

“C”

Previous Project Conditions

Modifica: 00343 Address: 3104 REDWOOD ROAD NAP
 Status: APPROVED APPLICANT: HENDRY GEORGE ORR
 Date: 02/28/2001 Back Stop

Screen Desc Relate Fees People Loc Cond I/H/N Doc Workflow Images Attach Docs

Base and Summary Data for Use Permit Modification

PARCEL: 035-120-031-000 Update Exit Back
 Submittal Date: 02/22/2001
 Status: APPROVED
 Applicant: HENDRY GEORGE ORR
 Planner: WB Wynness Balcher (retired)
 CEQA STATUS:
 PROJECT NAME (for file label): Hendry Winery
 Type of Proposed Modification (architecture, landscaping, size, etc.):
 Increase custom production to 60% with up to 2 alt proprietors
 Use Permit Modified: 97506-UP
 Action Scheduled: 10/03/2001
 By agency: CDPC
 Date of Final Action: 10/03/2001

Licensee: Nap

Reserved
88

Approved on Consent S-O

~~PROPOSED~~
CONDITIONS OF APPROVAL

CDPC Meeting Date: October 3, 2001

File #00343-MOD George Hendry
APN: 035-120-031 and 035-120-030 (sfap)

1. The permit is limited to:
 - a. Modification of Use Permit #97506-UP to allow an increase of the custom producer percentage of the winery's approved 59,000 gallon/year production, from 2,300 (4%) to 35,400 (60%) gallons/year. There will be no other change in the production activities or winery operations already approved (crushing, fermentation, barrel ageing, bottling) nor in the winery operations. This modification does not permit the custom producers to hold tours and tastings, marketing events, or to store case goods and the modified project will comply with the application forms and supplemental winery information sheet.
2. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:

The Department of Environmental Management as stated in their letter of March 20, 2001.

The Department of Public Works as stated in their letter of March 5, 2001.
3. The permittee shall report to the Department on an annual basis by December 31 the source of his grapes, verifying that 75% of the annual production is from Napa County grapes. The report shall include the grape tonnage and the Assessor's Parcel Number(s) where grown. Such report shall be proprietary and not available to the public. A separate report, for the public record, shall include a statement certifying compliance with the source requirement and indicating the percentage of Napa County grapes utilized.
4. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself, except those approved for temporary event license pursuant to Chapter 5.36 Napa County Code.
5. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
6. The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #97506-UP (and modification #99408-MOD). Any conditions that are in conflict with the requirements of this permit shall be null and void.



MEMORANDUM

March 20, 2001

TO: Napa County Planning Department, Jeff Redding, Director
FROM: Napa County Environmental Management Department,
Christine Secheli, R.E.H.S., Environmental Health Manager

RECEIVED
MAR 21 2001
NAPA CO CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Use Permit Application for Hendry Winery
Located at 3104 Redwood Road
Assessor Parcel # 35-120-30 and 35-120-31
File # 00343-MOD

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Use Permit 97506 indicated no visitors on the application, however it did indicate 4-6 people, once per week, related to the wine industry. Use Permit 99408-MOD added two annual events with up to 30 people. This application, however, indicates 30 visitors on the busiest day. As such, the water supply system must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to issuance of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from the Department of Environmental Management.

cc: Mr. George Hendry, 3104 Redwood Rd., Napa, CA 94558



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

RECEIVED

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

MAR 05 2001

NAPA COUNTY
DEPT. OF PUBLIC WORKS

TO: Public Works

APPLICATION TITLE: Hendry Winery FILE #: 00343 MS0

RESPONSE REQUEST DATE: 03/02/01 RESPONSE RETURN DATE: 03/19/01
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project? Yes No
If yes, indicate required permits: ~~CEQA~~ NONE

2. Indicate areas of environmental concern and availability of appropriate technical data: _____

3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
ORIGINAL CONDITIONS OF APPROVAL, JUNE 24, 1998
ARE STILL APPROPRIATE.

