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Previous Project Conditions



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

May 22, 2014

Edwin & Stacia Williams
3125 St. Helena Highway
St. Helena, CA 94574

Re: Cairdean Winery - Use Permit #P14-00137-VMM; 3125 St. Helena Highway, St. Helena
(APN: 022-070-028)

Dear Mr. & Mrs. Williams,

The application for Very Minor Modification #P13-00215 to Caridean Winery Use Permit P11-00298-UP and Variance P11-00299 has been considered by the Planning, Building, & Environmental Services Director on May 22, 2014.

The request includes authorization to consolidate the water storage tank locations into one utility service area including a 180 sq.ft. pump shed and add a concrete retaining wall, as depicted on the site plan dated April 24, 2014.

No other changes are being requested. There will be no increase in employees, visitation, marketing events, or annual production capacity. Please be advised that this request has been **APPROVED** by the Director subject to the attached conditions of approval. It should be noted that all previous Use Permit and Variance, as well as, Very Minor Modification conditions not in conflict with this modification will still apply.

The Department has determined this application to be Categorical Exempt from the provisions of CEQA, the California Environmental Quality Act, pursuant to Section 15301 Appendix B, Class 1(3) (Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code) of the Napa County's Local Procedures for implementing the California Environmental Quality Act.

The modification is effective immediately 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 by another, you will be notified.

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

Mr. & Mrs. Williams
P13-00215
May 22, 2014
Page 2

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

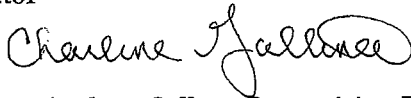
Pursuant to Section 18.124.080 of the Napa County Code, the modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of this permit.

Expiration Date: May 22, 2016

Should you have any questions, please contact Charlene Gallina, Supervising Planner at (707) 299-1335 or e-mail at charlene.gallina@countyofnapa.org.

Sincerely,

David Morrison
Director



By: Charlene Gallina, Supervising Planner

Enclosures

cc: Jeffrey Redding, Land Use Planning Services
Juancarlos Fernandez, 1104 Adam St., Suite 203B., St. Helena, CA 94574
Napa County Departments/Divisions – Environmental Services, Environmental Health,
Building, Fire, J. Tuteur (Assessor), Jeff Tangen
Project Files

**CONDITIONS OF APPROVAL
CARIDEAN WINERY
USE PERMIT VERY MINOR MODIFICATION #P14-00137-VMM**

**3125 ST. HELENA HIGHWAY (SR 29/128), ST HELENA, CALIFORNIA
APN 022-070-028**

1. SCOPE

The permit very minor modification shall be limited to:

- A. Consolidation of the water storage tank locations into one utility service area;
- B. 180 sq.ft. pump shed; and
- C. Addition of a retaining wall for screening purposes.

Requested changes shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials (dated April 24, 2014) and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

****Alternative locations for cave spoils or other spoils are permitted and fire suppression tanks are permitted, subject to review and approval by the Director of Planning, Building, and Environmental Services, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.**

2. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

Project conditions of approval include all of the following County, Divisions, Departments and Agency(ies) requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- A. Engineering Services Division as stated in their Memorandum dated May 22, 2014.
- B. Fire Department as stated in their Inter-Office Memo dated May 21, 2014.
- C. Environmental Health Division – Previous conditions of approval apply as required in Use Permit (P11-00298) & Variance (P11-00299).

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the approved use permit.

3. **PREVIOUS CONDITIONS**

As applicable, the permittee shall comply with any previous conditions of approval (Use Permit P11-00298-UP and Variance P11-00299-VAR, Very Minor Modification P12-00402-VMM and Very Minor Modification P13-00215-VMM) for the winery use except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.

4. **MONITORING COSTS**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

5. **TEMPORARY AND FINAL OCCUPANCY**

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. Marketing and/or Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions where extenuating circumstances exist and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Planning, Building and Environmental Services. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements. Consistent with Board of Supervisors Resolution № 2010-48, "Temporary Certificates of Occupancy are generally not to be used to allow production of wine for more than one year."



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Planning, Building & Environmental Services

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

Hillary Gitelman
Director

MEMORANDUM

To: Charlene Gallina, Planning Division	From: Jeannette Doss, Engineering and Conservation Division <i>JD</i>
Date: May 22, 2014	Re: Cairdean Winery Use Permit - Engineering CoA 3125 St. Helena Highway, St. Helena, CA P14-00137 APN 022-070-028

The Engineering Division received a referral for comment on a very minor modification to an existing use permit for Cairdean Winery, generally requesting the following:

To consolidate the water storage tank locations into one utility service area.

After careful review of the very minor modification request, the Engineering Division recommends approval of the time extension and recommends that all previous recommended conditions of approval for Use Permit (P11-00298), and the subsequent modifications (P12-00402 for change of cave layout, and P13-00215 for an expansion of the cave) as stated in the previous Public Works and Engineering Division inter-office memos shall still apply to this modification.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss (707) 253-4417.



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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1461

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Charlene Gallina
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: May 21, 2014

Subject: P14-00137 APN# 022-070-028

SITE ADDRESS: 3125 St. Helena Hwy., St. Helena, CA 94574
Cairdean Winery Tank Reduction (Not FD Water)

The Napa County Fire Marshal's Office has reviewed the submittal for the project identified above. No requirements are necessary at this time. If you have any questions 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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1195 Third Street, Suite 210
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Hillary Gitelman
Director

October 14, 2013

Edwin & Stacia Williams
818 Chiles Avenue
St. Helena, CA 94574

Re: Cairdean Winery - Use Permit #P13-00215-VMM; 3125 St. Helena Highway, St. Helena
(APN: 022-070-028)

Dear Mr. & Mrs. Williams,

The application for a Very Minor Modification #P13-00215 to Caridean Winery Use Permit P11-00298-UP and Variance P11-00299, and Very Minor Modification P12-00402 has been considered by the Planning, Building, & Environmental Services Director on October 14, 2013.

The request includes authorization to reconfigure and increase the size of a previously approved winery cave (P12-00402 VMM) from 14,400 sq.ft. to 16,500 sq.ft., as depicted on the site plan dated June 24, 2013.

No other changes are being requested. There will be no increase in employees, visitation, marketing events, or annual production capacity. Please be advised that this request has been **APPROVED** by the Director subject to the attached conditions of approval. It should be noted that all previous Use Permit and Variance, as well as, Very Minor Modification conditions not in conflict with this modification will still apply.

The Department has determined this application to be Categorically Exempt from the provisions of CEQA, the California Environmental Quality Act, pursuant to Section 15301 Appendix B, Class 1(3) (Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code) of the Napa County's Local Procedures for implementing the California Environmental Quality Act.

The modification is effective immediately 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 by another, you will be notified.

Mr. & Mrs. Williams
P13-00215
October 14, 2013
Page 2

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

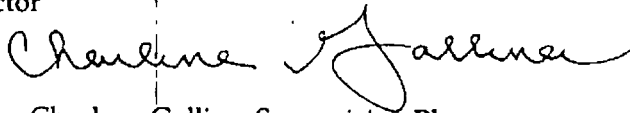
Pursuant to Section 18.124.080 of the Napa County Code, the modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of this permit.

Expiration Date: October 14, 2015

Should you have any questions, please contact Charlene Gallina, Supervising Planner at (707) 299-1335 or e-mail at charlene.gallina@countyofnapa.org.

