



A Tradition of Stewardship
A Commitment to Service

David Morrison
Director

MEMORANDUM

To: Emily Hedge Planning Division	From: Patrick C. Ryan Engineering Service
Date: August 13, 2015	Re: Permit No. P14-00121 Dalla Valle Vineyards Conditions of Approval APN: 031-060-027

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:

To add a new 4,760 barrel building, modify the covered outdoor production area. The request also includes an exception to the road and street standards

After careful review of the Dalla Valle Vineyards 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 031-060-027 is located at 7776 Silverado Trail, Napa County, CA.
2. The existing parcel is currently zoned AW, Agricultural Watershed District.
3. The existing property is a developed parcel with existing dwelling units, barn, commercial winery, vineyards and associated infrastructure
4. Current access to the property is via a common driveway of approximately 3,800 feet from the intersection of Silverado Trail and an existing private driveway of approximately 800 feet from the intersection of the common driveway to its terminus at the winery facility.
5. The existing parcel is part of the Napa River Watershed, Napa River – Conn Creek Lower Reach tributary.

RECOMMENDED CONDITIONS:

ROAD & STREET STANDARDS:

1. All roadway construction shall be permitted and completed prior to issuance of the proposed winery facilities occupancy.
2. All roadway construction associated with this application shall conform to the Road Exception Evaluation composed by this Division, dated August 13, 2015, enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local codes.
3. 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 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). All residential, agricultural, and fire lane access shall be clearly identified with signage, as proposed in the Use Permit Plan submittal, Sheet UP4, and meet the minimum design criteria for classified access roadway per the current RSS.
4. 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.
5. The project as proposed meets the warrants for installation of a two-way left-turn lane on Silverado Trail at the project access driveway. The improvements shall be constructed in compliance with current Napa County RSS, and all recommendation and requirements from the Department of Public Works Traffic Engineer. Installation of a left-turn lane on a public road shall require a grading permit issued by the PBES Engineering Division and an encroachment permit issued by the Department of Public Works and the property owner shall be required to enter into a one (1) year maintenance agreement including appropriate bonding.
6. The developer shall obtain an encroachment permit prior to any work performed within the Napa County right-of-way.

SITE IMPROVEMENTS:

7. 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.
8. 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.

9. 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.
10. 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:

11. Any Project that requires a building or grading permit shall comply with Napa County's Stormwater Management and Discharge Control Ordinance No. 1400, Napa County Code Section 16.28.
12. 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.
13. 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.
14. 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.
15. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
16. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

17. The proposed development is categorized as a Regulated Project under Napa County's BASMAA Post-Construction Manual. Regulated Projects are proposed developments that create or replace 5,000 sf or more of impervious surface and shall meet the following requirements and shall incorporate all proposed development including but not limited to commercial development, access from Public Right-of-way, and all associated infrastructure:
 - a) Route runoff to Bioretention or other facilities sized and designed according to the criteria in Chapter 4, Napa County's BASMAA Post-Construction Manual.
 - b) Identify potential sources of pollutants and implement corresponding source control measures in Appendix A of the Napa County's BASMAA Post-Construction Manual.
 - c) Provide ongoing maintenance of Bioretention facilities (if applicable).

- d) Prepare and submit the Stormwater Control Plan for a Regulated Project per Chapter 3, Napa County's BASMAA Post-Construction Manual, at the time development permits are applied for. A template may be found in Appendix D.
18. 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. It is prohibited to discharge of materials of than stormwater to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.
19. 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.
20. All roofs, gutters, and/or downspouts made of copper or other unprotected metals shall discharge to the approved Bioretention facility as described in the approved Stormwater Control Plan and maintained appropriately to prevent soil erosion.
21. 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.
22. Outdoor material and equipment 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.
23. 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.
24. 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.
25. 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.



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A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Emily Hedge Planning Division	From: Patrick C. Ryan Engineering Service
Date: August 13, 2015	Re: Permit No. P14-00121 Dalla Valle Vineyards Road Exception Evaluation APN: 031-060-027

ROAD EXCEPTION REQUEST:

The Engineering Services Division received a request (Request), dated May 2, 2014, for exception to the County Road and Street Standards (RSS) for the Dalla Valle Vineyard Winery common access drive, see Exhibit A. Access to the commercial winery facility exists via an approximate 3,800 linear foot shared common driveway off of Silverado Trail before entering an approximate 800 linear foot private access driveway to the winery facility. From roadway station 0+00 (intersection with Silverado Trail) to Station 8+50 the shared common drive varies in roadway width from 18 – 19 feet of pavement with 1 -2 feet of shoulder on each side. From Station 8+50 to Station 29+50 the common drive varies in roadway width from 10 -12 feet of pavement with 1 – 2 feet of shoulder on each side with four nonstandard turnouts at approximate roadway stations 14+20, 14+90, 23+75, and 27+70. From Station 29+50 to Station 38+00 the shared common drive varies in roadway width from 10 – 12 feet of pavement with 1 – 2 feet of shoulder on each side. The private access driveway from station 38+00 to 46+00 has a roadway width of 10 feet of pavement with 1 – 2 feet of shoulder on each side.

Dalla Valle Vineyards has request an exception to the Napa County Road and Street Standards in five (5) areas along the existing access to the winery facility due to environmental and legal constraints. An exception request for horizontal radius of curvature under 50 feet is requested through roadway station 8+87 to 9+31 due to existing steep slopes (greater than 2:1 [Horz.:Vert.]) on the east side of the driveway and proximity to the existing driveway easement on the west side of the driveway. An exception request for use of three (3) nonstandard turnouts at roadway station 14+20, 14+90 and 23+75 in order to minimize grading on slopes greater than 2:1, construction outside of the existing roadway easement and the removal of heritage live Oak trees greater than 8" dbh. An exception request for turnout spacing along roadway station 14+20 to 23+75 due to the existing easement constraining the required roadway width and turnout width.

The nature and constraints for the road exception are described in the Request and herein as provided by the project's Engineer-of-Record Joel Dickerson P.E., Delta Consulting & Engineering (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 on April 23, 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 that the environmental constraints, the trees defined above and within the Road Exception Request of at least 6 inch dbh and steep slopes are consistent with the definition of unique features of the natural environment as described in RSS Section 3(D)(1). With respect to the easement constraint this is consistent with other limiting factors such as a legal constraint as presented in RSS Section 3(D)(2). The findings for compliance with current County Code, the Engineering Division along with Planning Division staff have discussed the constraints presented in the Road Exception Request and find they meet the intent of RSS Section 3(D)(1) and 3(D)(2).

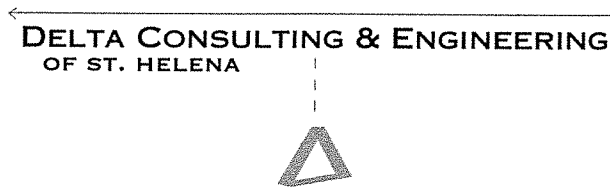
The Request has provided the necessary documentation as required by RSS Section 3(A), in combination with the April 23, 2014, site visit the Engineering Division supports Exception Request No. 1 through 5 for approval by the approving body.

The Engineering Division's support the approval of Road Exception Request 1 through 5 (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. The roadway shall be constructed and maintained to the approved condition prior to winery occupancy and 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.
2. 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.
3. 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.
4. 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

DALLA VALLE VINEYARD WINERY
ROAD EXCEPTION REQUEST



RECEIVED

DEC 4 2014

Napa County Planning, Building
& Environmental Services

May 02, 2014

Nate Galambos
Napa County Public Works
1195 Third Street
Napa, California 94559

Subject: Dalla Valle, 7776 Silverado Trail, Napa. APN: 031-060-027
Road Exception Request for Common Drive

Nate,

This letter is to request specific road exceptions for an improved access drive from Silverado Trail to an existing winery and residence. The owner of APN 031-060-027 is proposing to construct a barrel storage building adjacent to the existing winery. This site is currently accessed by an existing **common driveway** of approximately 3,800 feet from the intersection with Silverado Trail and an existing **private driveway** of approximately 800 feet from the intersection with the common driveway.