5. Have you previously reviewed an application on any portion of this project?
 Yes No

6. Name of contact person: WARRY BOGNER Telephone: 253-4351
Response Prepared by: WARRY BOGNER
Title: CIVIL ENGINEER
Date: 3/5/2001



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Jeffrey Redding
Secretary-Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

September 9, 2000

George Hendry
3104 Redwood Road
Napa CA 94558

RE: Request for Use Permit # 99408-MOD
(Assessor Parcel No. 35-120-030 SFAP & 031 SFAP)

Dear Mr. Hendry:

Please be advised that **Use Permit Application #99408-MOD** was **APPROVED** by the Napa County Conservation, Development and Planning Commission on September 6, 2000 based on the attached conditions.

The permit becomes effective ten (10) working days from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by another, you will be notified.

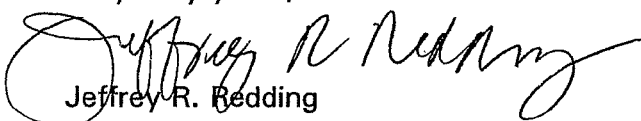
Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void.

EXPIRATION DATE: September 17, 2001

An extension of time in which to activate the use permit may be granted for a maximum of 12 months, upon application at least 30 days prior to expiration, and payment of fees in effect at the time of application, **and** provided that any approved modification of the permit has become final. This letter is your only notice regarding expiration and procedures for extension of this permit.

You are hereby further notified, pursuant to Government Code Sec.66020(d)(1), that the 90-day period in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Very truly yours,


Jeffrey R. Redding
Secretary-Director

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator

CONDITIONS OF APPROVAL
Use Permit Application #99408-MOD (HENDRY WINERY)

1. The permit modification shall be limited to the following changes: relocate the winery 400 feet to the north, redesign the winery combining the two phases into one and enlarge the total winery area by 9.5% from 21,000 to 23,000 sq.ft. The addition of two marketing events per year for up to 30 persons at each event are the only changes to the winery operation. The original leach field location remains unchanged; pumping of wastewater is allowed if necessary and approved by the Department of Environmental Management to transfer wastewater to the leach field. Erosion control plans are required covering the winery grading, the access road extension, spoils disposal and wastewater trenching that may be required. The above changes are to be consistent with the attached application materials including the plot plan and elevations. . Any other changes will require review and approval of a use permit modification by the Zoning Administrator or Planning Commission.
2. All conditions of the previous use permits and subsequent modifications, not in conflict with the above, shall remain in effect.
3. Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies including the following:
 - The Building Division dated Apr 10, 2000;
 - The Environmental Management Department dated Apr 20, 2000;
 - The Department of Public Works dated Apr 10, 2000;
 - The Department of Forestry dated Apr 24, 2000.
4. The materials and color of the exterior of the building shall be reviewed and approved by the Department prior to building permit issuance. The applicant's stated materials consist of T-111 plywood siding and comp shingle roofing and the colors are earth tones.
5. The two marketing events per year are limited to a maximum of 30 persons each, shall not involve amplified music outside, shall begin and end so as to avoid the peak traffic hours of 4-6 pm, and shall not extent past 11 pm.
6. All staff costs associated with monitoring compliance with these conditions and any project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

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RECEIVED

APR 10 2000

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Building Inspection Division

APPLICATION TITLE: HENDRY RANCH WINERY FILE #: 99408-MOD

RESPONSE REQUEST DATE: April 7, 2000 RESPONSE RETURN DATE: April 21, 2000
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: GRADING; BUILDING; PLUMBING; ELECTRICAL
MECHANICAL

2. Indicate areas of environmental concern and availability of appropriate technical data: NONE

3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. SECURE PERMITS AS NOTED IN ITEM NO. 1 ABOVE
2. SECURE CLEARANCE FROM BAY AREA AIR QUALITY MANAGEMENT DISTRICT PRIOR TO PERMIT ISSUANCE

5. Have you previously reviewed an application on any portion of this project?
 Yes No

6. Name of contact person: [Signature] Telephone: 253-4416

Response Prepared by: GARY W. BREWER

Title: BUILDING CODES ADMIN.