Sincerely,

Hillary Gitelman
Director



By: Charlene Gallina, Supervising Planner

Enclosures

cc: Jeffrey Redding, Land Use Planning Services
Juancarlos Fernandez, 1104 Adam St., Suite 203B., St. Helena, CA 94574
Napa County Departments/Divisions - Environmental Services, Environmental Health,
Building, Fire, J. Tuteur (Assessor), Jeff Tangen
Project Files

**CONDITIONS OF APPROVAL
CARIDEAN WINERY
USE PERMIT VERY MINOR MODIFICATION #P13-00215-VMM**

**3125 ST. HELENA HIGHWAY (SR 29/128), ST HELENA, CALIFORNIA
APN 022-070-028**

1. SCOPE

The permit very minor modification shall be limited to:

- A. Reconfiguration of the previously approved (#P12-00402 VMM) cave area;
- B. Increasing the size of the previously approved cave area (#P12-00402) by 2,000 sq.ft. to a total of 16,500 sq.ft. for production use; and
- C. Additional cave spoils generated to be disposed on site or hauled off-site to Clover Flats or another location.**

Requested changes shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

**Alternative locations for cave spoils are permitted, subject to review and approval by the Director of Planning, Building, and Environmental Services, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

2. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

Project conditions of approval include all of the following County, Divisions, Departments and Agency(ies) requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- A. Engineering Services Division as stated in their Memorandum dated October 14, 2013.
- B. Environmental Health Division as stated in their Memorandum dated October 1, 2013.
- C. Fire Department as stated in their Inter-Office Memo dated July 22, 2013.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those Divisions, Departments or Agencies. The inability to substantially comply with

the requirements of other County Divisions, Departments and Agencies may result in the need to modify the approved use permit.

3. **PREVIOUS CONDITIONS**

As applicable, the permittee shall comply with any previous conditions of approval (Use Permit #P11-00298 and Variance #P11-00299, and Very Minor Modification #P12-00402) for the winery use except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.

4. **MONITORING COSTS**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

5. **TEMPORARY AND FINAL OCCUPANCY**

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. Marketing and/or Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions where extenuating circumstances exist and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Planning, Building and Environmental Services. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements. Consistent with Board of Supervisors Resolution № 2010-48, "Temporary Certificates of Occupancy are generally not to be used to allow production of wine for more than one year."



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Planning, Building & Environmental Services

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

Hillary Gitelman
Director

MEMORANDUM

To: Charlene Gallina, Planning Division	From: Jeannette Doss, Engineering and Conservation Division <i>JD</i>
Date: October 14, 2013	Re: Cairdean Winery Use Permit - Engineering CoA 3125 St. Helena Highway, St. Helena, CA P13-00215 APN 022-070-028

The Engineering Division received a referral for comment on a modification to an existing use permit for Cairdean Winery, generally requesting the following:

To change the configuration of a previously approved winery cave (P12-00402) and cave size from approximately +/- 14,400 square feet to +/- 16,500 square feet. The increase in cave size will generate additional spoils that will be stored temporarily on-site then hauled off-site.

After careful review of the use permit modification package submittal the Engineering Division recommends approval of the project and recommends that the conditions of approval for Use Permit (P11-00298) as stated in the Public Works inter-office memo (attached) dated May 8, 2012 and the conditions of approval as stated in Minor Modification (P12-00402) as stated in Engineering Division memo dated January 18, 2013 shall apply to this very minor modification with the following additional requirement:

RECOMMENDED CONDITIONS:

SITE IMPROVEMENTS:

1. All associated building (B12-01182) and/or grading permits (W12-00196) with the cave shall be revised to include the additional earthwork. Applicant shall provide proof that spoils were off-hauled to an approved site(s) prior to Final Occupancy of the the building permit.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss (707) 253-4417.



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Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Steven E. Lederer
Interim Director

MEMORANDUM

To: Mary Doyle, Conservation Development and Planning Department	From: Drew Lander, Assistant Engineer Public Works
Date: May 8, 2012	Re: P11-00298, P11-00299Var, PW Conditions 3125 St. Helena Highway, St. Helena 94574 APN 022-070-028

Application proposes to establish a 50,000gpy winery with 19,770 s.f. cut and cover winery building with 13,000 s.f. of caves. The proposed winery will be housed in two modules, a 17,240± s.f production area and a 2,500 s.f. admin building connected by a roofed work area where crush activity will take place. Three existing, residential structures will be removed and replaced by a new, 1 acre vineyard. Employees are proposed to be 4 full time and 6 part time persons operating 7 days per week.

This project is also requesting a Variance to the setbacks from St. Helena Highway and the southern driveway that provides access to both the Vintners Village retail complex, and the subject parcel.

EXISTING CONDITIONS:

1. Existing access taken from the entrance driveway and parking lot serving the St. Helena Outlets. Parcel is located West of Highway 29.
2. The existing development within the foot print of the proposed area of the new winery complex is a residential home and accessory structure which are proposed to be demolished.
3. A left turn lane has been constructed at the driveway entrance from the Highway that will serve this development.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Ground water comments to be provided under separate memo.

NEW DRIVEWAY:

2. New access driveway shall conform to the latest addition of the Napa County Road and Street Standards for a Common Drive (detail C-7, pg29) and shall be designed by a licensed engineer to withstand a minimum load of H20.

PARKING:

3. Any parking proposed by the applicant or required by the Planning Department 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 and shall be designed to support a minimum of H20 loading.
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

5. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Storm water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
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, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

8. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
9. 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. bio-retention unit) may be used to capture and infiltrate the excess volume. If site conditions are found to be inconsistent with the intent of this requirement a waiver of impracticability may be granted by the Director of Public Works if all possible Best Management Practices have been considered and rejected as impracticable.
10. Any new 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.

11. All areas that are proposed to be utilized for winery crush operations shall drain only to approved sanitary waste systems.

OTHER RECOMMENDATIONS:

12. This office supports the variance to the Highway 29 setback to allow the winery structures to be constructed as proposed.
13. Construction activity resulting in a disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site 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. 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
14. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
15. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander at 707-253-4351. For groundwater questions, please contact Anna Maria Martinez




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Planning, Building & Environmental Services

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Hillary Gitelman
Director

MEMORANDUM

To: Charlene Gallina, Planning Division	From: Jeannette Doss, Engineering and Conservation Division 
Date: January 18, 2013	Re: Cairdean Winery UP Minor Mod - Engineering CoA 3125 St. Helena Hwy N, St. Helena, CA P12-00402 APN 022-070-028

The Engineering Division received a referral for comment on a use permit modification for the Cairdean Winery, generally requesting the following:

To modify the approved cave layout and uses within the cave.

After careful review of the use permit modification submittal the Engineering Division recommends approval of the project as outlined in previous recommended conditions for original Use Permit P11-00298 and Variance P11-00299 dated May 8, 2012 and signed by Drew Lander.

Note: Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss at 253-4417. For groundwater questions and/or traffic questions, please contact the Napa County Department of Public Works at (707) 253-4351 and ask for Anna Maria Martinez (groundwater) or Paul Wilkinson (traffic).



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Hillary Gitelman
Director

MEMORANDUM

To: Charlene Gallina, Supervising Planner	From: Kim Withrow, Senior Environmental Health Specialist <i>KW</i>
Date: October 1, 2013	Re: Cairdean Winery, 3125 St. Helena Highway APN: 022-070-028 File # P13-00215

The application and supplemental information requesting approval to modify an approved use permit by increasing the size of the proposed cave and modifying the layout has been reviewed. This Division has no objection to approval of the application. The conditions of approval included with P11-00298 dated April 12, 2012 still apply.