Included with this letter is a set of existing access drive exhibits which detail the access road to the proposed main residence. The plans are titled *Dalla Valle: Existing Access Drive*.

Introduction & Background

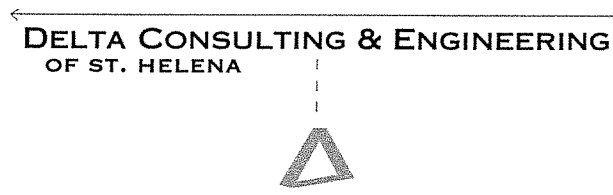
From Station 0+00 (intersection with Silverado Trail) to Station 8+50: Common driveway varies from 18 - 19 feet of pavement with 1 - 2 feet of shoulder on each side. No road exceptions are requested in this area.

From Station 8+50 to Station 29+50: Common driveway varies from 10 - 12 feet of pavement with 1 - 2 feet of shoulder on each side. The following is a list of turnouts, both existing and proposed, along this portion of the driveway (**Bold** are turnouts where road exception is requested, other turnouts will be improved to meet standard):

- Station 10+50 (Proposed standard turnout)
- Station 14+20 (**Existing nonstandard turnout**)
- Station 14+90 (**Existing nonstandard turnout**)
- Station 23+75 (**Existing nonstandard turnout**)
- Station 27+70 (Existing turnout to be improved to a standard turnout)

Some road exceptions are being requested in this portion of the driveway, see "Road Exception Request Descriptions" below for more information.

From Station 29+50 to Station 38+00: Common driveway varies from 10 - 12 feet of pavement with 1 - 2 feet of shoulder on each side. This portion of the driveway will be improved to a minimum of 18 feet of pavement with 1 foot of shoulder on each side.



From Station 38+00 to 46+00: Private driveway varies from 10 feet of pavement with 1 – 2 feet of shoulder on each side. This portion of the driveway will be improved to a minimum 18 feet of pavement with 1 foot of shoulder on each side. No road exceptions are requested in this area.

Road Exception Request Descriptions

Location #1, Station 8+87 to 9+31 Road Exception Request for Horizontal Inside Radius Under 50 Feet (see Sheet 3 of *Existing Access Drive Exhibits*)

The existing centerline turning radius for this section of road is approximately 35 feet, with an inside radius of 30 feet. Due to existing steep slopes (greater than 2:1) on the east side of the driveway and proximity to the existing driveway easement on the west side of the driveway, providing the standard horizontal inside radius is not feasible.

Location #2, Stations 14+20 and 14+90 Road Exception Request for Nonstandard Turnout (see Sheet 4 of *Existing Access Drive Exhibits*)

There are two existing turnouts in this area: one is approximately 21 feet wide and 46 feet long, and the other is approximately 18 feet wide and 57 feet long. Neither turnout includes the standard 25 foot tapers on each end. Providing the standard width and tapers would require grading on steep slopes (greater than 2:1), road construction outside the existing easement, and removing an existing 18" Live Oak tree.

In order to provide the same overall practical effect as the Road and Street Standards, Delta Consulting & Engineering notes that the two turnouts are very close together, and, taken together, provide more space for vehicles to maneuver and pass each other than a single standard turnout would provide.

Location #3, Stations 14+90 to 23+75 Road Exception Request for Turnouts (see Sheets 5 & 6 of *Existing Access Drive Exhibits*)

There are no existing turnouts in this area, and the driveway easement is only 15' wide through this area. Providing standard turnouts would require road construction outside the existing driveway easement, so is not feasible.

In order to provide the same overall practical effect as the Road and Street Standards, existing brush will be removed 15 feet westward from Stations 21+00 to 22+50 to improve sight distance. Brush will be trimmed to a maximum height of 2 feet above the existing road elevation.

Location #4, Station 23+75 Road Exception Request for Nonstandard Turnout (see Sheet 6 of *Existing Access Drive Exhibits*)

There is an existing turnout in this area that is approximately 18 feet wide and 30 feet long, but it does not include the standard 25 foot tapers on each end. Providing the standard width and tapers would require grading on steep slopes (greater than 2:1) and removing a small stand of Bay trees.



Summary

The Applicant proposes a reduced horizontal curve radius, two nonstandard turnouts, and nonstandard turnout spacing as described above and shown on the existing access drive exhibits. The reason for the road modification request is due to legal constraints, to avoid grading on steep slopes, and to preserve mature native trees including live oaks that would otherwise have to be removed.

All sections of the common driveway and private driveway not requesting a road exception will meet the Napa County Road and Street Standards for 'Common Drive Cross Sections, Detail C-7'.

It is our request that this modification to the Road and Street Standards be approved with the proposed improvements described above.

Please feel free to contact me if you have any questions.

Sincerely,

Joel Dickerson, P.E.
Project Engineer

Attachments

Existing Access Drive Exhibits

MATCHLINE - SEE SHEET 2



MATCHLINE - SEE SHEET 2

031-250-002
LOPEZ

031-250-001
BOTTO

40' WIDE RIGHT OF WAY
PER 5 PM 51

PAVEMENT HATCH LEGEND

-  <E> ASPHALT PAVEMENT
-  <P> ASPHALT PAVEMENT

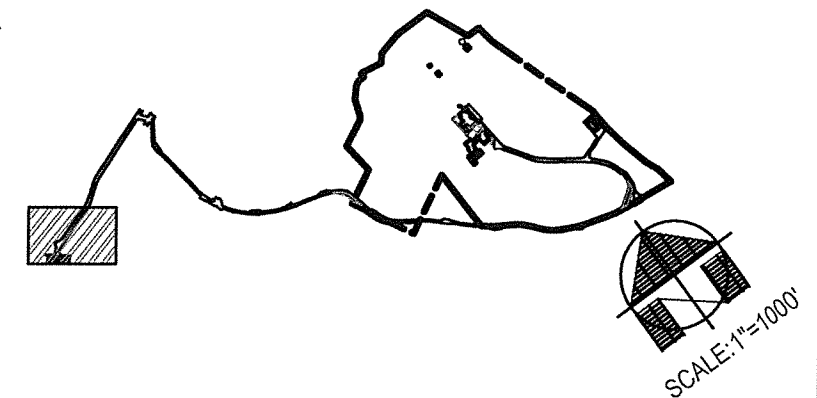
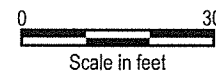
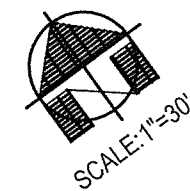
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 $\Delta=26.9397$
R=100.00

<E> GRAVEL DRIVEWAY

<E> EP

SILVERADO TRAIL

<E> FOG STRIPE



SYSTEM LAYOUT LEGEND

RECEIVED

DEC 4 2014

Napa County Planning, Building
& Environmental Services

EXISTING ACCESS DRIVE - SHEET 1

STATION RANGE: 0+00 - 2+50

DALLA VALLE
EXISTING ACCESS DRIVE
OAKVILLE CALIFORNIA

DELTA CONSULTING & ENGINEERING
OF ST. HELENA
1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

DATE: 05/02/14
SCALE: 1"=30'
JOB #: K-106
APN: 031-060-027

1
OF
11

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3



031-250-004
MENDELSON

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40' WIDE RIGHT OF WAY
PER 5 PM 51

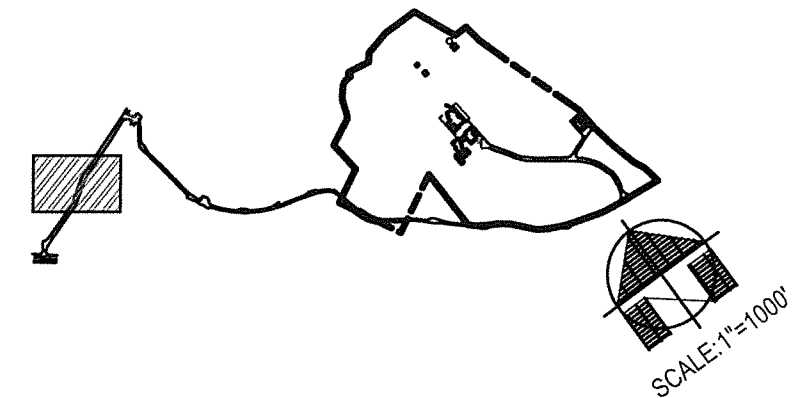
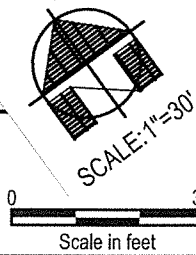
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PAVEMENT HATCH LEGEND

