



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: Charlene Gallina Supervising Planner Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering Services
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*PC Ryan* 03/10/2015

Date: March 10, 2015	Re: <b>Permit No. P13-00027</b> <b>Norman Kiken - Reverie Winery</b> <b>Engineering Approval</b> APN: 020-440-005-000
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The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Services Division has reviewed the revised Use Permit Modification, P13-00027, project description for Reverie on Diamond Mountain, received by this office on November 24, 2014. The Engineering Services Divisions recommends approval of the requested Use Modification on the condition that the property owner/applicant Reverie on Diamond Mountain Winery comply with the all the requirements described in the Engineering Services Conditions of Approval Memorandum and Road Exception Evaluation, dated March 5, 2014 (enclosed). Specifically improvements shall be made to the winery facility to comply with Napa County's Post-Construction Runoff Management Requirements and the existing shared private access driveway off Diamond Mountain Road shall be improved to the following:

1. Roadway Station 20+15 to 21+35 shall be improved to common drive standard design, per the current RSS.
2. Removal of approximately 18-feet of fence at the Kiken Property Line to provide unrestricted inter-visibility between roadway station 20+15 and 22+00.
3. Provide traffic directional signage at the proposed divided two-lane split at the intersection of the winery driveway and residential driveway located at roadway stations 21+40 and 22+50.
4. The roadway shall be constructed and maintained to the approved condition throughout the life of the parcel or until such time the County deems that future road design changes or changes in use of this roadway beyond the use proposed shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

5. The private drive surface shall be periodic maintained by the property owner to assure sufficient structural section for loading conditions equivalent to the H20-44 criterion and the design Traffic Index.
6. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensive space and improve sight distance. The vegetation management plan shall be reviewed and approved by the Napa County Fire Marshall.
7. All mitigation measures shall be installed and remain in place for the life of the access drive or until the drive is upgraded to meet current RSS for commercial access.

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](mailto:Patrick.Ryan@countyofnapa.org).



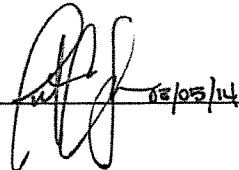
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Pete Parkinson  
Interim Director

## MEMORANDUM



To: Charlene Gallina Supervising Planner Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering Service
Date: March 5, 2014	Re: Permit No. P13-00027 Norman Kiken - Reverie Winery Conditions of Approval APN: 020-440-005

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:

1. Recognize the use of ± 4,710 square feet of caves for wine barrel storage;
2. Recognize the existing configuration of the winery building as shown on the floor plan within the application package;
3. Recognize and authorize 40 visitors on the busiest day with an average of 20 per week;
4. Expand the marketing plan to allow 4 marketing events per year with 60 guests, 2 events per year with 40 guests and 12 events per year with 10 guests, and participation in the Wine Auction;
5. Allow the winery and outdoor lawn area to be used for tastings and the retail sale of wine by the glass and bottle under SB 2004;
6. Authorize up to 5 winery employees; and
7. Increase production to 9,200 gallons per year.

After careful review of the Norman Kiken Major Modification 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 020-440-005 is located at 150 Diamond Mountain Road in Calistoga.
2. The existing parcel is approximately 39.83 acres.
3. The existing parcel is zoned AW: Agricultural Watershed District.

Planning Division  
(707) 253-4417

Building Division  
(707) 253-4417

Engineering & Conservation  
(707) 253-4417

Environmental Health  
(707) 253-4471

Parks & Open Space  
(707) 259-5933

4. Existing property is currently developed with a Winery, Reverie at Diamond Mountain.
5. The existing parcel is located within the Napa River Watershed, Kortum Canyon Creek drainage tributary.
6. Site drainage varies, however the watershed on the parcel conveys south southeast toward the confluence of Kortum Canyon Creek and an unnamed Blueline stream.
7. The confluence of two Blueline streams, Kortum Canyon Creek and an unnamed Blueline stream, is located at the southeast corner of the parcel. The unnamed Blueline stream conveys west to east on the southern limits of the parcel property lines. Kortum Canyon Creek conveys west to north east entering the parcel at its southern limits.
8. Oregon White Oak Woodlands, a sensitive biotic community, is located at the southern most area of the subject parcel and extends west to the intersection of the access roadway and Diamond Mountain Road.
9. The existing access driveway falls within a 56-foot easement, and varies in paved width from 10-feet to 15-feet with approximately 2-feet of shoulder on either side. Two bridge crossings lie on the access driveway located at roadway stations 10+65 and 12+90, as defined in the Civil Improvement Plans prepared by CAB Consulting Engineers.