Date: 4-10-00



MEMORANDUM

RECEIVED

April 20, 1999

APR 25 2000

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

TO: Napa County Planning Department, Jeff Redding, Director

FROM: Napa County Environmental Management Department, *CMS*
Christine Secheli, R.E.H.S., Environmental Management Coordinator

Use Permit Modification Application for Hendry Ranch Winery
Located at 3104 Redwood Road
Assessor Parcel # 35-120-30 and 31
File # 99408-MOD

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. That if the relocated winery necessitates pumping of waste water to the approved disposal area such proposal must be submitted prior to the issuance of either the sanitary or process waste water installation permits.
2. All previous comments from June 2, 1998 still apply and shall be included in this project.

cc:Mr. George O. Hendry, 3104 Redwood Rd., Napa, CA 94558

Publicworks



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

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PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

APR 10 2000

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Publicworks

APPLICATION TITLE: HENDRY RANCH WINERY FILE #: 99408-MOD

RESPONSE REQUEST DATE: April 7, 2000 RESPONSE RETURN DATE: April 21, 2000

FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: NONE CHANGED BY THIS MODIFICATION.
ORIGINAL CONDITIONS STILL HOLD.

2. Indicate areas of environmental concern and availability of appropriate technical data: _____
NONE

3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed): _____
ORIGINAL CONDITIONS OF APPROVAL - 6/24/98

5. Have you previously reviewed an application on any portion of this project?
 Yes No

6. Name of contact person: HARRY BOGNER Telephone: 253-4350

Response Prepared by: HARRY BOGNER

Title: CIVIL ENGINEER

Date: 4/10/2000

RECEIVED

APR 26 2000

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



INTER-OFFICE MEMO

TO: Jeffrey Redding, Director
Conservation, Development, and Planning Department

FROM: Barbara Easter, Fire Department

DATE: April 24, 2000

SUBJECT: Hendry Ranch Modification Comments
Apn: 035-120-031 99408-MOD

Site Address: 3104 Redwood Road, Napa

The Napa County Fire Marshal staff has reviewed the Hendry Ranch Modification application to combine phase 1 & 2 into one project and to increase the approved building area from 21,000 square feet to 23,000 square feet, in addition to relocate the building about 400 feet to the north west. We recommend that the following items be incorporated as project conditions or mitigation measures if the commission approves the project.

1. This modification will need to comply with the fire department written comments dated July 12, 1998 that were address an approved on October 7, 1998 for use permit #97506.

If you should have any question please do not hesitate to contact Barbara Easter at (707) 963-3601 ext. 129 to discuss any other fire protection issue you may have regarding your project.

BYRON J. CARNIGLIA
Fire Chief

By: *Barbara A. Easter*

Barbara Easter
County Fire Inspector

BJC/be/be
cc: Applicant, D-1404 Loveless,
NCFD/CDF file, chron



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING COMMISSION

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
TELEPHONE 707/253-4416 FAX 707/253-4176

JEFFREY REDDING
Secretary-Director

October 8, 1998

Assessor's Parcel #35-120-030 & 031

George O. Hendry
3104 Redwood Road
Napa CA 94558

Dear Mr. Hendry:

Please be advised that **Use Permit application # 97506-UP** has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: October 7, 1998

EXPIRATION DATE: October 18, 1999

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board b another, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date **and** provided that any modification of the permit has become final. A request for an extension of time is subject to payment of the filing fee in effect at the time the request for extension is made.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeffrey R. Redding".

Jeffrey R. Redding
Director

cc: John Tuteur, County Assessor
Gary Brewen, Building Codes Administrator

dm:Hendry UP approval letter

REVISED
CONDITIONS OF APPROVAL
HENDRY WINERY
97506-UP

1. The permit shall be limited to establishing a 59,000 gallon per year winery in two phases totaling 21,000 sq.ft. with tours and tasting by prior appointment only, consistent with the attached materials, site plan and elevations.