-  <E> ASPHALT PAVEMENT
-  <P> ASPHALT PAVEMENT

MATCHLINE - SEE SHEET 1

MATCHLINE - SEE SHEET 1



SHEET LAYOUT LEGEND

EXISTING ACCESS DRIVE

STATION RANGE: 2+50 - 5+50

DALLA VALLE
EXISTING ACCESS DRIVE
OAKVILLE
CALIFORNIA

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OF ST. HELENA
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707-963-8456 + 707-963-8528 FAX

DATE: 05/02/14
SCALE: 1"=30'
JOB #: K-106
APN: 031-060-027

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031-250-004
MENDELSON

031-250-009
DONATI

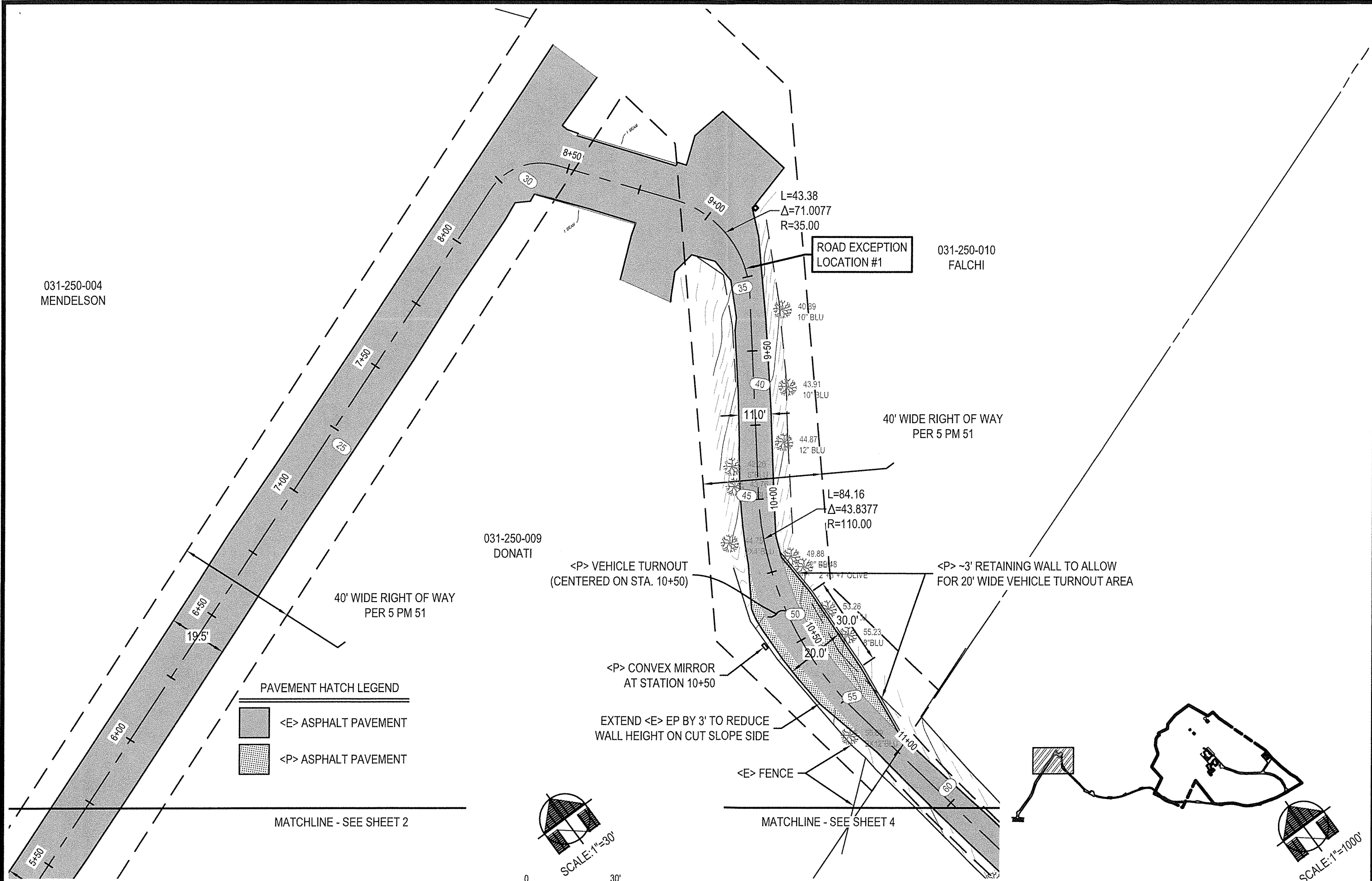
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FALCHI

DALLA VALLE
EXISTING ACCESS DRIVE
OAKVILLE
CALIFORNIA

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SCALE: 1"=30'
JOB #: K-106
APN: 031-060-027

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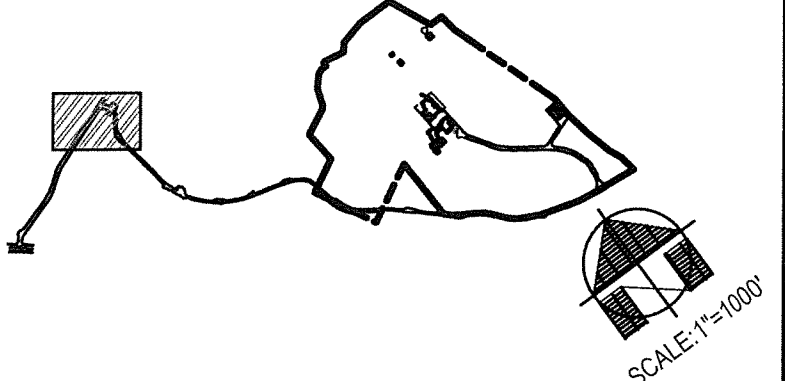
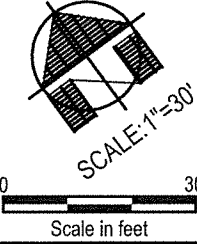


PAVEMENT HATCH LEGEND

- [Solid grey hatch] <E> ASPHALT PAVEMENT
- [Dotted hatch] <P> ASPHALT PAVEMENT

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4



EXISTING ACCESS DRIVE

STATION RANGE: 5+50 - 11+00

SHEET LAYOUT LEGEND

IPE SIDE

<E> FENCE
MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3

15' WIDE RIGHT OF WAY
PER 39 DEEDS 434

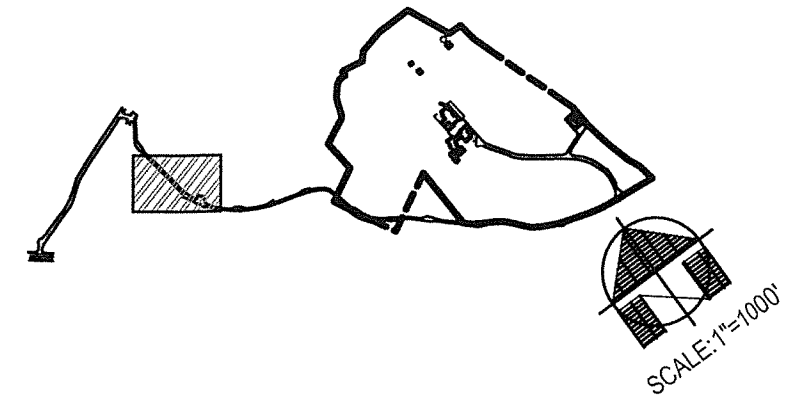
031-250-009
DONATI

<E> FENCE

<E> FENCE

031-060-021
BUSELLI

SYSTEM LAYOUT LEGEND



031-060-021
BUSELLI

031-060-009
STERN

<E> FENCE

<E> ASPHALT DRIVEWAY



NON-STANDARD VEHICLE TURNOUT
(CENTERED ON STA. 14+20)