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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1195 3rd Street
Napa, CA 94559

Office: (707) 299-1461

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Charlene Gallina
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: July 22, 2013

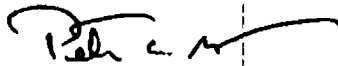
Subject: P13-00215 APN# 022-070-028

SITE ADDRESS: 3125 St. Helena Highway, St. Helena, CA 94574
Caidean Winery (Cave Modification)

The Napa County Fire Marshal's Office has reviewed the Use Permit Modification application for the project listed above. I am requesting that the comments below be incorporated into the project conditions should the Planning Commission approve this project.

1. **All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
2. **All fire department access roads and driveways shall comply with the Napa County Public Works Road and Street Standards.**
3. All cave development shall comply with the CBC Section 436 2010 edition as well as the Napa County Fire Marshal's Office Cave Development Guidelines.
4. 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.
5. 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.
6. All exit doors shall open without the use of a key or any special knowledge or effort.

7. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
8. Install emergency back-up lighting throughout the caves per the California Building Code 2010 edition.
9. Beneficial occupancy **will not be granted** until all fire department fire and life safety items have been installed, tested and finalized.
10. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
11. 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.
12. 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.
13. 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.



Pete Muñoa
Fire Marshal

PLANNING



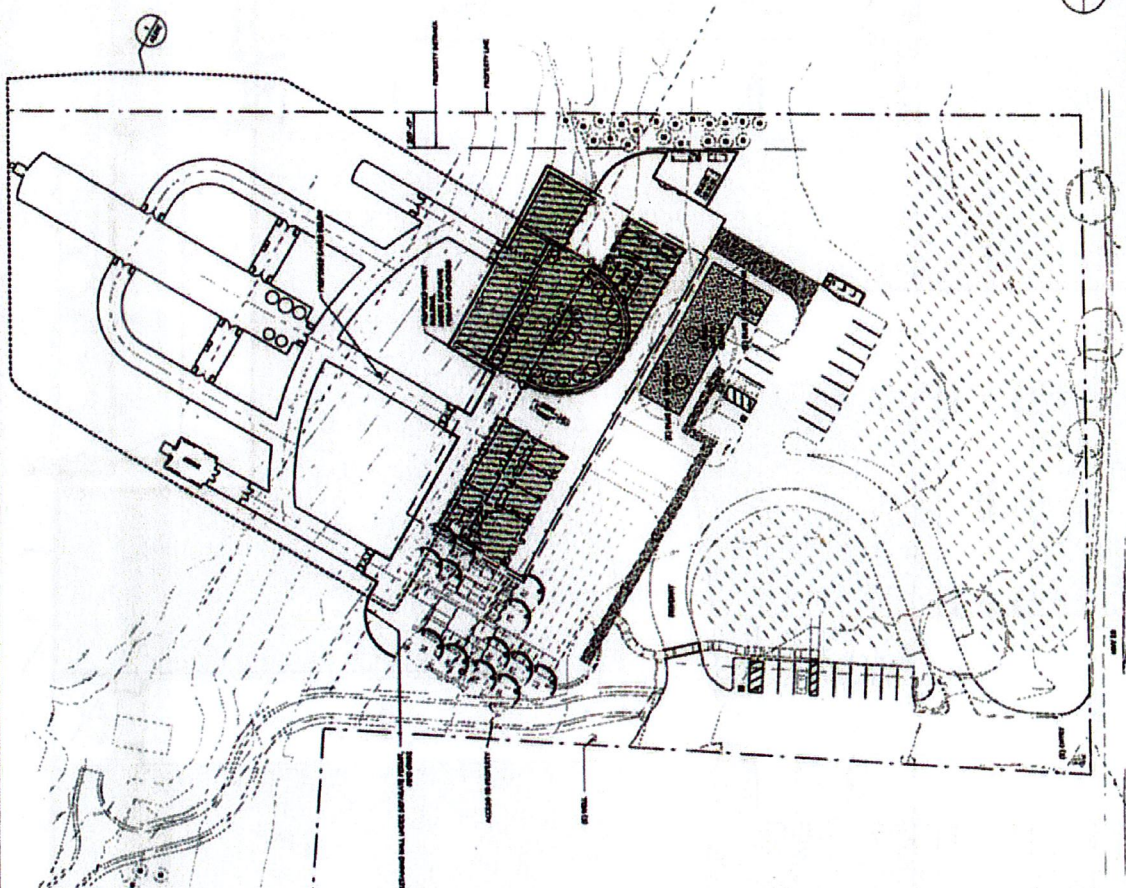
SMITH ASSOCIATES, P.L.L.C.
11000 Ardmore Road, Suite 200, Charlotte, NC 28227
Tel: 704.584.1100 Fax: 704.584.1101
www.smithassoc.com

CAIRDEAN WINERY

YEAR-BUILDING CALIBER		YEAR
PROJECT NUMBER	DATE	REVISED
DATE	BY	BY / CHECKED
APPROVED BY	DATE	DATE
NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS
NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS
NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS
NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS
NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS
NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS
NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS
NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS

ENLARGED CAVE AREA PLAN

A1.02C



ENLARGED AREA PLAN
SCALE: 1" = 30'-0"

1

10/10/10



THE PROFESSIONAL ENGINEER'S SEAL IS VALID ONLY WHEN USED IN CONNECTION WITH A PROFESSIONAL ENGINEERING DESIGN OR PROFESSIONAL ENGINEERING CONSULTING SERVICE WHICH IS SUBJECT TO THE JURISDICTION OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF CALIFORNIA.