Phase one is 9,000 sq.ft. and would include a covered crush slab/work area of 6880 sq.ft. Access is over a bridge that would be replaced in a manner that would create no disturbance to the creek channel, and a private road which would be extended and improved. Phase two is 12,000 sq.ft. for barrel storage and would be built into an excavated area in the hillside and an Erosion Control Plan would be required. After Phase two was constructed, the portion of the building against the hill would be backfilled with a tractor road around the building on the backfilled area.

Custom production is authorized for up to 4% of the annual production and up to two custom producers. Custom production activity at the winery can include crushing, fermenting, barrel aging and bottling, but will not include case goods storage, retail wine sales, offices, wine tasting or distributing/shipping.

Any other changes will require review and approval of a use permit modification that would be reviewed by the Zoning Administrator or the Commission.

2. Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies including the following:
 - The Department of Environmental Management comments dated June 2, 1998;
 - The Department of Public Works comments dated June 24, 1998;
 - The Building Division comments May 19, 1998;
 - The County Fire Department comments dated July 12, 1998; as modified.
3. A detailed landscaping plan for each phase of the winery area including parking details shall be submitted to the Department for review and approval indicating the names and locations of plant materials along with the method of maintenance prior to the issuance of any building permits for that phase of the winery. The landscaping shall be completed prior to the completion and final occupancy of each phase of the winery.
4. Parking shall be limited to the approved parking spaces only and shall not occur along access roads or in other locations except during harvest. In no case shall parking impede emergency vehicle access.
5. All exterior lighting shall be the minimum necessary for the operational and security needs. Light fixtures shall be kept as low as possible, and shall include shields to deflect the light down.
6. There are to be no marketing events or drop in retail sales. The total visitors for tours and tasting by prior appointment per week shall be limited to 1-2 groups of 4-8 people from the general public and 1 group of 1-4 people from the wine trade. Counts shall be maintained daily that would be made available to the Department with five (5) days notice, and shall be compiled in an annual report submitted to the Department by the end of January each year.
7. At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis the source of grapes verifying that 75% of his approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.
8. Any signs for the winery shall first be reviewed and approved by the Department as to location, size, height, design, color and material. Any sign shall include legible wording "Tours and Tasting by Appointment Only".

Agenda Item # 12

Page #2

CDPC Meeting Date: Sept. 2, 1998

Use Permit #97506-UP Hendry Winery

9. Any gate installed at the winery entrance shall be reviewed to assure that it is designed to allow a large vehicle such as a motorhome to turn around if the gate is closed and not back out onto the roadway blocking traffic. If the gate is part of an entry structure, an additional permit will be required.
10. No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space shall be rented, leased nor used by entities other than the on-site winery itself, except as may be specifically authorized pursuant to the Temporary Events Ordinance, (Section 5.36.010 of the Napa County Code).
11. All staff costs associated with monitoring compliance with these conditions, the previous permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
12. The well shall be metered and readings shall be taken and reported annually by the end of January of each year. The water source (well) shall be maintained on the same parcel as the winery. Any parcel reconfiguration shall observe this requirement whether it is a lot line adjustment, parcel map or other means such as a certificate of compliance.
13. The water tank (for fire protection) shall be located so as to be screened by vegetation from redwood Road, and shall not involve grading any slopes over 30%.

RECEIVED

JUN 2 1998

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



NAPA COUNTY

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

1195 THIRD STREET, ROOM 101 • NAPA, CALIFORNIA 94559-3082
AREA CODE 707/253-4471

TRENT CAVE, R.E.H.S.
Director

MEMORANDUM

TO: Napa County Planning Dept. - Jeffrey Redding, Director

FROM: Department of Environmental Management - Chris Secheli, R.E.H.S.