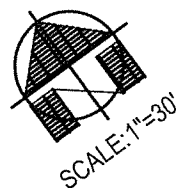
L=67.08
 $\Delta=19.2168$
R=200.00
2X12"LO

ROAD EXCEPTION
LOCATION #2

NON-STANDARD VEHICLE TURNOUT
(CENTERED ON STA. 14+90)

PAVEMENT HATCH LEGEND

-  <E> ASPHALT PAVEMENT
-  <P> ASPHALT PAVEMENT



EXISTING ACCESS DRIVE

STATION RANGE: 11+00 -16+00

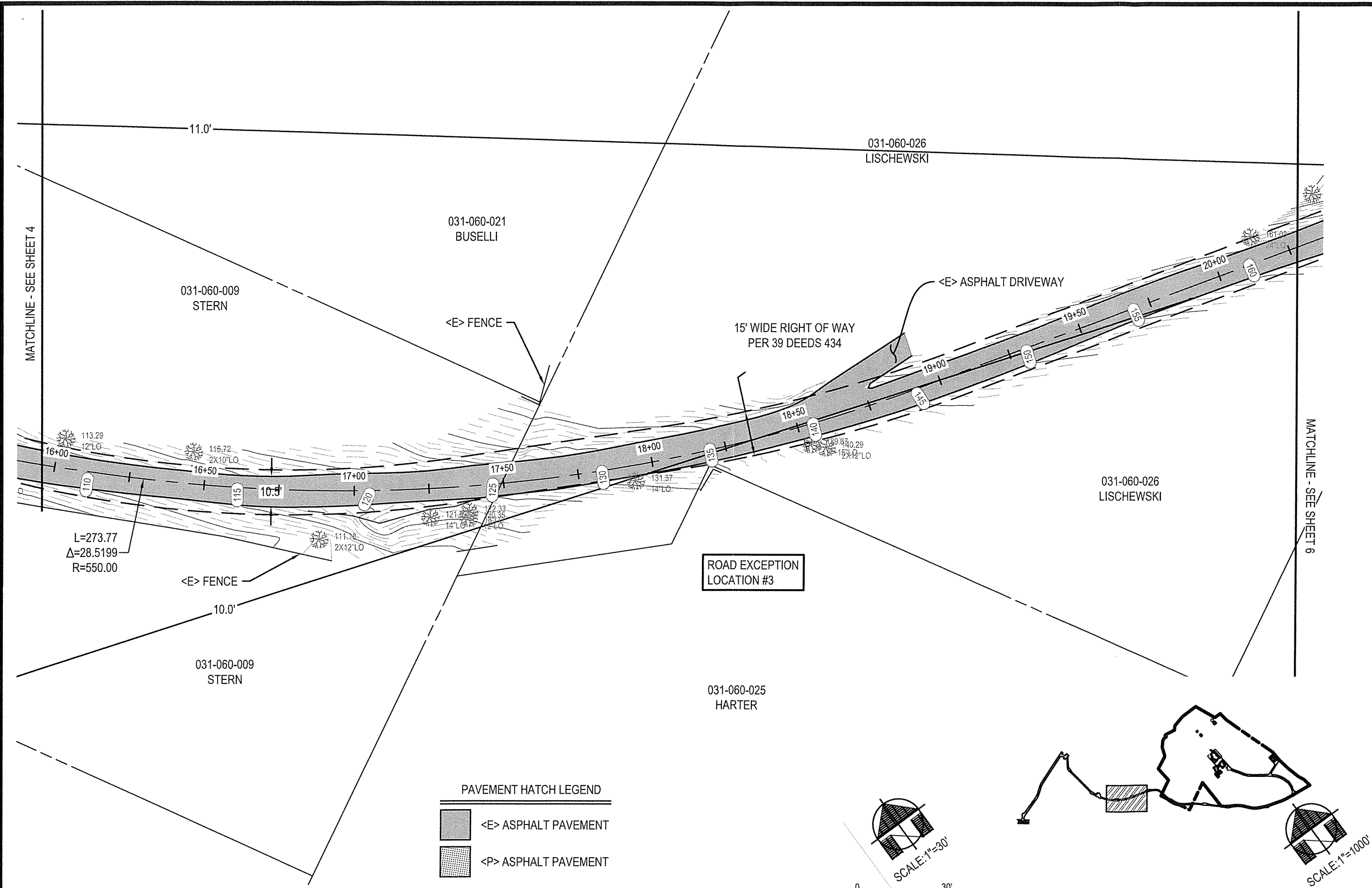
MATCHLINE - SEE SHEET 5

DALLA VALLE
EXISTING ACCESS DRIVE
OAKVILLE CALIFORNIA

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
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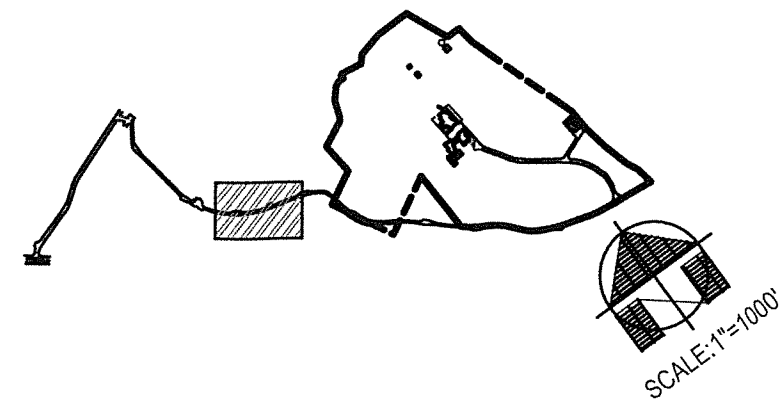
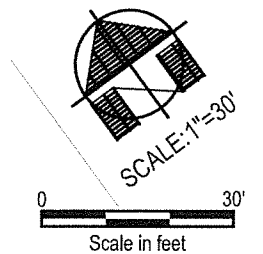


MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

PAVEMENT HATCH LEGEND

-  <E> ASPHALT PAVEMENT
-  <P> ASPHALT PAVEMENT



EXISTING ACCESS DRIVE

STATION RANGE: 16+00 - 20+25

SYSTEM LAYOUT LEGEND

<p>DALLA VALLE EXISTING ACCESS DRIVE</p> <p style="font-size: small;">OAKVILLE CALIFORNIA</p>	
<p>DELTA CONSULTING & ENGINEERING OF ST. HELENA 1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574 707-963-8456 + 707-963-8528 FAX</p>	<p>DATE: 05/02/14 SCALE: 1"=30' JOB #: K-106 APN: 031-060-027</p>
<p>5 OF 11</p>	