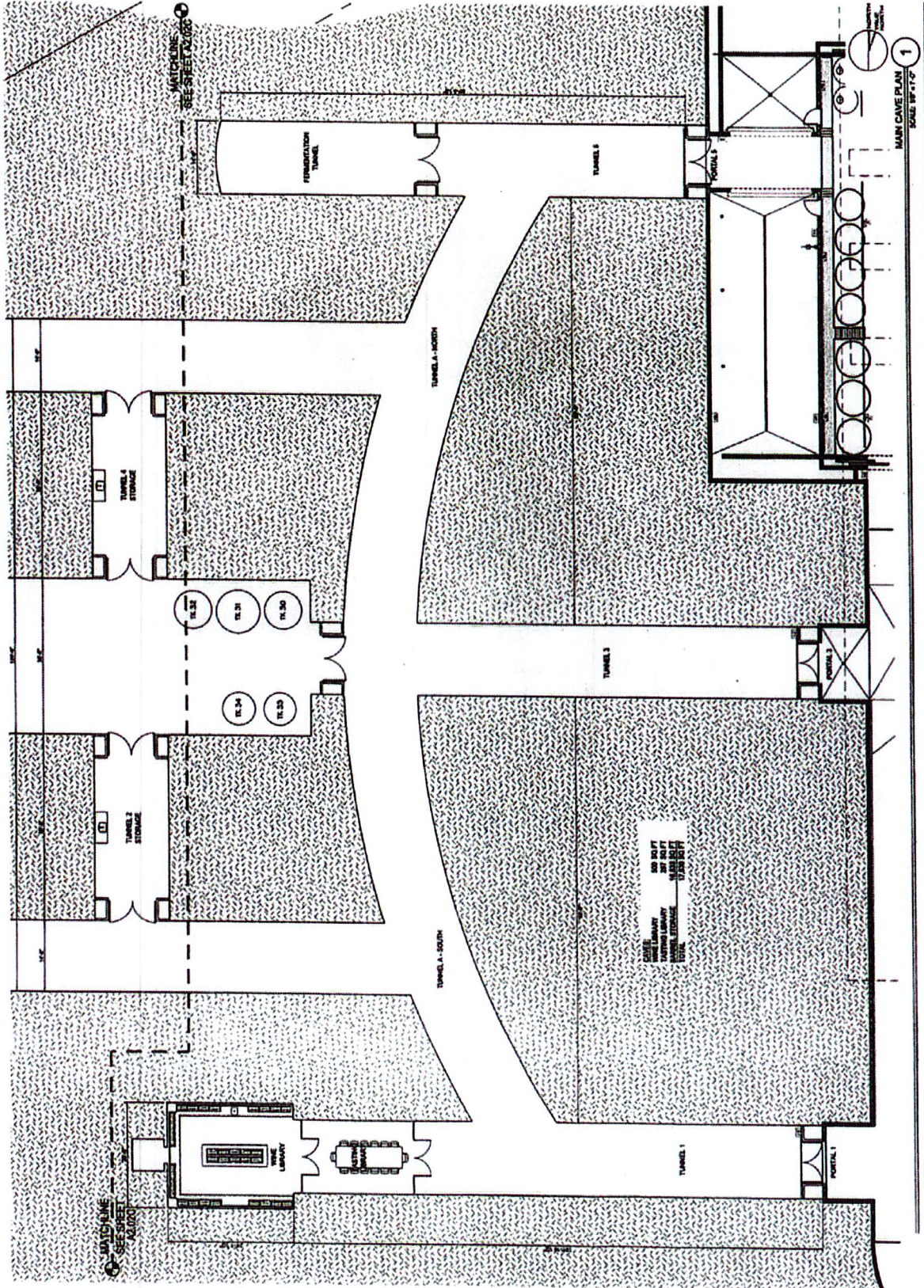
CAIRDEAN WINERY

PROJECT NUMBER	100
DATE	04.13.10
DESIGNED BY	J.P. FORD
DRAWN BY	J.P. FORD
CHECKED BY	J.P. FORD
SCALE	AS SHOWN
NO. SHEETS	10
SHEET NUMBER	10
PROJECT NAME	CAIRDEAN WINERY
CLIENT NAME	CAIRDEAN WINERY
PROJECT ADDRESS	
CITY	
STATE	
COUNTY	
ZONING	
PERMITS	
REVISIONS	
DATE	
BY	
DESCRIPTION	

MAIN CAVE PLAN

A2.01C

SCALE: 1/8" = 1'-0"



MAIN CAVE PLAN
SCALE: 1/8" = 1'-0"
1

1981



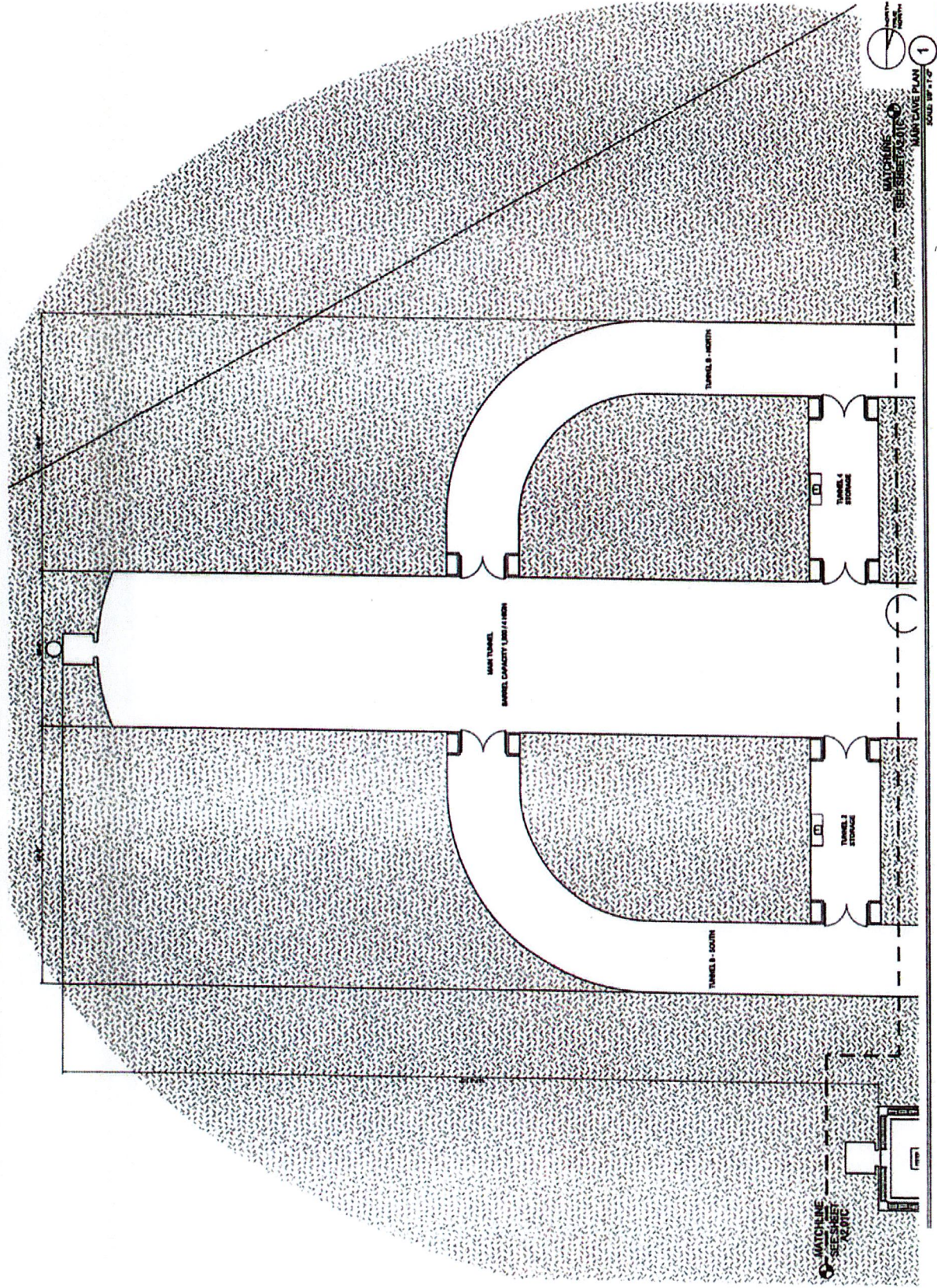
THE ENGINEER'S SEAL IS THE PROPERTY OF THE STATE OF CALIFORNIA. IT IS TO BE USED ONLY BY THE ENGINEER WHOSE NAME IS THEREON. IT IS TO BE USED ONLY FOR THE PROJECT AND FOR THE PERIOD OF TIME SPECIFIED ON THE SEAL. IT IS TO BE USED ONLY FOR THE PROJECT AND FOR THE PERIOD OF TIME SPECIFIED ON THE SEAL.