**RECOMMENDED CONDITIONS:**

**ROAD & STREET STANDARDS:**

1. All roadway construction associated with this application shall conform to the Road Exception Evaluation composed by this Division, dated March 5, 2014, enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local codes.
2. Any roadway, proposed new or reconstructed, not included in the above mentioned Road Exception Evaluation shall meet the requirements for a Commercial, Industrial, Non-Residential driveway. 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) or an engineered equivalent section in accordance with Section 27 of the 2011 Napa County Road and Street Standards (RSS).
3. 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.
4. The developer shall obtain an encroachment permit prior to any work performed within the Napa County right-of-way.

**SITE IMPROVEMENTS:**

5. 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

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

**POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:**

16. Any Project that requires a building or grading permit shall complete a Napa County Post-Construction Runoff Management 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. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. Processing areas shall be paved and performed indoors or under cover to keep rainwater out of the processing area and shall be designed to preclude run-on from surrounding areas. For processing areas that generate liquid wastes, slope the area to drain to the sanitary sewer system or other approved collection system.
23. Interior floor drains shall be plumbed to the sanitary sewer system or closed loop system and shall not be conned to storm drains.

**OTHER RECOMMENDATIONS:**

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.

6. 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.
7. Grading and drainage improvements shall be constructed according to the current Napa County RSS and the California Building Code (CBC). Specifically, all cut and fill slopes shall be setback to meet the latest CBC.
8. 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.
9. No work shall be designed or constructed within the stream setbacks as defined in the Napa County Conservation Regulations, Section 18.108.

**CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:**

10. 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.
11. 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.
12. 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.
13. 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.
14. All trash enclosures must be covered and protected from rain, roof, and surface drainage.



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Pete Parkinson  
Interim Director

## MEMORANDUM

To: Charlene Gallina Supervising Planner Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering Services
Date: March 5, 2014	Re: <b>Permit No. P13-00027</b> <b>Norman Kiken - Reverie Winery</b> <b>Road Exception Evaluation</b> APN: 020-440-005

### ROAD EXCEPTION REQUEST:

The Engineering Services Division received a request (Request), dated February 6, 2014, for exception to the County Road and Street Standards (RSS) for the Norman Kiken – Reverie Winery common access drive, see Exhibit A. Access to the commercial winery facility is proposed via a 1,300 linear foot shared private driveway off of Diamond Mountain Road. The shared access serves the following parcels: APN 020-400-012 Land of Von Strasser, APN 020-440-013 Land of Von Strasser, APN 020-440-005 Lands of Kiken, and APN 020-440-004 Lands of Diamond Creek Vineyards. Both APN 020-440-013 and 020-440-005, Lands of Von Strasser and Kiken respectively, have active winery operations with visitation being served by the subject access driveway. The current private driveway varies from 10-feet to 15-feet paved width with approximately 2-foot shoulders on each side, with the exception of two bridge crossings, and falls within an existing 56-foot ingress/egress easement in favor of APN 020-440-005 and 020-440-004.

The request for an exception to the RSS is to allow for a reduction in the required roadway width, 20-feet as defined by Section 15 of the RSS, to preserve unique unique features of the natural environment. The nature and constraints for the road exception are described in the Request and herein as provided by the project's Engineer-of-Record Carl Butts P.E., CAB Consulting Engineers (Request Letter attached as Exhibit A).

### ENGINEERING AND CONSERVATION DIVISION EVALUATION AND RECOMMENDATION:

Engineering Division staff has discussed the Request noted above with Napa County Fire and the applicant's authorized agents, including a site visit with responsible parties on January 14, 2014. With respect to Section (3) of the RSS as adopted by Resolution No. 2011-95 by the Board of Supervisors on August 9, 2011, this division has determined the following:

Planning Division  
(707) 253-4417

Building Division  
(707) 253-4417

Engineering & Conservation  
(707) 253-4417

Environmental Health  
(707) 253-4471

Parks & Open Space  
(707) 259-5933

24. All conditions of approval from the original use permit 94254-UP shall remain in effect for P13-00027.

**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](mailto:Patrick.Ryan@countyofnapa.org).



**1. STATION 10+67 – 11+21: ROADWAY WIDTH EXCEPTION**

The request for an exception to the common drive width of 20-feet to a roadway width of 13.6-feet at its minimum for 54 linear feet in order to preserve twin 18-inch diameter at breast height (dbh) redwoods, an established bridge crossing over Diamond Creek, and to comply with Napa County Code Section 18.108.025 - Setback requirements of intermittent/perennial streams.

**2. STATION 12+41 – 13+45: ROADWAY WIDTH EXCEPTION**

The request for an exception to the common drive width of 20-feet to a roadway width of 11.1-feet at its minimum for 104 linear feet in order to preserve an established bridge crossing over Kortum Canyon Creek (a mapped Blueline Stream), and to comply with Napa County Code Section 18.108.025 - Setback requirements of intermittent/perennial streams.

**3. STATION 20+15 – 21+35: ROADWAY WIDTH EXCEPTION**

The request for an exception to the common drive width of 20-feet to a roadway width of 10.4-feet at its minimum for 116 linear feet in order to comply with Napa County Code Section 18.108.025 - Setback Requirements of Intermittent/Perennial Streams and Section 18.104.010 – Minimum Yard Setback.