SUBJECT: Use Permit Application for George O. Hendry

DATE: June 2, 1998

APN 35-120-30 and 31 FILE # 97506-UP

Located at 3104 Redwood Road

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. A Hazardous Materials Business Plan or Negative Declaration Response Form must be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management. This must be submitted within 60 days of receiving the use permit unless the applicant submits a letter stating the hazardous materials will not be brought on site until a specified future date. In this case, the Business Plan or Negative Declaration must be submitted within 30 days of bringing the Hazardous Materials on site.
2. That the use of the drain field area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, parking, livestock, etc., over the system.
3. That a permit for the installation of the process and sanitary waste water systems be secured from the Department of Environmental Management prior to issuance of a building permit.
4. That prior to issuance of a sewage permit for the process waste septic system, the applicant submit for approval, a plan from a licensed engineer which specifically addresses the method of directing process waste and storm water from the outside slab areas.

5. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
6. During the construction/demolition/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.
7. Adequate area must be provided for collection of recyclables. The applicant must contact 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.
8. All diatomaceous earth/bentonite must be disposed of in an approved manner.
9. The proposed water system to serve this project is not currently required to be regulated by this Department under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy. The applicant may wish to retain the services of a consultant in this matter.

cc: George Hendry, 3104 Redwood Rd., Napa, CA 94558

usr/pam/planning/COUNTY/60-1199111992

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



June 24, 1998

TO: Conservation Development and Planning Department

FROM: Russ Bergholz, Assistant Engineer *RB*

SUBJECT: George O. Hendry Winery Use Permit, File # 97506-UP
3104 Redwood Road, Napa, CA 94558 APNs: 035-120-030, 031

This application will allow the applicant to construct a 59,000 gal/yr winery with a 9,000 sq. ft. phase one winery building and a 12,000 sq. ft. phase two barrel storage building located on a 95.94 acre property located on the east side of Redwood Road approximately 2000 feet north of the Browns Valley Road intersection.

EXISTING CONDITIONS:

1. Redwood Road is a 24 feet wide, paved, Napa County maintained road.
2. The Average Daily Traffic count for Redwood Road is 446.
3. First 40 feet of the access road (APN: 035-101-002) to the proposed winery site consists of a 15 feet wide concrete bridge.
4. Next 350 feet of the 12 feet wide, paved access road (APN: 035-101-002) to the proposed winery site serves two residences and a guest house.
5. Last 1000 feet of access road (APNs: 035-101-002 and 035-120-031) to the proposed winery site is 12 feet wide and consists of a dirt surface.
6. The existing right-of-way for Redwood Road is 40 feet.
7. The ultimate right of way for Redwood Road is 60 feet.

RECOMMENDED CONDITIONS:

1. The proposed access road to the winery site as shown on the use permit application plot plan "Hendry Ranch Winery - George O. Henry" shall be improved to the level of a "Common Drive Without Parallel Parking Lanes Low Density" as shown on the latest

edition of the Napa County Road and Street Standards. This road consists of a 16 foot roadway with a 4 foot earth shoulder. The road is to have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.

2. The applicant shall provide certification by a registered civil engineer that the existing bridge load capacity is equivalent or greater than that of a H 20-44 (40,000 lb. 2-axle vehicle) designation or an Alternative Military Loading of two axles four feet apart with each axle weighing 24,000 pounds, whichever produces the greatest stress, as shown in the "bridge design specifications manual" by caltrans.
3. Adequate space for vehicle turnout shall be provided adjacent to the access road entrance on property side where the bridge begins.
4. The applicant is to provide proof in writing showing that he has legal access to utilize the portion of the access road that is located in APN: 035-101-001.
5. Any parking required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
6. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.
7. The applicant shall dedicate a right-of-way easement of 30 feet from the centerline of Redwood Road, along the western boundary line of APN: 035-120-031, to Napa County for roadway and utility purposes.
8. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
9. Improvements shall be constructed according to plans prepared by a registered civil engineer which will be reviewed and approved by this office. A plan check fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.

