



A Tradition of Stewardship
A Commitment to Service

FILE #: P14-00158
Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Main: (707) 253-4417
Fax: (707) 253-4336

David Morrison
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: Engineering Services Division

APPLICATION TITLE: Larkmead Vineyards Use Permit Modification APN: 020-240-001

DESCRIPTION OF PROJECT: Modification of Use Permits #P04-0204 and #P12-00105 MOD to allow an increase in annual production from 36,000 gallon/year to 75,000 gallons/year; to increase the number of daily visitors (by appointment only) from 40 to 150 per day; to increase the hours of visitation; to expand the existing parking to construct 10 additional parking spaces for a total 25 spaces; expand the sanitary and process waste water system; and to modify the Marketing Plan to allow for additional private wine and food tasting events to a maximum 25 persons; and to add one additional special wine and food tasting events per year for a maximum 300 persons.

RESPONSE REQUEST DATE: May 28, 2014 RESPONSE RETURN DATE: June 11, 2014

PLEASE RESPOND VIA E-MAIL TO: wyntress.balcher@countyofnapa.org
OR FAX TO (707) 299-4077; TELEPHONE#: (707) 299-1351

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? Yes No
2. Do you have jurisdiction by law over this project? Yes No
3. Attach your agencies comments, or list below: Comments attached
 Comments below

APPLICATION APPROVED BY ENGINEERING DIVISION - SEE ATTACHED CONDITIONS OF APPROVAL

Name of contact person: Patrick C. Ryan Telephone #: 253-4892
Email: Patrick.Ryan@countyofnapa.org
Title: ASSISTANT ENGINEER
Date: JUNE 10, 2014



A Tradition of Stewardship
A Commitment to Service

MEMORANDUM

[Signature] 06/10/2014

To: Wyntress Balcher Planner II Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering Service
---	--

Date: June 10, 2014	Re: Permit No. P14-00158 Larkmead Vineyards APN: 020-240-001-000
---------------------	--

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

Modification to Use Permits P04-0204 and P12-00105_MOD to allow in increase in annual production from 36,000 gallons/year to 75,000 gallons/year; to increase the number of daily visitors (by appointment only) from 40 to 150 per day; to increase the hours of visitation; to expand the existing parking by constructing 10 additional parking spaces, in a new 3,605 sq.ft. parking lot, for a total of 25 spaces; expand the sanitary and process waste water system; and to modify the Marketing Plan to allow for additional private wine and food tasting events per year for a maximum of 300 persons.

After careful review of Larkmead Vineyards Use Permit modification 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 020-240-001 is located at 1100 Larkmead Lane, Calistoga.
2. The existing parcel is approximately 18.0 acres.
3. The existing parcel is zoned AP; Agricultural Preserve District.
4. Existing property is currently developed with an active commercial production winery with associated infrastructure and vineyards.
5. The existing parcel is located within the Napa River Watershed, Schramsberg Creek drainage tributary.

6. The existing parcel's north-west section, approximately 1.0 acres, is encroached on by FEMA Special Flood Hazard Area (SFHA) – 100-year Floodplain Zone AE.
7. Schramsberg Creek abuts the northern limits of the existing property, approximately 100-feet due north of the existing winery facility.

RECOMMENDED CONDITIONS:

ROAD & STREET STANDARDS:

1. Any proposed or required new/reconstructed access drives shall meet the requirements of a Commercial, Industrial and Non-Residential driveway. The developer shall provide a minimum of 18-foot wide driveway with 2-feet of shoulder from the publicly maintained road to the improved structure. Pavement structural sections shall be determined by the designed Traffic Index. The minimum structural section shall be 2-inches of hot mix asphalt (HMA) over 5-inches of Class II Aggregate Base (AB) in accordance with Section 27 of the 2011 Napa County Road and Street Standards (RSS).
2. Any proposed or required new/reconstructed parking shall meet the requirements outlined in the current Napa County RSS, Section 9 and/or Detail D-8, page 82.