3.1. Development of the north shoulder to comply with the 20-foot road requirement would encroach on a 20-foot setback to the Von Strasser guest unit.

3.2. Development of the south shoulder, due to the existing 3H:1V slope would result in encroachment of a 55-foot setback per Napa County Code Section 18.108.025.

**4. STATION 21+31 – 23+62: ROADWAY WIDTH EXCEPTION**

The request for an exception to the common drive width of 20-feet to a roadway width of 13.8-feet at its minimum for 231 linear feet in order to preserve a row of mature olive trees all over 6-inch dbh on the southern side of the access drive and bound on the north by two blue oaks, 16 and 18-inch dbh.

With respect to the findings, the trees defined above of at least 6 inch dbh and water course are consistent with the definition of unique features of the natural environment as described in RSS Section 3(D)(1). The findings for compliance with current County Code, the Engineering Division along with Planning Division staff have discussed the stream setback findings and have determined County Code Section 18.108.025 - Setback Requirements of Intermittent/Perennial Streams meets the intent of RSS Section 3(D)(1) – Preserving unique feature of the natural environment.

The Request has provided the necessary documentation as required by RSS Section 3(A), in combination with the January 14, 2014, site visit the Engineering Division supports Exception Request No. 1, 2 and 4 for approval by the Planning Commission.

The applicant's constraint for roadway exception based on the encroachment on a 20-foot yard setback to the Von Strasser Guest Unit does not meet the intent of the code and in addition does not meet the findings of an environmental, physical or legal constraint. Based on the information provided the Engineering Division cannot support the findings as presented in Exception Request No. 3 (Station 20+15 – 21+35) and shall require the roadway be improved to the current RSS for a common drive, 20-foot roadway width.

The Engineering Division's support the approval of Road Exception Request 1, 2 and 4 (as presented above) as proposed in the Request with the following conditions that are in addition to any and all conditions previously placed on the project:

1. Removal of approximately 18-feet of fence at the Kiken Property Line to provide unrestricted inter-visibility between roadway station 20+15 and 22+00.
2. Provide traffic directional signage at the proposed divided two-lane split at the intersection of the winery driveway and residential driveway located at roadway stations 21+40 and 22+50.
3. The roadway shall be constructed and maintained to the approved condition throughout the life of the parcel or until such time the County deems that future road design changes or changes in use of this roadway beyond the use proposed shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.
4. The private drive surface shall be periodic maintained by the property owner to assure sufficient structural section for loading conditions equivalent to the H20-44 criterion and the design Traffic Index.
5. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensive space and improve sight distance. The vegetation management plan shall be reviewed and approved by the Napa County Fire Marshall.
6. All mitigation measures shall be installed and remain in place for the life of the access drive or until the drive is upgraded to meet current RSS for commercial access.

**EXHIBIT A**

REVERIE WINERY  
ROAD EXCEPTION REQUEST

February 6, 2014

Napa County Planning, Building and Environmental Services  
C/O Nate Galambos  
1195 Third St.  
Napa, CA 94559

RECEIVED

FEB 06 2014

Napa County Planning, Building  
& Environmental Services

RE: Road Exception Request for P13-00027, Reverie Winery Major Use Permit Modification  
1520 Diamond Mountain Road  
APN 020-440-005

Dear Nate,

The purpose of this letter is to request a road exception for the existing driveway serving APN 020-440-005. The project proposes abandonment of an existing septic system, installation of new process and domestic waste septic systems, recognition of existing visitation levels, recognition of an existing cave for barrel storage, and installation of a new ADA compliant parking space. A review of the existing road condition was conducted on January 14, 2014 with myself, Patrick Ryan from your office and Peter Munoa from Napa County Fire Department. This request reflects comments presented in the field from the County staff during that visit.

The winery is located approximately 1300 feet west of the driveway entrance to Diamond Mountain Road. The shared driveway serves the following parcels: APN 020-400-012 Lands of Von Strasser, APN 020-400-013 Lands of von Strasser, APN 020-440-005 Lands of Kiken, and APN 020-440-004 Lands of Diamond Creek Vineyards. Both APN 020-400-013 and 020-440-005 have active winery operations with visitation that are served by the driveway. See Appendix A for UP 2.0 detailing the existing road condition and dimensions from topographic survey collected this year. See Appendix B for a photo summary of the driveway.

The driveway falls within an existing 56' easement in favor of APN 020-440-005 and 020-440-004.

