



A Tradition of Stewardship
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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Wyntriss Balcher, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: February 11, 2015	Re: Krupp Brothers Winery APN 039-610-006 File #P14-00176

Environmental Health Division staff reviewed an application requesting approval to modify an approved use permit (P11-00348) by relocating the winery building and revising the wastewater treatment processes among other items as described in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. Plans for the proposed process waste surface drip treatment and sanitary waste subsurface drip treatment systems 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.
2. 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.
3. Permits to construct the proposed process waste and sanitary waste treatment systems 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.
4. 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.
5. 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

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the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.

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




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MEMORANDUM

To: Wyntress Balcher, Planning Division	From: Peter Corelis, Engineering and Conservation Division 
Date: December 2 nd , 2014	Re: Krupp Brothers Winery Use Permit Modification: P14-00176 APN: 039-610-006

The Engineering Division received a request for comment on an application submittal package proposing a major modification to a use permit and a variance generally requesting the following:

To approve the relocation of the winery facility within the 600-foot winery setback from Silverado Trail. The proposed project is located at 3150 Silverado Trail in the County of Napa.

After careful review of the Krupp Brothers Winery use permit modification and variance application package the Engineering Division provides the following recommended conditions of approval:

- 1) Grading and site work shall be performed so as to prevent diversion or concentration of stormwater onto adjacent properties or alterations to existing drainage patterns.
- 2) 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.
- 3) All grading shall conform to the requirements of the 2007 California Building Code: Appendix J – Grading, including surface preparations, benching, fill material specifications, compaction and maximum slopes, as required.
- 4) A separate grading permit application shall be made to perform the left turn lane work. Final occupancy of the winery facility shall not be granted until the left turn lane grading permit is finalized.
- 5) Any and all work, temporary, or otherwise, including stream restoration, landscaping and plantings, occurring in the the FEMA adopted Special Flood Hazard Area (SFHA) along Hardman Creek shall

require a separate floodplain permit. All work within the SFHA shall comply with County code requirements 16.04.

- 6) 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.
- 7) Grading, drainage and parking improvements shall be constructed according to the latest Napa County Road and Street Standards.
- 8) A separate encroachment permit must be obtained from the Department of Public Works to perform all work within the County Right-of-Way.
- 9) New and improved access driveways 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 Civil engineer to withstand a minimum H20-44 loading criteria and must have a minimum structural section of 5 inches of Class II Aggregate Base (AB) plus a 2 inches of Hot Mixed Asphalt (HMA) or equivalent, whichever is greater.
- 10) Parking stalls and lots shall meet the Napa County Road and Streets Standards minimum design criteria.
- 11) Proposed trash enclosures must be designed to preclude stormwater runoff by way of grade control and must be covered, or, include trash containers with lids to prevent direct precipitation into the bins. Trash enclosures shall be screened or walled to prevent off-site transport of trash. Storm drains are not allowed in the immediate vicinity of the trash enclosure. The trash area shall be paved with an impervious surface to mitigate spills.
- 12) Processing areas must be covered and drain to an approved process waste handling system. Runoff shall be diverted from processing areas with grade breaks.
- 13) Final inspection and issuance of the certificate of occupancy will require the recordation of a notarized Maintenance and Operation Agreement with the Recorder's Office signed by designees of the County and the owner. The agreement will identify all post-construction structural BMPs built as part of the project and required scheduled maintenance thereof, and include legible and reproducible 8½" x 11" reference exhibits clearly showing the approved BMPs to be used for quick identification and inspection, to run with the title to the land.

If you have any questions please feel free to contact me at (707) 259-8757 or peter.corelis@countyofnapa.org



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David Morrison
Director

MEMORANDUM

To: Charlene Gallina/Wyntress Balcher

From: Darrell Mayes

Date: June 19, 2014

Re: Planning Use Permit P14-00176

Building Inspection Division Planning Use Permit Review Comments

Address: 3150 Silverado Trail

APN: 039-610-006

Project: Krupp Brothers Winery Variance

Owner: Bart & Patricia Krupp

Contact: Donna Olford

Description: This Planning "Use Permit"

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards Codes at this time; the Building Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of this variance.

1. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, "**only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit**". The codes adopted at this time are 2013 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire, and part 11 Green Buildings.
2. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities a separate demolition permit will be required from the Napa County Building Division prior to the removal. Please note the applicant will be required to provide a "J" number from the Bay Area Air Quality Management District at the time the applicant applies for a demolition permit if applicable.
3. The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public. The plans provided to me for

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this Use Permit do not show compliance with the Americans with Disabilities Act and/or the California Building Code, chapter 11B, which provides for accessibility in non-residential buildings and sites.

Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707) 259-8230

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.

Darrell Mayes, CBO
Chief Building Official
County of Napa County
Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
Phone: (707) 259-8230
Fax: (707) 299-4434
E-mail: darrell.mayes@countyofnapa.org



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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: Tim Hoyt
Fire Department

DATE: September 10, 2014

Subject: P14-00176 APN# 039-610-006

SITE ADDRESS: 3150 Silverado Tr. Napa, CA. 94558

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. 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 fire flow for this project is 1000 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.

6. Provide a minimum of 60,000 gallons of water dedicated for fire protection. **Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.**
7. 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.
8. All cave development shall comply with CBC Section 436 as well as the Napa County Fire Marshal's Office Cave Development Guidelines.
9. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
10. All fire hydrants shall be painted chrome/safety yellow.
11. Approved steamer fire hydrants shall be installed a maximum distance of 250 feet from any point on approved fire apparatus access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2010 edition.
12. 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.
13. All exit doors shall open without the use of a key or any special knowledge or effort.
14. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
15. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
16. 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.
17. Beneficial occupancy **will not be granted** until all fire department fire and life safety items have been installed, tested and finalized.
18. Provide 100 feet of defensible space around all structures.
19. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
20. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
21. Designated 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.

22. 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.
23. 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.
24. 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.
25. 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.
26. 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.

Tim Hoyt
Interim Fire Marshal



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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
Interim Director

GROUNDWATER MEMORANDUM

DATE: March 27, 2012

TO: Conservation Development and Planning Department

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

SUBJECT: Krupp Bros. Winery, APN# 039-610-006, P11-00348

The applicant requests approval of a 50,000 gpy winery with tours/tasting and marketing events. The project parcel is located on Silverado Trail in Napa.

COMMENTS:

1. The parcel is located in the "Valley Floor" region.
2. The existing use is estimated to be 4.6 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 13.23-acre parcel is located in the hillside area with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 13.23 AF/Year. The estimated water demand of 5.63 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.

Balcher, Wyntress

From: Weiss, Karen@Wildlife <Karen.Weiss@wildlife.ca.gov>
Sent: Wednesday, June 18, 2014 4:24 PM
To: Balcher, Wyntress
Subject: Krupps Brothers Winery

Hi Wyntress,

Here is the language that I talked about for a CDFW Lake and Streambed Alteration Agreement for the Krupps Winery project. From the plans we received and a very quick preliminary review, it is unclear if they will be impacting riparian habitat.

Lake and Streambed Alteration Agreement

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed, the Department may require a Lake and Streambed Alteration Agreement (LSAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant. Issuance of an LSAA is subject to CEQA. The Department, as a responsible agency under CEQA, will consider the CEQA document for the project. The CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for completion of the agreement. To obtain information about the LSAA notification process, please access our website at <http://www.cdfw.ca.gov/habcon/1600/> or to request a notification package, contact the Lake and Streambed Alteration Program at (707) 944-5520.

Thanks, Karen

Karen Weiss
Senior Environmental Scientist
Bay Delta Region
CA Department of Fish & Wildlife
7329 Silverado Trail
Napa, California 94558
707-944-5525
Karen.weiss@wildlife.ca.gov