



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: Dana Ayers Planner III Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering Service
Date: April 21, 2015	Re: Permit No. P14-00403 Leaf and Vine Winery Conditions of Approval APN: 057-270-008, 001

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

The project would result in an 18,500 gallon per year wine production facility, tasting room and associated uses. Winery production includes receiving fruit, crushing or grapes, processing grape juice through fermentation into wine, storage of wine in bulk, bottled case good storage and shipping. An exterior above ground storage tank would hold process wastewater generated by the proposed winery use. Process wastewater would be off hauled for treatment and disposal.

After careful review of the Leaf and Vine Winery Use Permit application 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 057-270-008 is located at 190 Camino Oruga Suite 27, Napa County.
2. The existing parcel is currently zoned GI:AC, General Industrial:Airport Compatibility Combination District.
3. Existing property is located within a developed parcel that contains an existing industrial building, shared parking lot, landscaping and ancillary improvements.

4. The existing parcel is part of the Napa River Watershed, Sheehy Creek tributary.

RECOMMENDED CONDITIONS:

AIRPORT SPECIFIC CONDITIONS:

1. The Applicant must comply with all associated requirements and exhibits relating to water conditions to be imposed on all parcels as described in Napa County Agreement No. 7070, between the County of Napa and the City of American Canyon.
2. Applicant will pay the applicable Napa County Airport Industrial Area Traffic Mitigation Fees prior to receiving any building permits for this project. The applicant should contact the Public Works office to obtain information regarding the determination of this fee.
3. All Public Works related improvements shall conform to the latest Napa County Road and Street Standards and the latest Napa County AIASP.
4. Any necessary storm drainage improvements shall conform to the latest Napa County Road and Street Standards.

ROAD & STREET STANDARDS:

5. Any proposed or required new/reconstructed access drives associated with the commercial winery 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).
1. 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:

2. 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.
3. 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.

4. 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.
5. 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:

6. 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.
7. 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.
8. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
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 overall development is a non-categorized Post-Construction Runoff Management Project with approximately 300 square feet of new or reconstructed impervious area. 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.
11. 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.
12. 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.

13. 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.
14. Outdoor material storage areas which contain smaller quantities of materials and waste (e.g. pesticides, fertilizers, etc.) with the potential to contaminate stormwater must be placed in an enclosure such as a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system.
15. Outdoor material storage areas which contain materials and/or waste associated with wine production and process is prohibited and shall be stored under cover and in an area designed to preclude stormwater run-on and temporarily covered with tarps during rain events.
16. Storage areas for liquid materials and water must have a permanent cover to keep rainwater out of the storage area and protected by secondary containment structures such as berms, dikes or curbs.
17. Processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, shall be paved and performed indoors; installation of storm drains in processing areas is prohibited. For processing areas that generate liquid wastes, slope the area to a drain an approved collection system.
18. Interior floor drains shall be plumbed to the sanitary sewer system or closed loop system and shall not be connected to storm drains.

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

David Morrison
Director

MEMORANDUM

To: Shaveta Sharma, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: January 23, 2015	Re: Leaf and Vine Winery APN 057-270-008 File #P14-00403

Environmental Health Division staff has reviewed an application requesting approval to establish a new winery with production capacity of 18,500 gallons per year within an existing building as detailed 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 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.
2. Permits to construct the proposed process waste hold and haul 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. Sanitary waste water lines for the proposed development must be connected to the Napa Sanitation District.
4. The proposed development must be connected to the City of American Canyon water system.
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 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.

During construction and/or prior to final occupancy being granted:

6. An annual holding tank operating permit must be obtained for the hold and haul system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
7. 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.

Upon final occupancy and thereafter:

8. Proposed food service 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.
9. 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

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.

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 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.
11. In the future if hold and haul is no longer an option then all waste water lines of the proposed development must be connected to the Napa Sanitation District. All pre-treatment shall be approved and/or permitted by Napa Sanitation District. The pre-treatment system shall be operated at all times so as to not create a nuisance of noise or odors.
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. 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.



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) 299-1464

Barry Bierman
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Shaveta.sharma@countyofnapa.org
Planning, Building and Environmental Services

FROM: James Bales
Fire Department

DATE: March 4, 2015

Subject: P14-00403 APN# 057-270-008, 001

SITE ADDRESS: 190 Camino Oruga, Napa 94558 Leaf and Vine

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. An automatic fire sprinkler system conforming to NFPA 13 2013 edition with water flow monitoring to a Central Receiving Station shall be installed if not already done. Change of occupancy type to a more hazardous class constitutes new sprinkler building requirements for buildings over 3,600 sq. ft. Existing systems will be modified to meet new sprinkler demands for occupancy type.
3. 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.
4. All exit doors shall open without the use of a key or any special knowledge or effort.
5. Install illuminated exit signs throughout the buildings per the California Building Code 2013 edition.

6. Install emergency back-up lighting throughout the buildings per the California Building Code 2013 edition.

7. Beneficial occupancy **will not be granted** until all fire department fire and life safety items have been installed, tested and finalized.

James Bales
CAL FIRE/ Fire Captain
Assistant Fire Marshal
(707) 299-1463