Unique natural and manmade features exist though the length of the driveway. Beginning at Station 10+50, the driveway is bounded on each side by 18-inch redwood trees just outside the traveled way. At Station 10+65, an existing bridge approximately 13.6-feet wide crosses Diamond Mountain Creek, a mapped blue line stream. An existing wall lines the driveway on its northern side from Station 11+00 to 12+80. A second bridge across a mapped blue line stream is located at Station 12+90. The Von Strasser vineyards line the driveway on the northern side from Station 12+50 to 19+50. Parking for the Von Strasser Winery and Tasting room line the western side of the driveway from 13+60 to 15+00. A 55-foot creek setback borders the western side of the driveway from Station 16+00 to 18+00 and then again from 20+70 to 22+50.

Within the Kiken parcel, APN 020-440-005, the southern and western side of the driveway is lined with approximately 13 mature olives with 6, 16-inch diameter at breast height. Sufficient room is provided at Station 24+25 for a fire truck turnaround.

As noted on UP 2.0, the existing driveway varies from 10 to 15-foot paved width with approximately 2-foot shoulders on each side, save for the bridge crossings. New construction proposed for the driveway is shown hatched for reference.

This project requests exceptions to the Common Drive Standard to meet the following objectives found in the August 9, 2011 Road and Streets Standards:

Objective A – To provide reasonable standards that relate to terrain and parcel size.

Objective B – Strive to preserve the natural landscape and desirable aesthetic features.

Objective C – To encourage the location of roads to minimize the disturbance or impacts on wetlands, critical native plant communities, or other environmentally sensitive areas.

Objective E – To minimize alteration of streams and ephemeral drainage at discharge outfalls, utilizing “bio-technical” stream stabilization techniques and preservation of natural stream morphological conditions.

Objective H – To provide adequate safety and service.

As noted in the Standards Section 3.D, an exception may be allowed if one of the following exists:

- 1) The exception will preserve features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or other trees of at least 6-inch diameter at breast height (dbh) and found by the decision-maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like;
- 2) The exception is necessary to accommodate physical site limitations such as grade differentials; and/or
- 3) The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

A letter from the owner of APN 020-400-012/013, von Strasser, is attached as Appendix C, supporting this exception request.

### **Detailed Exceptions to Standards**

#### **Station 10+67 – 11+21: Common Drive Width Standard and Bridge Standard**

The project driveway is bounded on each side at Station 10+67 by twin 18-inch redwoods and then narrows to 13.6-feet at the first bridge. At Station 11+10, the project is bounded by a 24-inch oak and twin maples over 6-inch diameter at breast height (dbh). The southern top of bank to Diamond Creek is approximately at Station 11+66. The slopes near this section of road vary from 1-5%.

Exception 3.D.1 to the Standards is requested to comply with Napa County Code Section 18.108.025 for setback to an intermittent or perennial stream. Improvements are planned outside of the 45-foot setback as shown on Sheet UP 2.0.

Allowance of this exception would allow the project to comply most specifically with Objectives B, E, and H listed above.

Station 12+41 – 13+45: Common Drive Width Standard and Bridge Standard

A second existing bridge is located at Station 12+95 which spans an unnamed tributary to Diamond Creek. The southern and northern tops of bank are at approximately 11+96 and 13+00 respectively. The slopes near this section of road vary from 1-5%.

Exception 3.D.1 to the Standards is requested to comply with Napa County Code Section 18.108.025 for setback to an intermittent or perennial stream. Improvements are planned outside of the 45-foot setback as shown on Sheet UP 2.0.

Allowance of this exception would allow the project to comply most specifically with Objectives B, E, and H listed above.

Station 20+15 – 21+31: Common Drive Width Standard

This short section of driveway is bordered on the left by slopes of approximately 3h:1v with vineyard at the toe of slope and a landscape wall to the right serving the von Strasser Guest Unit. During the site visit, this section was not acknowledged by staff for a grant of exception. Upon further review, an exception for this area is requested for the following reasons:

1. Development of the right shoulder to comply with the 20-foot road requirement would encroach on a 20-foot setback to the von Strasser Guest unit. This 20-foot setback is typical of new construction within Agricultural Watershed zoning.
2. Development of the left shoulder, due to the existing 3h:1v slope would result in encroachment of a 55-foot setback per Napa County Code Section 18.108.025.

Both of these situations are noted on UP 2.0. Improvements within this area would be landscape modification to the von Strasser Guest Unit "front yard" vegetation and removal of approximately 18-feet of fence at the Kiken property line. Both modifications will greatly enhance the existing site line between Stations 20+15 and 22+00, providing an unrestricted inter-visibility between those stations. Exceptions 3.D.1 and 3.D.3 to the standards are requested to comply with Napa County Conservation Regulations Section 18.108.025 for stream setback and compliance with the intent of Napa County Code Section 18.104.010.

Allowance of this exception would allow the project to comply with Objectives B, C, and H.

Station 21+31 – 23+62: Common Drive Width Standard

Entry within the Kiken parcel is constrained on the southern side of the driveway by a row of mature olive trees all over 6-inch dbh. These existing mature olives were noted by Staff as "heritage trees" to remain. The northern side of the driveway is bounded by two blue oaks, 16 and 18-inch dbh, respectively. Guest parking starts at approximately Station 23+00 and continues through the winery area.