SITE IMPROVEMENTS:

3. 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 the Napa County PBES Department Engineering 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.
4. 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.
5. Grading and drainage improvements shall be constructed according to the current Napa County RSS, Napa County Stormwater Program, and the California Building Code (CBC). Specifically, all cut and fill slopes shall be setback to meet the latest CBC.
6. 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.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

7. The proposed development is categorized as a Medium Priority Construction Project, as defined by the Napa County Construction Site Runoff Control Requirements Appendix A - Project

Applicability Checklist, and shall prepare and submit a Stormwater Quality Management Plan (SQMP) at the time of the building and/or grading permit submittal.

8. 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.
9. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

10. The proposed development is a non-categorized post-construction runoff management project, as defined by the Napa County Post-Construction Runoff Management Requirements Appendix A - Project Applicability Checklist, if any changes to the scope of work are to change at the time of the building and/or grading permit submittal additional post-construction runoff management requirements may be applicable.
11. 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.
12. Parking areas shall follow the following design criteria to minimize the offsite transport of pollutants:
 - a) Reduce impervious land coverage of parking areas. Permeable surfaces in overflow parking or other areas may be used to meet this requirement.
 - b) Direct runoff from paved surfaces to appropriate landscaping to infiltrate and treat stormwater.

FURTHER REQUIREMENTS:

13. All original Conditions of Approval for P04-0204 and P12-00105, are applicable.

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.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Wyntriss Balcher, Planner II	From: Christine Secheli, REHS
Date: June 12, 2014	Re: Application for Larkmead Vineyards Located at 1100 Larkmead Lane Assessor Parcel # 020-240-001 File # P14-00158

We have reviewed the above application and have the following conditions of approval should the project be approved:

- 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. The plan submittal shall address the concerns identified in the feasibility report and shall be submitted within 30 days of approval of use permit.
- A permit to expand the existing sewage disposal 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. Permit shall be secured upon approval of the plans.
- An inspection of the existing sewage disposal system must be performed by a licensed sewage contractor and a report submitted to this Division for review and approval along with the plan submittal.
- Prior to any expansion or addition to the water system or treatment components a plan shall be submitted to this Division for review and approval.



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1461

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Wyntress Balcher
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: June 12, 2014

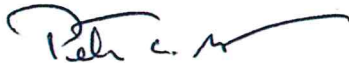
Subject: P14-00158 APN# 020-240-001

SITE ADDRESS: 1100 Larkmead Lane, Calistoga CA 94515
Larkmead Vineyards Use Permit Mod

The Napa County Fire Marshal's Office has reviewed the Use Permit Modification 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. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 15 foot clear vertical clearance.
- 5.. Currently serviced and tagged 2A 10BC fire extinguishers shall be mounted 3.5 to 5 feet from the top of all extinguishers to the finished floor and be reachable within 75 feet of travel distance from any portion of all buildings.

6. Install laminated 11" x 17" site plans and building drawings in NCFD specified KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.
7. Beneficial occupancy **will not be granted** until all fire department fire and life safety items have been installed, tested and finalized.
8. Provide 100 feet of defensible space around all structures.
9. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.

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

Pete Muñoa
Fire Marshal



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092

Main: (707) 253-4351
Fax: (707) 253-4627

Steven E. Lederer
Director

GROUNDWATER MEMORANDUM

DATE: November 20, 2014

TO: Conservation Development and Planning Department

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

SUBJECT: Larkmead Vineyards, APN# 020-240-001, P14-00158

The applicant requests approval of modifications to P04-0204 and P12-00105 MOD that will allow for an increase/expansion in production (from 36,000gallon/year to 75,000 gallon/year), visitation/marketing events, parking, and the process waste water system. The project parcel is located on Larkmead lane in Calistoga.

COMMENTS:

1. The parcel is located in the "Valley Floor" region.
2. The existing use is estimated to be 7.55 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 17.85 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 17.85 AF/Year. The estimated water demand of 8.54 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.