CARDEAN WINERY

PROJECT NUMBER	NO. 21.10
DATE	02/10/81
DESIGNED BY	AS
DRAWN BY	AS
CHECKED BY	AS
SCALE	AS SHOWN
NO. SHEETS	1
SHEET NUMBER	1
DATE	
BY	
FOR	
PROJECT	
LOCATION	
OWNER	
ARCHITECT	
ENGINEER	
PLUMBER	
ELECTRICIAN	
Mechanical	
Structural	
Other	

MAIN CAVE PLAN

A2.02C



PROJECT NO.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Hillary Gitelman
Director

January 18, 2013

Edwin & Stacia Williams
818 Chiles Avenue
St. Helena, CA 94574

Re: Cairdean Winery - Use Permit #P12-00402-VMM; 3125 St. Helena Highway, St. Helena
(APN: 022-070-028)

Dear Mr. & Mrs. Williams,

The application for a Very Minor Modification #P12-00204 to Caridean Winery Use Permit P11-00298-UP and Variance P11-00299 has been considered by the Planning, Building, & Environmental Services Director on January 18, 2013.

The request includes authorization to modify floor plans of the winery by the following: 1) swapping/flipping the approved tasting room/reception area with office; 2) increasing and reconfiguration of the approved cave area from 13,000 sq.ft. to 14,400 sq.ft. by adding two storage tunnels (approximately 968 sq.ft.) and a tasting wine library (approximately 344 sq.ft.); 3) no changes to the previously approved 14,000 cubic yards of cave spoils to be disposed on site or hauled off-site to Clover Flats or another location; 4) adding a new outdoor tasting terrace; and 5) changing the location of the pedestrian visitation area as depicted on the site plan dated September 10, 2012 (Proposed Winery Building Changes) and November 6, 2012 (Proposed Cave Changes).

No other changes are being requested. There will be no increase in employees, visitation, marketing events, or annual production capacity. Please be advised that this request has been **APPROVED** by the Director subject to the attached conditions of approval. It should be noted that all previous Use Permit and Variance conditions not in conflict with this modification will still apply.

The Department has determined this application to be Categorically Exempt from the provisions of CEQA, the California Environmental Quality Act, pursuant to Section 15301 Appendix B, Class 1(3) (Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code) of the Napa County's Local Procedures for implementing the California Environmental Quality Act.

Mr. & Mrs. Williams
P12-00402
January 18, 2013
Page 2

The modification is effective immediately 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 by another, you will be notified.

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

Pursuant to Section 18.124.080 of the Napa County Code, the modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of this permit.

Expiration Date: January 18, 2015

Should you have any questions, please contact Charlene Gallina, Supervising Planner at (707)299-1335 or e-mail at charlene.gallina@countyofnapa.org.

Sincerely,

Hillary Gitelman
Director



By: Charlene Gallina, Supervising Planner

Enclosures

cc: Jeffrey Redding, Land Use Planning Services
Juancarlos Fernandez, 1104 Adam St., Suite 203B., St. Helena, CA 94574
Napa County Dept. – Environmental Services, Environmental Health, Building, Fire, J.
Tuteur (Assessor), Jeff Tangen
Project Files

**CONDITIONS OF APPROVAL
CARIDEAN WINERY
USE PERMIT VERY MINOR MODIFICATION #P12-00402-VMM**

**3125 ST. HELENA HIGHWAY (SR 29/128), ST HELENA, CALIFORNIA
APN 022-070-028**

1. SCOPE

The permit very minor modification shall be limited to:

- A. Swapping/flipping the approved tasting room/reception area with office;
- B. Increasing and reconfiguration of the approved cave area from 13,000 sq.ft. to 14,400 sq.ft. by adding two storage tunnels (approximately 968 sq.ft.) and a tasting wine library (approximately 344 sq.ft.);
- C. No changes to the previously approved approximately 14,000 cubic yards of cave spoils to be disposed on site or hauled off-site to Clover Flats or another location;**
- D. Adding a new outdoor tasting terrace; and
- E. Changing the location of the pedestrian visitation area

Requested changes shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

**Alternative locations for cave spoils are permitted, subject to review and approval by the Director of Planning, Building, and Environmental Services, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

2. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

Project conditions of approval include all of the following County, Divisions, Departments and Agency(ies) requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- A. Engineering Services Division as stated in their Memorandum dated January 18, 2013.
- B. Environmental Health Division as stated in their Memorandum dated November 30, 2012.
- C. Fire Department as stated in their Inter-Office Memo dated December 3, 2012.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the approved use permit.

3. **PREVIOUS CONDITIONS**

As applicable, the permittee shall comply with any previous conditions of approval (Use Permit #P11-00298 and Variance #P11-00299) for the winery use except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.

4. **MONITORING COSTS**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

5. **TEMPORARY AND FINAL OCCUPANCY**

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. Marketing and/or Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions where extenuating circumstances exist and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Planning, Building and Environmental Services. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements. Consistent with Board of Supervisors Resolution № 2010-48, "Temporary Certificates of Occupancy are generally not to be used to allow production of wine for more than one year."




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Planning, Building & Environmental Services

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

Hillary Gitelman
Director

MEMORANDUM

To: Charlene Gallina, Planning Division	From: Jeannette Doss, Engineering and Conservation Division 
Date: January 18, 2013	Re: Cairdean Winery UP Minor Mod - Engineering CoA 3125 St. Helena Hwy N, St. Helena, CA P12-00402 APN 022-070-028

The Engineering Division received a referral for comment on a use permit modification for the Cairdean Winery, generally requesting the following:

To modify the approved cave layout and uses within the cave.

After careful review of the use permit modification submittal the Engineering Division recommends approval of the project as outlined in previous recommended conditions for original Use Permit P11-00298 and Variance P11-00299 dated May 8, 2012 and signed by Drew Lander.

Note: Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss at 253-4417. For groundwater questions and/or traffic questions, please contact the Napa County Department of Public Works at (707) 253-4351 and ask for Anna Maria Martinez (groundwater) or Paul Wilkinson (traffic).



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DEC 4 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Planning, Building & Environmental Services

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

Hillary Gitelman
Director

MEMORANDUM

To: Charlene Gallina, Supervising Planner	From: Kim Withrow, Senior Environmental Health Specialist
---	---

Date: November 30, 2012	Re: Cairdean Winery, 3125 St. Helena Highway Assessor Parcel # 022-070-028 File # P12-00402
-------------------------	---

The application requesting approval to modify an approved use permit by increasing the size of the proposed cave and modifying the floor plan of the proposed winery has been reviewed. This Division has no objection to approval of the application. The conditions of approval included with P11-02980 dated April 12, 2012 still apply.



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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

TO: Hillary Gitelman
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: December 3, 2012

Subject: Cairdean Winery (Cave Modification)

UP: P12-00402 APN# 022-070-028

SITE ADDRESS: 3125 St. Helena Hwy., St. Helena, CA 94574

The Napa County Fire Marshal's Office has reviewed the Very Minor Modification request to increase the existing cave area from 13,000 to 14,314 square feet. The request adds a tasting library and additional storage tunnels. 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 driveways and roads shall comply with the Napa County Public Works Road and Street Standards.
3. Fire Sprinkler System be installed or modified to provide proper suppression requirements identified in California Fire Code 2010 edition.
4. Fire Alarm System shall be installed or modified to provide proper activation and notification devices appropriate for cave type change.
5. Currently serviced and tagged 2A10BC fire extinguishers shall be mounted 3 1/2' to 5 feet from the top of the extinguisher to the finished floor and accessible within 75 feet of travel distance from any portion of the facility.
6. All exit doors shall open without the use of a key or any special knowledge or effort.