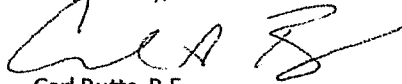
Exception 3.D.1 to the standard is requested for this portion of the driveway. Additional paving is proposed at the intersection of the winery driveway and residential driveway between Stations 21+40 and 22+50. This additional paving will provide for a two lane split at the intersection allowing unrestricted passing opportunity at this location.

February 6, 2014

Allowance of this exception would allow the project to comply with Objectives B, C, and H.

Your consideration of this exception request is greatly appreciated. Please contact me at 707.694.6479 or email at [cbutts@cabengineering.com](mailto:cbutts@cabengineering.com) if there are any questions or comments regarding this request.

Respectfully,



Carl Butts, P.E.  
RCE 70562  
President



Cc: Scott Greenwood-Meinert, Dickenson Peatman Fogarty

Appendix A – UP 2.0

Appendix B – Photo Summary

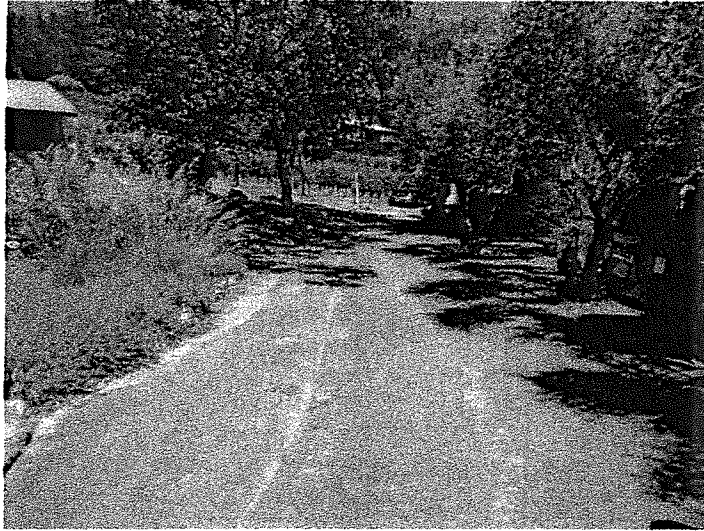
Appendix C – von Strasser Letter

APPENDIX A – UP 2.0





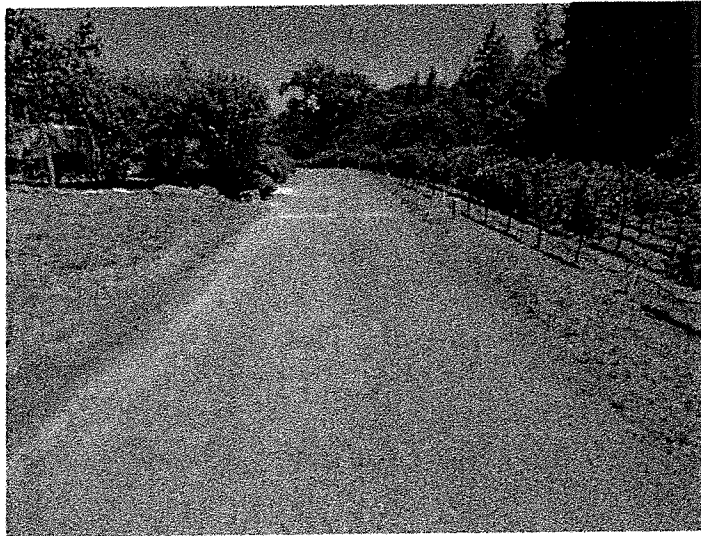




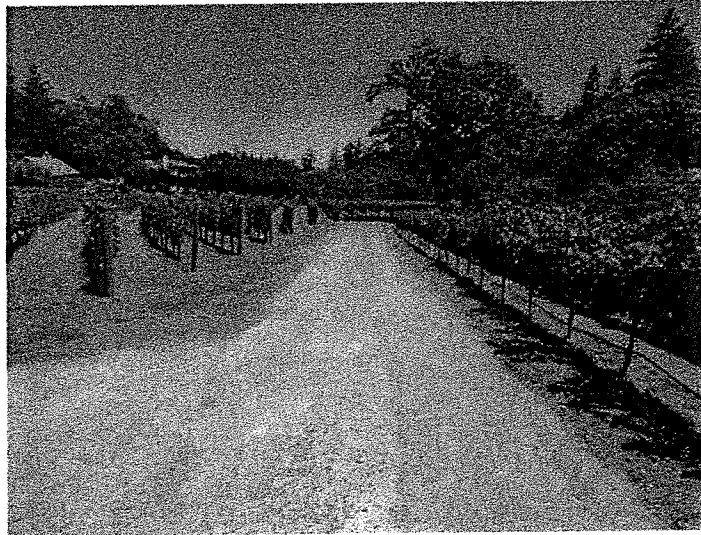
Station 24+00 – 23+00



Station 23+00 – 21+00



Station 21+00 – 18+00



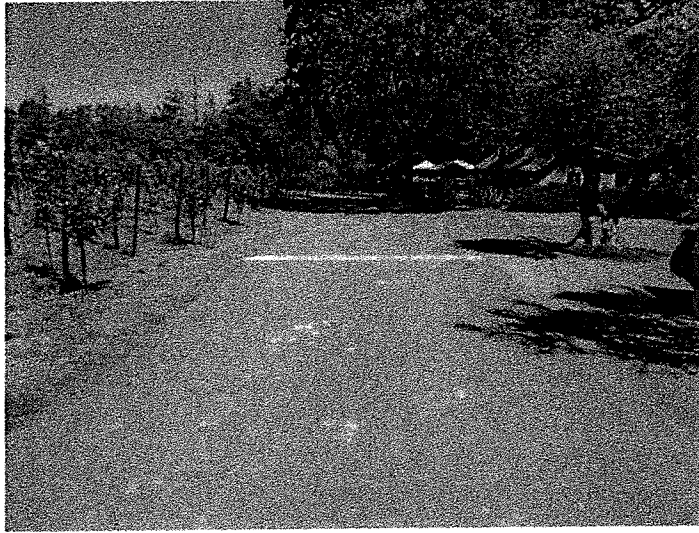
Station 19+70 – 17+60



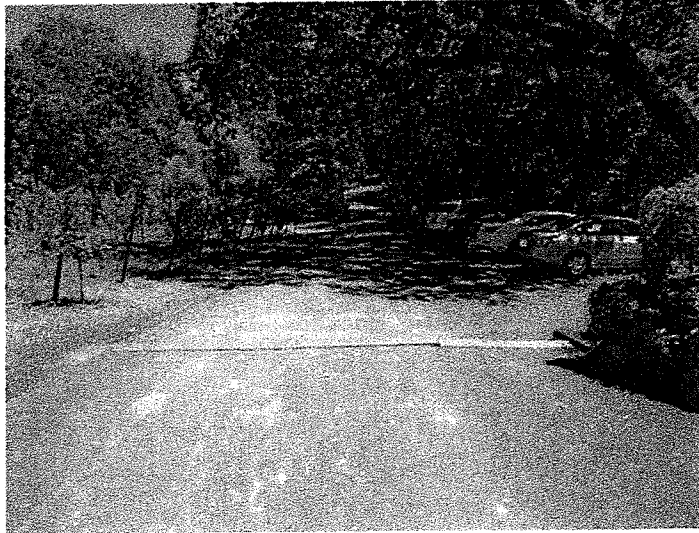
Station 18+30 – 15+80



Station 17+30 – 15+50



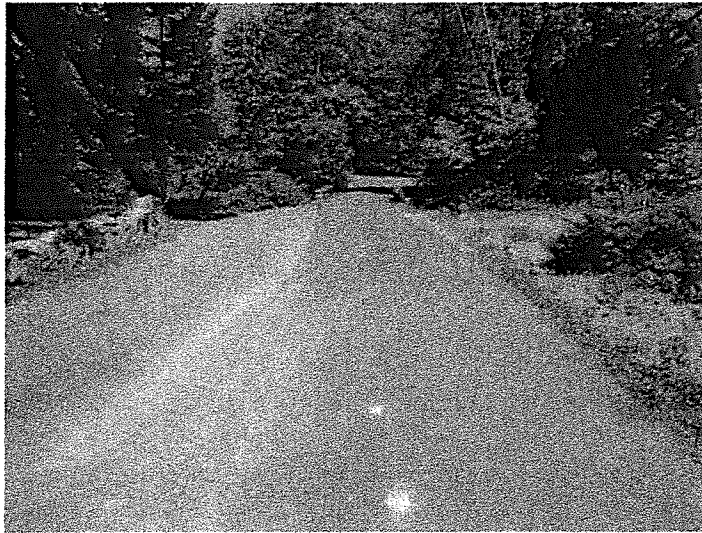
Station 15+50 – 13+50



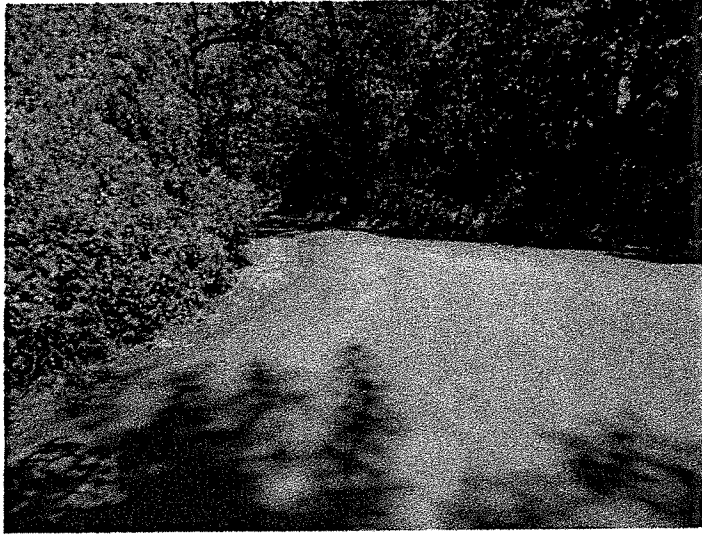
Station 14+50 – 12+50



Station 13+00 – 11+50



Station 11+50 – 10+00



Station 10+50 – 10+00



APPENDIX C – von Strasser Letter

VON  
STRASSER

Diamond Mountain District  
NAPA VALLEY

Norm Kiken

Reverie on Diamond Mountain  
1520 Diamond Mountain Road  
Calistoga, CA 94515

Napa County Planning  
Building and Environmental Services  
C/o Nate Galambos  
1195 Third Street  
Napa, CA 94559

Gentlemen:

11/27/13

We understand that the County may require Reverie to widen the existing access road crossing our property to Reverie as a condition of approval of Reverie's conditional use permit modification. I am concerned about this possibility because of potential impact on my property and economic hardship that I may experience if the condition is adopted.

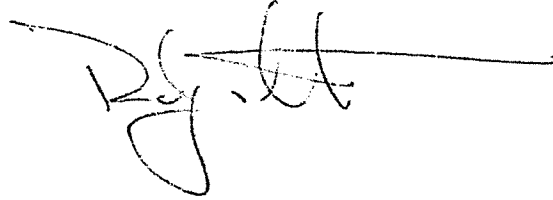