031-060-026
LISCHEWSKI

031-060-018
NEAL

SYSTEM LAYOUT LEGEND

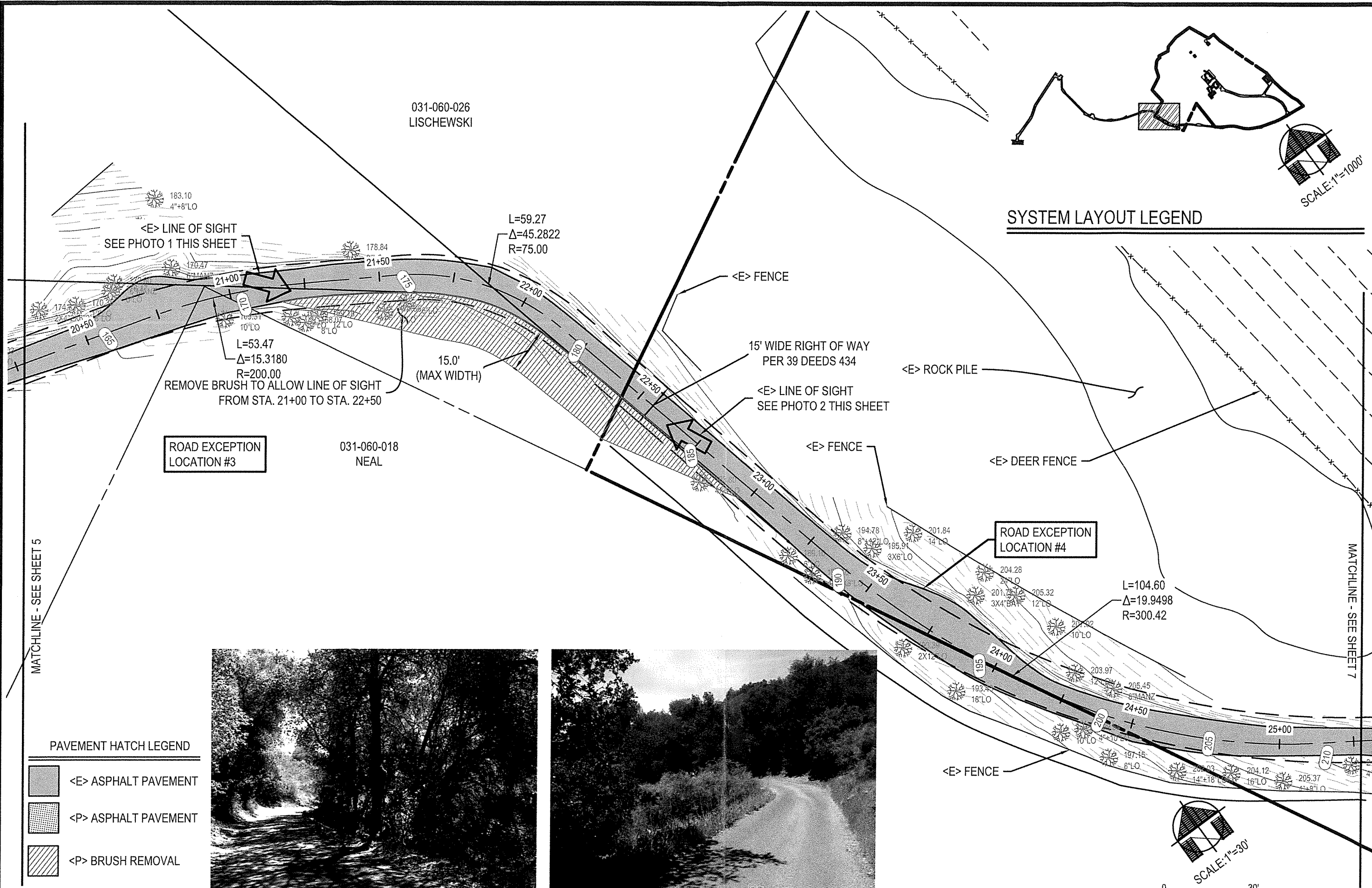
SCALE: 1"=1000'

DALLA VALLE
EXISTING ACCESS DRIVE
OAKVILLE
CALIFORNIA

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APN: 031-060-027

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OF
11



ROAD EXCEPTION
LOCATION #3

ROAD EXCEPTION
LOCATION #4

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

PAVEMENT HATCH LEGEND




-  <E> ASPHALT PAVEMENT
-  <P> ASPHALT PAVEMENT
-  <P> BRUSH REMOVAL



PHOTO #1 - STATION 21+00

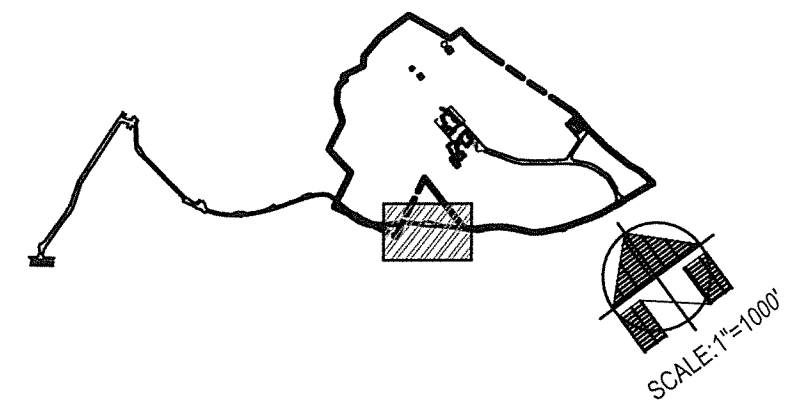
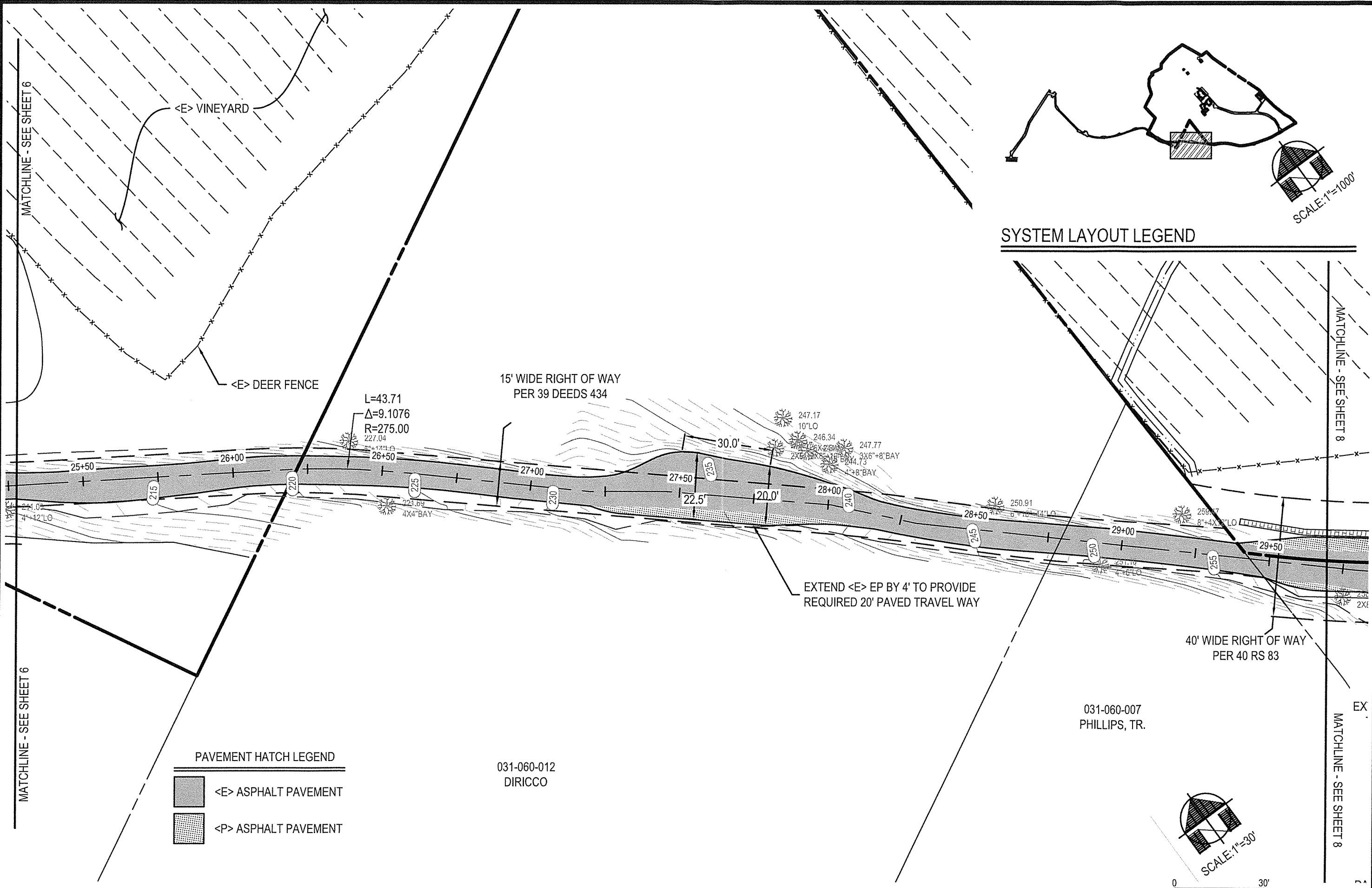


PHOTO #2 - STATION 22+75

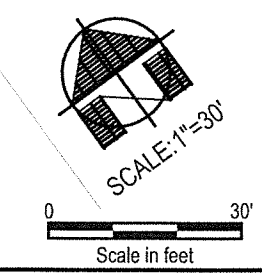
EXISTING ACCESS DRIVE

STATION RANGE: 20+25 - 25+25



SCALE: 1"=30'
Scale in feet



SYSTEM LAYOUT LEGEND



PAVEMENT HATCH LEGEND

	<E> ASPHALT PAVEMENT
	<P> ASPHALT PAVEMENT

031-060-012
DIRICCO

031-060-007
PHILLIPS, TR.