7. Install illuminated exit signs throughout the cave per the California Building Code 2010 edition.

8. Beneficial occupancy will not be granted until all fire department issues have been inspected, tested and finalized.



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Conservation, Development and Planning Department

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

June 13, 2012

Edwin & Stacia Williams
818 Chiles Avenue
St. Helena, CA 94574

Re: Cairdean Winery - Use Permit #P11-00298-UP & Variance #P11-00299; 3125 St. Helena Highway, St. Helena (APN: 022-070-028)

Dear Mr. & Mrs. Williams,

Please be advised that **Use Permit #P11-00299-UP & Variance #P11-00298-VA** was approved by the Napa County Conservation, Development, and Planning Commission (hereafter "Commission") on June 6, 2012, subject to the attached final conditions of approval, Napa County Department comments, and all applicable Napa County regulations. In approving the above application, the Commission adopted the Mitigated Negative Declaration on file with the Conservation, Development, and Planning Department.

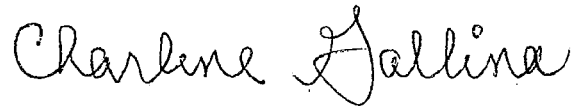
This permit becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors consistent with Chapter 2.88 of the Napa County Code, including payment of applicable fees, within 10 working days of the public hearing. You have the right to appeal the conditions of approval. In the event an appeal is filed to the Board by another, you will be notified. You are hereby further notified that the ninety day period, established by California Government Code §66020(d)(1), in which to protest the imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval has commenced. Please note that additional fees will be assessed if a landscaped plan, erosion control plan, or a mitigation monitoring program is required by this approval.

EXPIRATION DATE: June 6, 2014

Pursuant to Napa County Code §18.124.080, the approved use permit must be activated within two years of the approval date, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration of your permit.

If you have any questions about this letter, please feel free to contact me at 707.299-1355 or via email at charlene.gallina@countyofnapa.org.

Best regards,

A handwritten signature in cursive script that reads "Charlene Gallina".

Charlene Gallina
Supervising Planner

Attachments

cc: Jeffrey Redding, Land Use Planning Services
Juancarlos Fernandez, 1104 Adam St., Suite 203B., St. Helena, CA 94574
Napa County Dept. – Public Works, Environmental Management, Building, Fire, J.
Tuteur (Assessor), Jeff Tangen
Project Files

FINAL CONDITIONS OF APPROVAL

PLANNING COMMISSION HEARING – JUNE 6, 2012

CAIRDEAN WINERY

**VARIANCE #P11-00299-VAR & USE PERMIT #P11-00298-UP
3125 ST HELENA HIGHWAY (SR 29/128), ST. HELENA, CALIFORNIA
APN 022-070-028**

1. SCOPE

The permit shall be limited to:

- A. Two Variances (#P11-00299) to allow the construction of a new winery 259 feet from the centerline of State Route 29/128 (St. Helena Highway) road setback where 600 feet is required for a setback and 100 feet from the centerline of a private road (used by the public) where 300 feet is required for a setback.
- B. A Use Permit #P11-00289) to establish a new 50,000 gallon per year winery with:
1. A Winery building with total coverage of 61,221sf
 - +/- 19,390sf production area (single story), and
 - +/- 2,500sf admin area including +/- 250sf tasting room, +/- 230sf employee break room;
 2. +/-13,000sf of caves to include:
 - +/- 340sf wine library,
 - +/- 450 case good storage,
 - +/- 12,210 barrel storage;
 3. +/- 3,700sf of covered work area;
 4. A +/- 2,000sf of covered crush pad;
 5. +/- 22,300sf of new access paving (including one-way loop driveway, parking spaces, walkways, loading area);
 6. A gated access;
 7. 14 parking spaces (including 1 ADA-accessible space);
 8. 1-acre of vineyard as shown on the site plan;
 9. A new winery domestic and process wastewater treatment and disposal system (including a 10,500 gallon domestic water tank, a 10,500 gallon irrigation tank and a 65,000 gallon recycled water holding tank and other various smaller tanks as needed);
 10. A 40,000 gallon fire water tank;
 11. A landscaping program that includes a green roof, vineyard plantings, native & drought tolerant plants;
 12. +/- 14,000 cubic yards of cave spoils to be disposed on-site or hauled off-site to Clover Flats or another location;
 13. Fourteen (14) employees (four (4) Full-Time, six (6) Part-Time, and four (4) Harvest);
 14. Tasting Hours: 9:30-6:30 p.m. by appointment only; seven days per week;
 15. Tours & Tasting with pre-prepared foods @ 25 person maximum per day and 25 person average;
 16. Marketing plan with catered food:
 - 2-25 person events per month
 - 2-50 person events per month

- 2-100 person events per year
 - Participation in the Napa Valley Wine Auction for up to 25 persons;
17. On-premise wine consumption pursuant to AB 2004; and
 18. Demolition of four existing structures (a single-family residence, a agricultural barn, a garage and a pool house)

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. **PROJECT SPECIFIC CONDITIONS**

Should any of the below Project Specific Conditions conflict with any of the other, standard, conditions included in this document, the Project Specific Conditions shall supersede and control.

A. Winery Food Service

Any food service as part of the Tours & Tasting Program shall be pre-prepared foods. Food service at all Marketing Events shall be catered using an off-site catering service.

B. Evans Consumption

Consistent with Assembly Bill 2004 (Evans) and the Planning Director's July 17, 2008 memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premise consumption may occur solely in winery buildings and covered and uncovered patio areas. Any and all visitation associated with on-premise consumption shall be subject to the 25 person maximum daily tours and tastings visitation limitation.

C. Construction Hours of Operation

The hours of all construction activities shall be limited to 7:00 a.m. to 6:00 p.m., six (6) days per week (Monday through Saturday).

D. Mitigation Measures

The permittee shall comply with all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project, inclusive of the following:

1. Prior to commencing construction, the permittee shall submit a tree protection and monitoring plan for the Blue Oak woodland area where the septic system dispersal field will be located. The plan shall be prepared by a qualified biologist and shall include the following elements: 1) an inventory of trees; 2) construction measures that will minimize root disturbance; 3) a schedule for maximum rates of treated water dispersal; and 4) a schedule for inspections of tree health by the biologist for a period of 5 years from the grant of occupancy for the winery (and commencing use of the dispersal field). In the

event that tree health declines or results in loss of trees, replacement trees shall be planted on-site outside of the dispersal field as recommended by the project biologist and subject to review and approval of the Planning Division.

Method of Monitoring: This Mitigation Measure requires submission of a tree protection and monitoring plan with the landscape plan. **RESPONSIBLE AGENCY(IES)** – Planning Division.

2. Prior to commencing construction, a tree preservation and replacement plan shall be prepared in concert with the project landscape plan subject to review and approval by the Planning Division, which indicates the location, size and species of all trees within the limits of grading and earth disturbance of proposed construction. The plan shall indicate which trees will be removed and which trees will be preserved. A minimum of 3 native replacement shall be planted for each native tree removed. Protective fencing shall be placed around the dripline of trees to be preserved.

Method of Monitoring: This Mitigation Measure requires submission of a tree protection and monitoring plan with the landscape plan. **RESPONSIBLE AGENCY(IES)** – Planning Division.