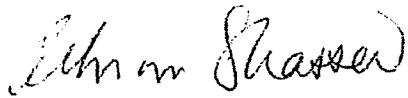
The existing road runs completely across our property, in a narrow strip between my vineyard on one side, and my tasting room and administrative offices on the other, which includes parking spaces and also a blue-line creek; Teale Creek. If the road is widened, one of two things will happen depending on the direction of the widening. The proposed widening will either cause me to remove a significant number of vines or remove or restrict the already quite limited parking area next to the tasting room and administrative offices. In either event, I will suffer economically and face significant interruption to my vineyard operation or my winery activities.

All of the improvements, including the road, have been in place for many years, and were in existence when both the Von Strasser and Reverie use permits were approved. Although I support Napa County's desire to have wide-enough access to rural properties in case of fire emergency, Reverie and von Strasser have operated adjacent winery businesses for at least twenty years, during which time large trucks such as bottling lines and shipping/delivery trucks have shared the road successfully with employees, visitors and the families that live on the road. The vineyard and parking area have been designed to accommodate the road. All of the improvements are interrelated and connected. No one improvement can be altered or expanded without affecting the related improvements.

*von Strasser Winery 1510 Diamond Mountain Road, Calistoga, CA 94515 (707) 942-0930 [www.vonstrasser.com](http://www.vonstrasser.com)*

In conclusion, it does not make any sense to impose economic hardship and physical disruption that will result if Reverie is required to widen the road under the proposed use permit condition. The best use for Napa County land has always been agriculture, and this road-widening would have a negative impact on Napa County agricultural land for absolutely no gain. We respectfully request that a road exception be granted in connection with the approval of Reverie's use permit.

Sincerely,



Rudy and Rita von Strasser





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Planning, Building & Environmental Services