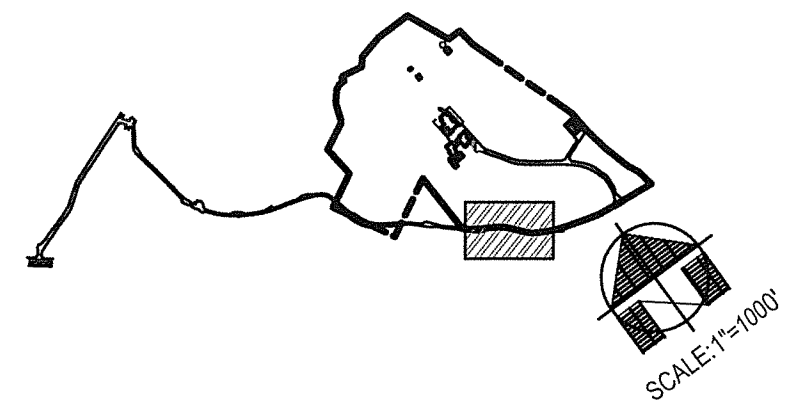
EXISTING ACCESS DRIVE
STATION RANGE: 25+25 - 29+50

DALLA VALLE
EXISTING ACCESS DRIVE
OAKVILLE CALIFORNIA

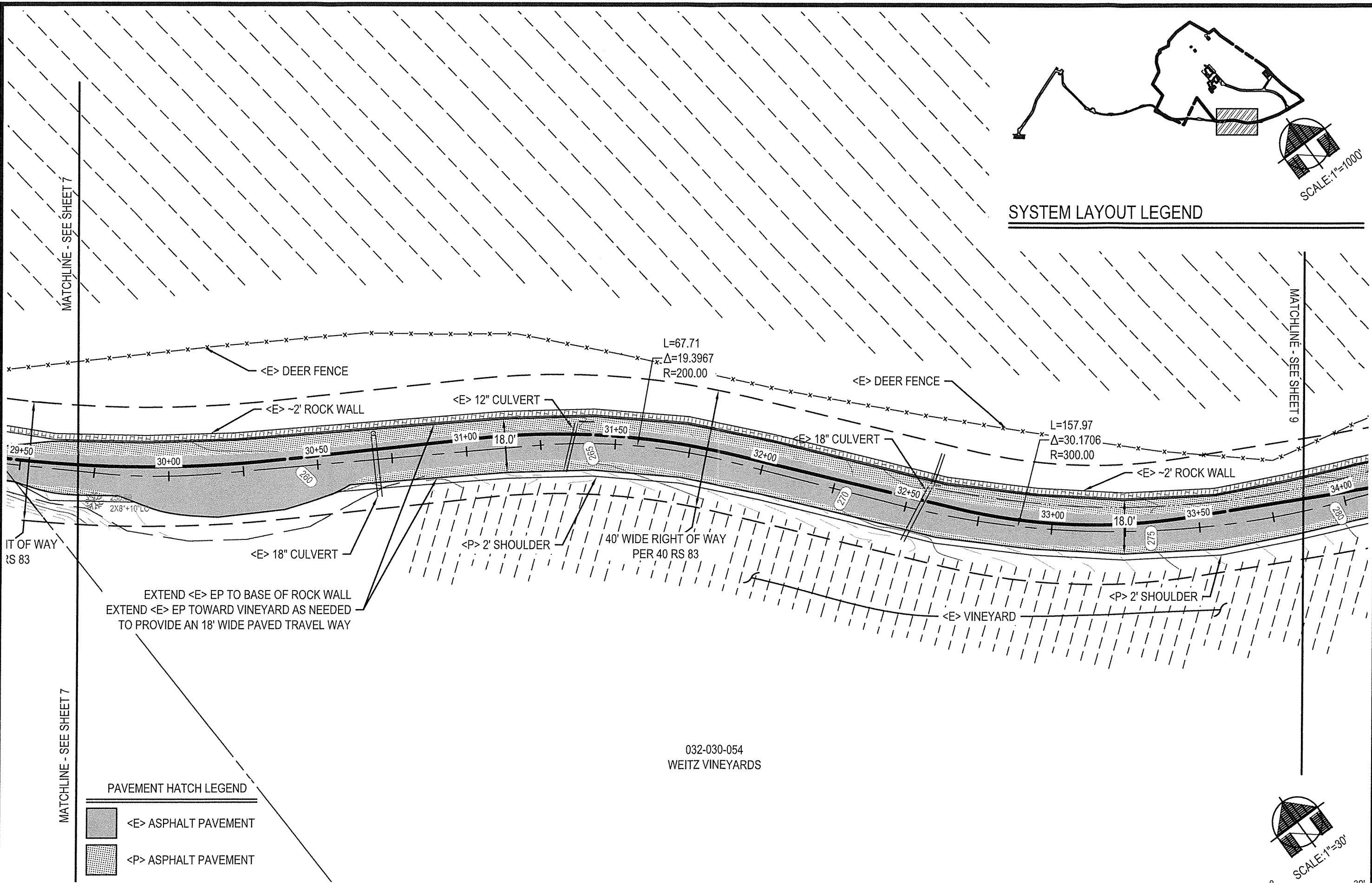
DELTA CONSULTING & ENGINEERING
OF ST. HELENA
1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