3. Prior to commencing construction, the permittee shall conduct a pre-construction bat survey to reaffirm that no bat species roost or otherwise occupy areas affected by project construction. The survey shall be prepared by a qualified biologist (or other qualified professional) with expertise in bat habitat. The survey shall meet the protocols of State Department of Fish and Game, and consultation with the Department of Fish and Game shall occur as prescribed by the agency. In the event that the study confirms the results of the original reconnaissance finding that no bat species occupy the project area, then no further mitigation will be required subject to review and approval by the State Department of Fish and Game. In the event that bat species are present within the project area, project construction shall not commence until authorized by the State Department of Fish and Game, and the permittee shall follow all protocols for avoidance and relocation of protected species.

Method of Monitoring: This Mitigation Measure requires submission of a pre-construction bat survey prior to commencing construction. **RESPONSIBLE AGENCY(IES)** – Planning Division & State Department of Fish and Game.

4. A qualified biologist shall conduct a pre-construction survey of all potential nesting habitat for birds within 500 ft. of earthmoving activities. Surveys shall be conducted within 14 days prior to tree removal or ground-breaking activities on the project site. If active nests are found, the project biologist shall consult and obtain approval for appropriate buffers with the California Department of Fish and Game prior to tree removal or ground-breaking activities, or until it is determined that all young have fledged.

Method of Monitoring: This Mitigation Measure requires submission of a pre-construction survey of all potential nesting habitat for birds within 500 ft. of earthmoving activities prior to commencing construction. **RESPONSIBLE AGENCY(IES)** – Planning Division & State Department of Fish and Game.

5. In the event that the existing pond located outside of the project area will be used as a cave tailing disposal location, the permittee shall secure all required permits from California Department of Fish and Game, Regional Water Quality Control Board, U. S. Army Corps of Engineers, and any other potential State or Federal agency with jurisdiction by law. A pre-construction survey for the presence of Western Pond Turtle shall be conducted prior to issuance of a grading permit to fill the pond. The pre-construction survey may also require reconnaissance for other protected species as determined by agencies with jurisdiction by law. In the event that Western Pond Turtle or any other protected species is present at the pond, the permittee shall either avoid placing cave spoils within the pond area, or shall follow the protocols for mitigation of protected species, including like-in-kind replacement of lost habitat, as prescribed by those agencies with jurisdiction over the pond.

Method of Monitoring: This Mitigation Measure requires submission of a pre-construction survey for the presence of Western Pond Turtle prior to issuance of a grading permit to fill the pond. **RESPONSIBLE AGENCY(IES)** – Planning Division & State Department of Fish and Game.

3. **COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES**

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as if enumerated herein:

- A. Department of Public Works as stated in their Memorandum dated May 8, 2012 and September 6, 2011.
- B. Department of Environmental Management as stated in their Memorandum dated April 12, 2012.
- C. Building Inspection Division as stated in their Memorandum dated November 16, 2011.
- D. Fire Department as stated in their Inter-Office Memo dated September 1, 2011.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

4. **VISITATION**

Consistent with Sections 18.16.030 and 18.20.030 of the Napa County Code, marketing and tours and tastings may occur at a winery only where such activities are accessory

and “clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.”

Permittee shall obtain and maintain all permits and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB) required to produce and sell wine, including minimum levels of crush and fermentation. In the event permittee loses required ABC and/or TTB permits and licenses, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are re-established.

A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Department upon request.

A. TOURS AND TASTING

“Tours and tastings” means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. Tours and tastings may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant. (Ord. 1340, 2010; Ord. 947 § 9 (part), 1990; prior code § 12070).

Start and finish time of tours and tastings shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM, and shall be limited to those wines set forth in Napa County Code Sec. 18.16.030(G)(5)(c).

B. MARKETING

“Marketing of wine” means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to Chapters 18.16 and 18.20 of the Napa County Code. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as “marketing of wine” if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery’s use permit. Marketing plans in their totality must remain “clearly incidental, related and subordinate to the primary operation of the winery as a production facility” (subsection (G)(5) of Sections 18.16.030 and subsection (I)(5) of 18.20.030 of the Napa County Code). To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of recovery of variable costs, and any business content unrelated to wine must be limited. Careful consideration

shall be given to the intent of the event, the proportion of the business event's non-wine-related content, and the intensity of the overall marketing plan. (Ord. 1340, 2010; Ord. 1104 § 11, 1996; Ord. 947 § 9 (part), 1990; prior code § 12071).

All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM.

5. **GRAPE SOURCE**

At least 75% of the grapes used to make the winery's wine shall be grown within the County of Napa. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the Conservation, Development, and Planning Department upon request, but shall be considered proprietary information not available to the public.

6. **RENTAL/LEASING**

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the on-site winery, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (N.C.C. Chapter 5.36).

7. **SIGNS**

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this use permit approval. All signs shall meet the design standards as set forth in Chapter 18.116 of the County Code. At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting by Prior Appointment Only".

8. **LIGHTING**

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

Prior to issuance of any building permit pursuant to this approval, two copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the California Building Code.

9. **LANDSCAPING/PARKING**

Two (2) copies of a detailed final landscaping plan, including parking details, shall be submitted for Planning Division review and approval prior to the issuance of any building permit associated with this approval. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. Where applicable, the plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (WELO) and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed not shown on the submitted site plan shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residence that can view these areas.

10. **OUTDOOR STORAGE/SCREENING/UTILITIES**

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

New utility lines required for this project that are visible from any designated scenic transportation route (see Chapter 18.106 of the Napa County Zoning Ordinance) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

11. **COLORS**

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation and the applicant shall obtain the written approval of the Conservation, Development, and Planning Department prior to painting the building. Highly reflective surfaces are prohibited.

12. **SITE IMPROVEMENTS AND PUBLIC WORKS-SPECIFIC CONDITIONS**

Please contact (707) 253-4351 with any questions regarding the following.

A. **GRADING AND SPOILS**

All grading and spoils generated by construction of the project facilities, including cave spoils, shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy.

B. **TRAFFIC**

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per the Department of Public Works shall be maintained in good working condition.

C. **DUST CONTROL**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

D. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by County Public Works Department and the California Regional Water Quality Control Board (SRWQCB).

E. **PARKING**

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include but, shall not necessarily be limited to, valet service or off-site parking and shuttle service to the winery.

F. **GATES/ENTRY STRUCTURES**

Any gate installed at the winery entrance shall be reviewed by the Conservation, Development and Planning Department, Public Works Department and the Napa County Fire Department to assure that it is designed to allow large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the County Code, A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this use permit approval.

13. **ENVIRONMENTAL MANAGEMENT-SPECIFIC CONDITIONS**

Please contact (707) 253-4471 with any questions regarding the following.

A. **WELLS**

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. Data requested could include, but would not necessarily be limited to, water extraction volumes and static well levels. If the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the Director of Environmental Management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the Director has provided notice and the opportunity for hearing in compliance with the County Code §13.15.070 (G-K).

B. **NOISE**

Construction noise shall be minimized to the greatest extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

14. **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Conservation, Development, and Planning Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native

American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

15. **ADDRESSING**

All project site addresses shall be determined by the Planning Director, and be reviewed and approved by the United States Post Office, prior to issuance of any building permit. The Planning Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

16. **INDEMNIFICATION**

If an indemnification agreement has not already been signed and submitted, one shall be signed and returned to the County within twenty days of the granting of this approval using the Department's standard form.

17. **AFFORDABLE HOUSING MITIGATION**

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 15.60 or as may be amended by the Board of Supervisors.