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

Pete Parkinson  
Interim Director

## MEMORANDUM

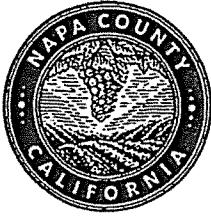
To: Charlene Gallina, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: March 21, 2014	Re: Use Permit – Reverie on Diamond Mountain Winery, 1530 Diamond Mountain Road, AP 020-440-005 File #P13-00027

The application requesting approval to recognize the use of existing caves for barrel storage, recognize and authorize 40 visitors on the busiest day, expand the marketing plan, increase production to 9,200 gallons per year among other items as detailed in revised application materials received December 2013 has been reviewed. This division has no objection to approval of the application with the following conditions of approval:

1. The applicant has indicated in application materials that proposed food service for marketing events and food pairings 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.
2. 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.
3. Prior to drilling any wells, a well permit must be obtained by a licensed well driller, from this Division.
4. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Business Activities Page shall be submitted and approved by this Division.
5. Plans for the proposed sanitary sewage treatment and hold and haul 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.

6. Permits to construct the proposed hold and haul and sanitary wastewater 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.
7. 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.
8. An annual alternative sewage treatment system monitoring permit and hold and haul operating permit must be obtained for the alternative sewage treatment system /private sewage disposal system and 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.
9. The applicant shall provide portable toilet facilities for guest use during the 6 events per year with greater than 10 persons in attendance as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
10. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
11. 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.
12. 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.
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.