DATE: 05/02/14
SCALE: 1"=30'
JOB #: K-106
APN: 031-060-027

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SYSTEM LAYOUT LEGEND

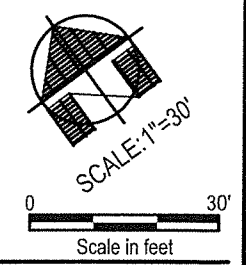


EXTEND <E> EP TO BASE OF ROCK WALL
 EXTEND <E> EP TOWARD VINEYARD AS NEEDED
 TO PROVIDE AN 18' WIDE PAVED TRAVEL WAY

032-030-054
 WEITZ VINEYARDS

PAVEMENT HATCH LEGEND

-  <E> ASPHALT PAVEMENT
-  <P> ASPHALT PAVEMENT



EXISTING ACCESS DRIVE

STATION RANGE: 29+50 - 33+75

DALLA VALLE
 EXISTING ACCESS DRIVE
 OAKVILLE CALIFORNIA

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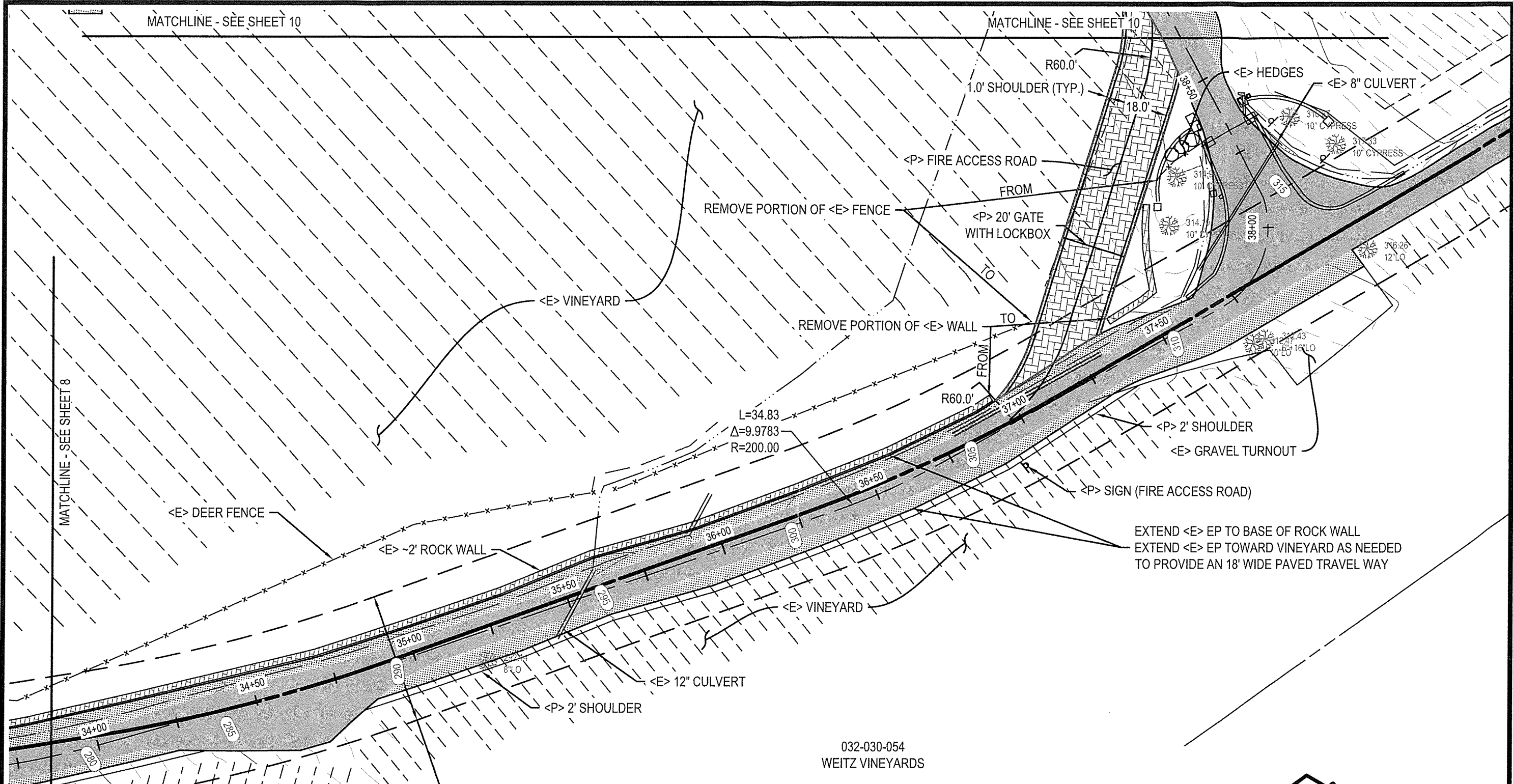
DATE: 05/02/14
 SCALE: 1"=30'
 JOB #: K-106
 APN: 031-060-027

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 OF
 11

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 8



EXISTING ACCESS DRIVE

STATION RANGE: 33+75 - 38+50

DALLA VALLE
EXISTING ACCESS DRIVE

OAKVILLE CALIFORNIA

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OF ST. HELENA

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707-963-8456 + 707-963-8528 FAX

DATE: 05/02/14

SCALE: 1"=30'

JOB #: K-106

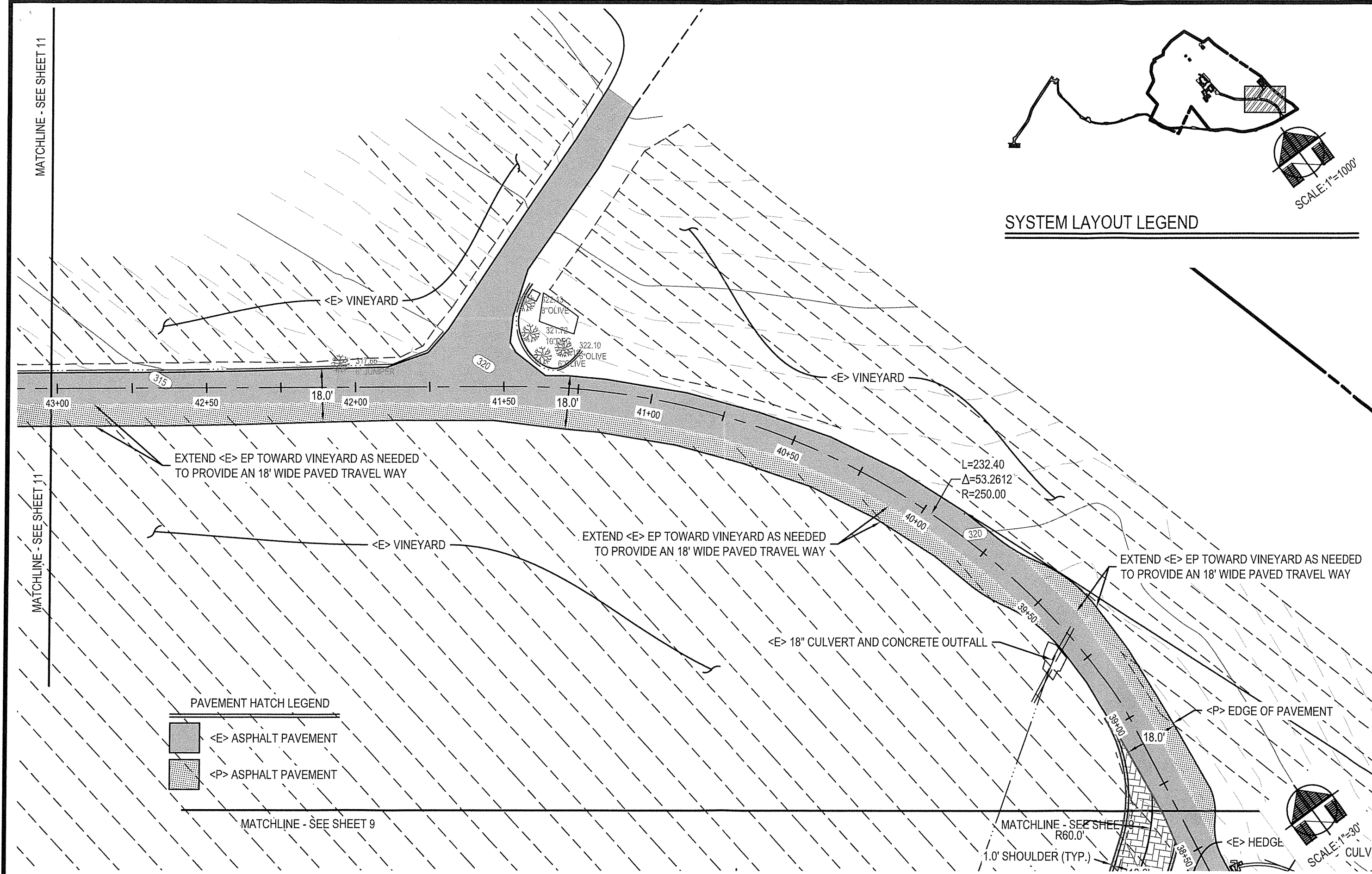
APN: 031-060-027

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OF
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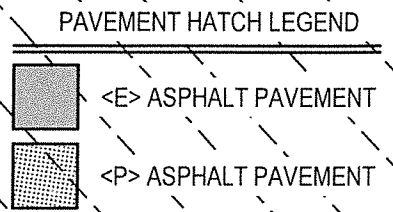
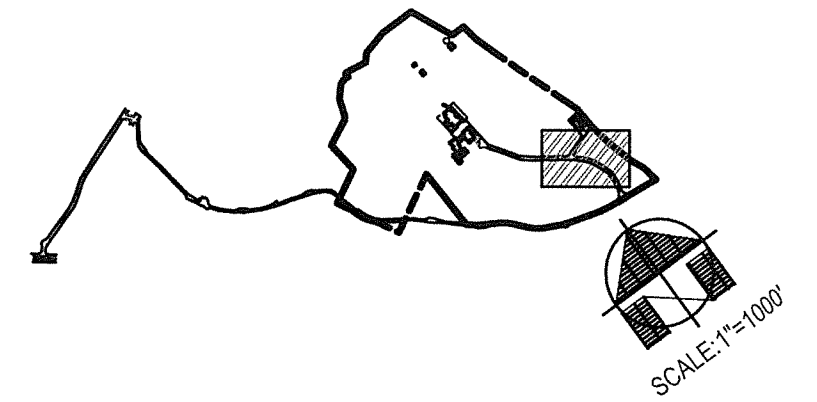
SYSTEM LAYOUT LEGEND

