtain a well destruction permit from this Division. 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.
9. 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.
10. 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

File for a storm water permit from the Division of Environmental Health, 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.

11. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
12. 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.

Perla de Occidente

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13. 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.
14. 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.