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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: Charlene Gallina  
Planning, Building and Environmental Services

FROM: Pete Muñoa  
Fire Department

DATE: January 21, 2014

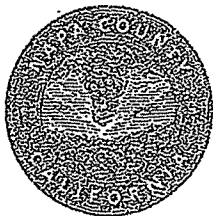
Subject: P13-00027                      APN# 020-440-005

SITE ADDRESS: 1520 Diamond Mountain Road, Calistoga, CA  
Reverie Winery

The Napa County Fire Marshal's Office has reviewed the resubmittal for the project identified above. The previous comments provided from this office are still appropriate. No additional comments are necessary at this time. If you have any questions please feel free to contact me directly.

A handwritten signature in black ink, appearing to read "Pete Muñoa".

Pete Muñoa  
Fire Marshal



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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

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TO: Kirsty Shelton  
Conservation, Development and Planning Department

FROM: Brian Hampton  
Fire Department

DATE: February 13, 2013

P13-00027                      APN# 020-440-005

Subject: Reverie Winery

**SITE ADDRESS: 1530 Diamond Mountain Road**

The Napa County Fire Marshal's Office has reviewed the Use Permit application to recognize the use of 3,700 square feet of caves for barrel storage; recognize the use of a residence of 2,237 square feet as a winery; expand the marketing plan; allow the outdoor lawn and winery areas to be used for tastings and the retail sale of wine; increase production to 9,200 gallons per year. 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. 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. The required fire flow for this project is 200 gpm for a 60 minute duration at 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.



5. Provide 12,000 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.
6. 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 14 foot clear vertical clearance.
7. All driveways and roads shall comply with the Napa County Public Works Road and Street Standards.
8. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
9. All fire hydrants shall be painted chrome/safety yellow.
10. 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.
11. 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.
12. All exit doors shall open without the use of a key or any special knowledge or effort.
13. Install illuminated exit signs throughout the buildings and caves per the California Building Code, 2010 edition.
14. Install emergency back-up lighting throughout the buildings per the California Building Code, 2010 edition.
15. Install laminated 11" x 17" site plans and building drawings in the existing KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET.
16. Beneficial occupancy will not be granted until all fire department issues have been inspected, tested and finalized.
17. Provide 100 feet of defensible space around all structures.
18. Provide 10 feet of defensible space for 10 feet on both sides of driveway entrances.
19. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
20. 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.

21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. All gated entrances shall be equipped with a KNOX key switch for electric gates and/or a KNOX padlock for manual gates.



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Conservation Development and Planning

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Hillary Gitelman  
Director

## Building Inspection Division Planning Use Permit Review Comments

**Date:** February 28, 2013

**Planning Use Permit #** P13-00027

**APN:** 020-440-005

**Owner:** Norman Kiken

**Description of Use Permit:** Major modification to an existing Use Permit #94254 to include 3700 square feet of cave area to be used as wine barrel storage (S1 or S2) and to use an area of the second floor that was not a part of the original Use Permit.

**Comments:** The Building Division is not reviewing this project for compliance with the California Building Standards at this time; the Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit; it is a Planning entitlement only and does not in itself authorize any construction or change in occupancy.

**The plans provided for Use Permit application #P13-00027 does not provide enough information in sufficient clarity and detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building construction permits.**

1. This facility will be required to comply with the California Code of Regulations, Title 24, and local ordinances that are adopted at the time of building permit application. At the time of this letter the current editions adopted are the **2010** Building, Plumbing, Mechanical, Electrical, Energy, Residential and the Green Building Standards Code.
2. If the re-configuration of the second floor occurred without benefit of building permits and inspections, the applicant will be required to procure all the required Building, Plumbing, Electrical and Mechanical permits. This will necessitate the development and submittal of construction drawings prepared by a California Licensed Architect.
3. Although the excavation of a wine cave did not require a building permit in 2001, any utilities work, such as electrical, plumbing and mechanical installations, did require permits prior to installation. The information provided to me with this major modification does not indicate if any utilities are present in the cave at this time; however, if these systems do exist in the cave separate permits will be required.
4. This facility is required to be accessible to persons with disabilities in accordance with CBC chapter 11B. If there are going to be hospitality events or activities on the second floor then vertical access shall be provided by a ramp or passenger elevator.
5. This facility shall provide accessible parking in accordance with CBC chapter 11B. This accessible parking shall provide access to all accessible features of the building.
6. This facility shall be required to provide accessible bathrooms in accordance with CBC chapter 11B.

Issues of compliance with the California Building Standards Codes, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any question please do not hesitate contact me at (707) 253-4417.

**All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Architect (Business and Professions Code, Chapter 3, Division 3 and California Building Code Chapter 1).**

Darrell Mayes, CBO  
Chief Building Official  
County of Napa  
Planning, Building and Environmental Services Department  
1195 Third Street, Suite 210  
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Phone: (707) 253-4417  
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