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 11

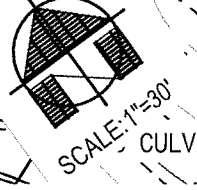


SYSTEM LAYOUT LEGEND



MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 9



EXISTING ACCESS DRIVE

STATION RANGE: 38+50 - 43+00

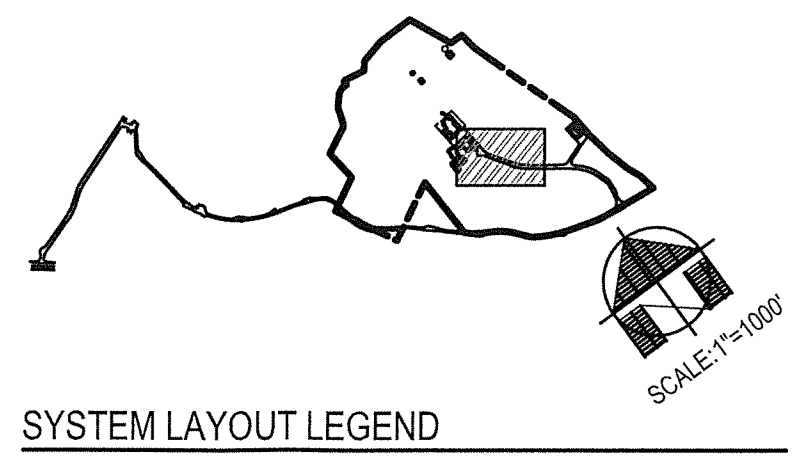
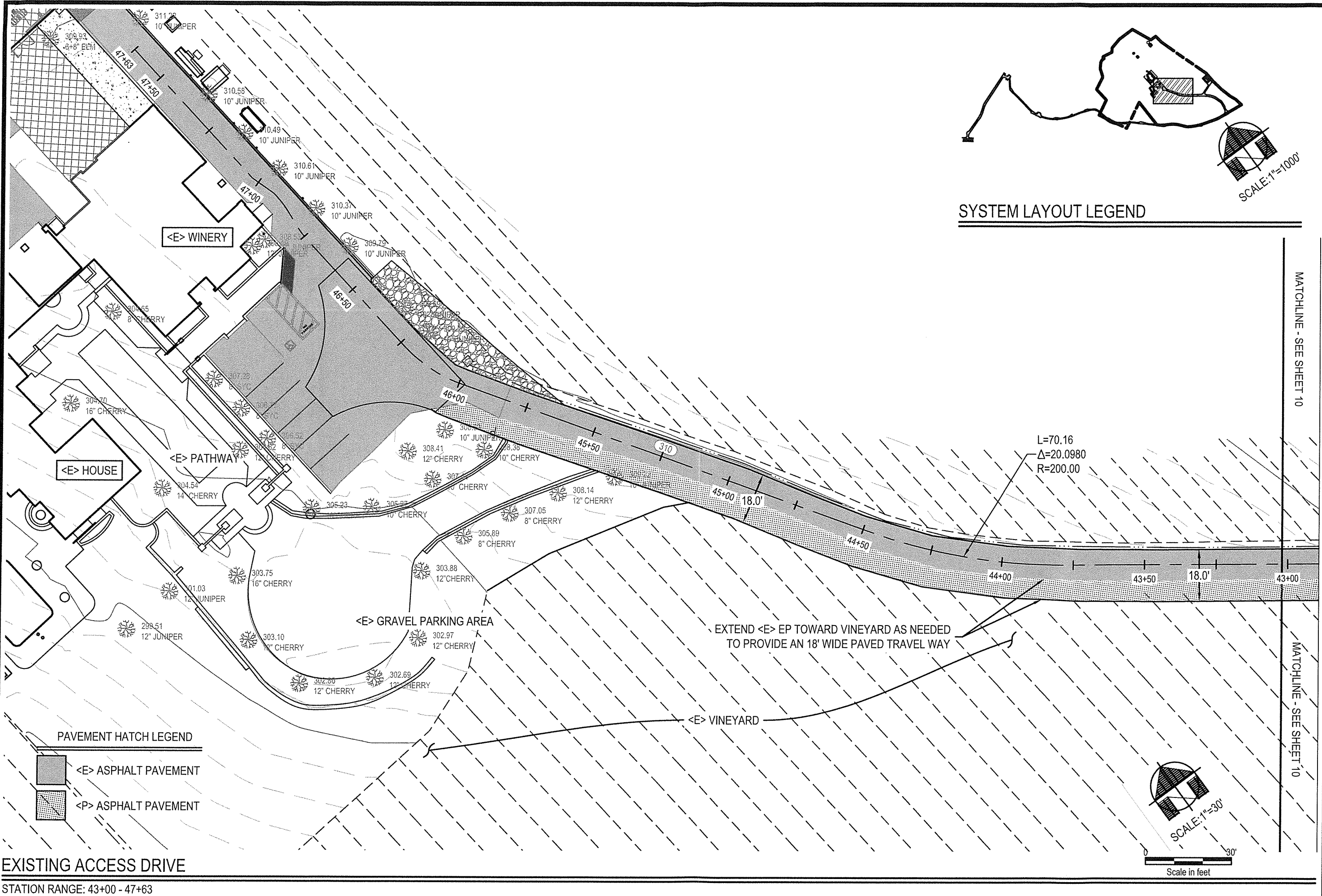
DALLA VALLE
EXISTING ACCESS DRIVE

DELTA CONSULTING & ENGINEERING
OF ST. HELENA
1104 ADAMS STREET, SUITE 203 - ST. HELENA, CALIFORNIA 94574
707-963-8456 + 707-963-8528 FAX

DATE: 05/02/14
SCALE: 1"=30'
JOB #: K-106
APN: 031-060-027

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OF
11

OAKVILLE CALIFORNIA



DALLA VALLE
EXISTING ACCESS DRIVE
OAKVILLE CALIFORNIA

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707-963-8456 + 707-963-8528 FAX

DATE: 05/02/14
SCALE: 1"=30'
JOB #: K-106
APN: 031-060-027

11 OF 11



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: Emily Hedge, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: August 25, 2015	Re: Use Permit Application for Dalla Valle 7776 Silverado Trail, AP #031-060-024 File #P14-00121

The application requesting approval to construct a barrel building as described in application materials has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. 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:

2. 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:

3. 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.

4. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Business Activities information shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
5. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
6. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. 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
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Planning, Building & Environmental Services

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Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To: Charlene Gallina/ Emily Henderson	From: Darrell Mayes
Date: June 17, 2014	Re: Planning Use Permit P14-00121

Building Inspection Division Planning Use Permit Review Comments

Planning Use Permit: P14-00121

APN: 031-060-024

Owner: Dalla Valle Vineyards

Contact: Lester Hardy

Description: This Planning “Use Permit” is a “Minor Modification” to existing Use Permits P1400121.

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 the Use Permit; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

The plans provided for Use Permit Minor Modification application P14-00030 do not provide enough information in sufficient 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, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

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. Building and construction permits are required prior to commencing with construction activities.

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. If there is no structures to be removed for this project disregard this item.
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 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



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: Emily Henderson
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: April 16, 2014

Subject: P14-00047 APN# 031-060-024

**SITE ADDRESS: 7776 Silverado Trail, Oakville CA 94558
Dalla Valley Vineyards**

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 this application be approved.

- 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 200 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 6,000 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.

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