If you have any questions regarding the above items at this time please contact Russ Bergholz or Larry Bogner of this office.

cc: George O. Hendry, 3104 Redwood Rd., Napa, CA 94558
Tim Strebow, County Fire, Fax # 253-6198, Phone # 259-6196

6199 255-2196



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

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AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

RECEIVED

MAY 19 1998

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Building

APPLICATION TITLE: George O. Hendry FILE #: 97506 UP

RESPONSE REQUEST DATE: 5-19-98 RESPONSE RETURN DATE: 6-3-98

FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

- Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: GRADING; BUILDING; ELECTRICAL; PLUMBING; MECHANICAL
- Indicate areas of environmental concern and availability of appropriate technical data: NONE
- Do you recommend: Negative Declaration Environmental Impact Report
- If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. SECURE PERMITS AS NOTED IN ITEM NO. 1
2. OBTAIN BAY AREA AIR QUALITY MANAGEMENT DISTRICT APPROVAL FOR A NEW WINKER
- Have you previously reviewed an application on any portion of this project?
 Yes No
- Name of contact person: [Signature] Telephone: 253-4416
Response Prepared by: GRACE M. BREWER
Title: BUILDING CODES ADMIN.
Date: 5-19-98

INTER-OFFICE MEMO



RN

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12 July 1998

NAPA CO. CONSERVATION.
DEVELOPMENT & PLANNING DEPT.

TO: Jeffrey Redding, Director
Conservation – Development and Planning Department

FROM: Ethan Foote, Fire Department

SUBJECT: Use Permit Comments Hendry Winery 97506-UP

7660 Recommended Fire Safety Standards
3076 Redwood Rd. APN: 035-120-031

The Fire Department (NCFD) has reviewed the above application for a new use permit to build a 21,000 sq. ft. winery. We recommend that the following items be incorporated as project conditions or mitigation measures if the Commission approves the project.

The emergency water supply (available gallons per minute and storage capacity) and access road width initially proposed are both insufficient. Incorporation of the following recommendations into the project will meet minimum County standards and State regulations for fire protection.

1. All construction and use of the facility shall comply with applicable standards, regulations, and codes in effect at the time of building permit issuance including (as a minimum): Napa County Fire Protection Standards (County FPS); Napa County Road and Street Standards (R&SS); State Fire Safe Regulations (State FSR); Uniform Fire Code (UFC with Cal. Tit. 24 amendments); and appropriate fire protection system standards (e.g. NFPA 13, 20, 24, 72, etc.).
2. Fire department access shall be provided by compliance with County FPS §IV.9, State FSR Article 2, UFC §902 and specifically:
 - a. an 18' wide access road to the winery as per State FSR §1273.01 (a two-lane County "Common Dive" meets the intent of the 18' State regulation and road width narrowing on the *existing* bridge is acceptable);
 - b. the access road shall have an "all weather" surface acceptable to the County Public Works Department, the proposed AC paving of the fire apparatus access around the buildings shall be incorporated into the project;

- c. fire apparatus access to the fire pump house shall be provided meeting County standards for a one lane "Agricultural Special Purpose Road" (R&SS);
 - d. installation of Fire Department/Sheriff Office "Rapid Entry System" key switches or padlocks for access through locked gates.
3. Water supplies for fire protection shall be provided by compliance with County FPS §IV, UFC §903 and specifically:
 - a. required fire flow in accordance with County FPS §IV.3-6 is estimated at 500 to 800 gallons per minute (see attached worksheet);
 - b. number and spacing of fire hydrants in accordance with UFC appendix III-B (County FPS §IV.5) is estimated to be one in front;
 - c. water storage capacity for fire protection in accordance with County FPS §IV.3-6 is estimated at 30,000 to 50,000 gallons in addition to other needs (see attached worksheet).
 4. Built-in fire protection shall consist of that required by applicable codes and :
 - a. an automatic sprinkler system with alarm supervision by an approved central, or remote station installed and maintained to appropriate NFPA standards.
 5. Fire fighter safety and operations measures shall be provided by the following:
 - a. if hazardous materials storage at the facility triggers a Hazardous Materials Business Plan requirement by the Napa County Department of Environmental Management, installation and maintenance of a hazardous materials data and building key storage cabinet (model series #1220 or 1300) shall be provided as per Napa County Fire Department Specifications utilizing the Fire Department/Sheriff Office "Rapid Entry System";
 - b. co-location of the FDC (fire department sprinkler connection) with the "Knox" data storage cabinet, fire alarm control panel or remote annunciator unless approved by the Fire Department during building construction design and review if co-location is not feasible. Any such controls or panels shall be directly accessible (via one door) to the outside.
 6. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Fire Department and appropriate authorities having jurisdiction (e.g. State Fire Marshal) for review and approval prior to building permit issuance.
 7. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis, plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

Discussion

Large facilities such as proposed in this project can have emergency incidents which would significantly impact fire fighter safety and the ability of the Fire Department to provide emergency services. Incorporation of the above recommendations will reduce to the maximum extent reasonable the labor, time, and resources required for the Fire Department to manage emergency incidents at the facility.

If there are any questions, interested parties should feel free to contact Ethan Foote at Napa County Fire Department Headquarters (707-963-3601 ext. 121), or through telephone pager (707-491-5666).

Byron J. Carniglia
Fire Chief

by 

Ethan Foote
County Fire Marshal

attch. fire flow worksheet p.4

cc: Jeff Miller, applicant
Bogner, NCPW
Streblow, NCFD
NCFD/CFM file, chron, Loveless

Napa County Fire Protection Standards (BOS Resolution 88-98) .
 Section IV "Required Fire Flow and Water Storage Work Sheet" pages A-8 thru 10
 Example calculations are provided here to illustrate how the worksheet is used.
 Fire Department requirements will be based and approved on submitted building plans.

- 1 Building Occupancy Hazard Classification
 Enter "Light", Moderate, or "High" Moderate
- 2 Building Construction Type
 Enter: "Wood", "Ordinary", "Fire Resistive", or "Non Combustible" Ordinary

3 Building Volume (cubic feet)	Sq. Ft.	Area Height (ft.)
Phase 1	9,000	20
Phase 2	12,000	20
Proposed areas with gross estimate of average height for volume		

Total Area 21,000
 Total Building Volume 420,000

4 Base Required Fire Flow (gpm) Building Volume Haz. Factor

Building volume/occupancy hazard factor (light=600, moderate=400, high=200) 420,000 400 1,050

5 Base Required Fire Protection Water Storage Capacity (gal)
 Flow (gpm) * Duration (min)

Flow Duration (60 minutes except Occupancy Class "High" = 120 minutes) 60 63,000

6 Note: fire protection water storage shall be in addition to that needed for all other uses.

7 Credit (-%) and Surcharge (+%) Adjustments to Base Required Fire Flow (gpm)

7a Building construction-Type / Hazard class
 Enter % Credit/Surcharge selected from table 7A in worksheet. -5
 (-25% credit to +10% surcharge) 1,050 -53 998

7b Smoke Detectors (not monitored)
 Enter -5% Credit 0
998 0 998

7c Smoke Detectors (monitored)
 Enter -20% Credit 0
998 0 998

7d Sprinkler System (monitored)
 Enter -40% credit for full protection or -15% for partial protection -40
998 -399 599

7e Non-flammable roof covering
 Enter -5% Credit -5
 (1995 H&S Code & CBC required) 599 -30 569

7f Lack of Building Separation
 Enter % Surcharge (+2.5% to +25%) 0
569 0 569

Adjusted Estimate of Required Fire Flow (150 gpm minimum) 569

Total fire flow credits and surcharge adjustments = -483
 Total net adjustments above shall not exceed 788 which is the maximum 75% reduction allowed (see FPS sec. IV.6)
 see also maximum fire flow limits in FPS section VI.3

Adjusted Estimate of Fire Protection Water Storage Required (9,000 gallons min.) 34,115

Flow (gpm) * Duration (min)
 Flow Duration (min) 60