18. **PREVIOUS CONDITIONS**

As applicable, the permittee shall comply with any previous conditions of approval for the winery use except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.

19. **MONITORING COSTS**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Conservation, Development, and Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

20. **TEMPORARY AND FINAL OCCUPANCY**

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. Marketing and/or Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions where extenuating circumstances exist and are subject to review and approval by the County Building Official, County Fire Marshal, and the Planning Director. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements. Consistent with Board of Supervisors Resolution № 2010-48, "Temporary Certificates of Occupancy are generally not to be used to allow production of wine for more than one year."



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Department of Public Works

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Fax: (707) 253-4627

Steven E. Lederer
Interim Director

MEMORANDUM

To: Mary Doyle, Conservation Development and Planning Department	From: Drew Lander, Assistant Engineer Public Works
Date: May 8, 2012	Re: P11-00298, P11-00299Var, PW Conditions 3125 St. Helena Highway, St. Helena 94574 APN 022-070-028

Application proposes to establish a 50,000 gpy winery with 19,770 s.f. cut and cover winery building with 13,000 s.f. of caves. The proposed winery will be housed in two modules, a 17,240± s.f. production area and a 2,500 s.f. admin building connected by a roofed work area where crush activity will take place. Three existing, residential structures will be removed and replaced by a new, 1 acre vineyard. Employees are proposed to be 4 full time and 6 part time persons operating 7 days per week.

This project is also requesting a Variance to the setbacks from St. Helena Highway and the southern driveway that provides access to both the Vintners Village retail complex, and the subject parcel.

EXISTING CONDITIONS:

1. Existing access taken from the entrance driveway and parking lot serving the St. Helena Outlets. Parcel is located West of Highway 29.
2. The existing development within the foot print of the proposed area of the new winery complex is a residential home and accessory structure which are proposed to be demolished.
3. A left turn lane has been constructed at the driveway entrance from the Highway that will serve this development.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Ground water comments to be provided under separate memo.

NEW DRIVEWAY:

2. New access driveway shall conform to the latest addition of the Napa County Road and Street Standards for a Common Drive (detail C-7, pg29) and shall be designed by a licensed engineer to withstand a minimum load of H20.

PARKING:

3. Any parking proposed by the applicant or required by the Planning Department 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 and shall be designed to support a minimum of H20 loading.
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

5. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Storm water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
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, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

8. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
9. 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. bio-retention unit) may be used to capture and infiltrate the excess volume. If site conditions are found to be inconsistent with the intent of this requirement a waiver of impracticability may be granted by the Director of Public Works if all possible Best Management Practices have been considered and rejected as impracticable.
10. Any new 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.

11. All areas that are proposed to be utilized for winery crush operations shall drain only to approved sanitary waste systems.

OTHER RECOMMENDATIONS:

12. This office supports the variance to the Highway 29 setback to allow the winery structures to be constructed as proposed.
13. Construction activity resulting in a disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site 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. 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
14. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
15. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander at 707-253-4351. For groundwater questions, please contact Anna Maria Martinez



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Department of Public Works

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
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Donald G. Ridenhour, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: September 6, 2011

TO: Conservation Development and Planning Department

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

SUBJECT: Cairdean Winery, APN# 022-070-028

The applicant requests approval to construct a new 50,000 gallon per year winery with marketing plan and associated structures and site improvements, and one-acre of new vineyard. The project parcel is located at 3125 St. Helena Highway in St. Helena.

COMMENTS:

1. The parcel is located in the "Valley Floor" region.
2. The existing use is 0.75 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 50.3 acre parcel is located in the valley floor area with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 50.3 AF/Year. The estimated water demand of 3.88 AF/Year is below established threshold for the property.

Based on the information provided, the projected groundwater usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



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Environmental Management

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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, Mary Doyle	From: Kim Withrow, Senior Environmental Health Specialist
Date: April 12, 2012	Re: Application for Cairdean Winery 3125 St. Helena Highway, St. Helena Assessor Parcel #022-070-028 File # P11-00298UP

We have reviewed the application and supplemental information requesting approval to construct a 50,000 gallon per winery and caves. This Department has no objection to approval of the application with the following conditions of approval:

1. 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. The existing well does not meet the standards for a public water supply well. The feasibility report proposes reconstructing the well to provide a 50 foot deep, 3 inch thick annular seal. If unable to reconstruct the existing well to meet minimum standards contained in the Safe Drinking Water Act and Napa County Code, a new well will have to be constructed.

Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Department. 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.
2. Prior to drilling a new well or reconstructing the existing well, a licensed well driller must obtain a well permit from this Department.
3. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Department prior to issuance of any building permits for said areas. An annual food permit will be required.
4. Plans for the proposed alternative sewage treatment systems (domestic waste subsurface drip and process waste surface drip) 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 these systems will be approved until such plans are approved by this Department.

5. Prior to destroying the existing wastewater system a destruction permit must be obtained from this Department.
6. A permit for construction of the proposed domestic waste subsurface drip and process waste surface drip systems must be secured from this Department 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 applicant shall maintain regular monitoring of the process waste surface drip treatment system as required by this Department which includes submitting quarterly monitoring reports. An annual operating permit is required for the waste water system.
8. An annual alternative sewage treatment system monitoring permit must be obtained for the domestic waste subsurface drip alternative sewage treatment system /private sewage disposal 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 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, and etc.
10. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
11. Any hazardous waste produced on site, including laboratory wastes, must be stored and disposed of in a manner consistent with Chapter 6.5, Division 20 of the California Health and Safety Code and with Title 22, Division 4.5 of the California Code of Regulations. Additionally, a Hazardous Waste Generator Permit must be obtained from this Department.
12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

Cairdean Vineyards
022-070-025
P11-00298UP

Page 3 of 3

13. 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.
14. 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.
15. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.

cc: Juancarlos Fernandez, 1104 Adams Street, Suite 203b, St. Helena, CA 94574
Hugh Linn, Riechers Spence and Associates, 1515 Fourth Street, Napa, CA 94559
Hillary Gitelman, CDPD



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Conservation Development and Planning

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Hillary Gitelman
Director

Building Inspection Division Planning Review Comments

Date: November 16, 2011

Planning Division Permit #: P11-00298

APN: 022-070-028

Owner: Edwin and Stacia Williams

Description of Use Permit: This use permit is for the establishment of a 50,000 GPY Winery.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards Code 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.

1. There are two parking areas shown on the site plan. Both parking areas will require an accessible parking stall and an accessible path of travel to all areas open to the public.
2. The plans provided for the use permit are incomplete and lack sufficient detail to provide comments pertaining to the California Building Standards Code at this time.

These and other issues of compliance with the California Building Standards Code will be addressed during the building permit application, review and approval process.

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
Conservation, Development & Planning Department
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E-mail: darrell.mayes@countyofnapa.org

INTER-OFFICE MEMO

TO: Mary Doyle
Conservation, Development, and Planning Department

FROM: Brian Hampton
Fire Department

DATE: September 1, 2011

SUBJECT: Cairdean Winery
P11-00298UP & 00299 VAR APN#022-070-028

SITE ADDRESS: 3125 ST Helena Highway

The Napa County Fire Marshal staff has reviewed the Use Permit application to establish a new 50,000 gallon/year winery with a 19,770 square foot cut and cover winery building with 13,000 square feet of caves. The following conditions shall be applicable to the project if approved by the planning department:

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. Install steamer fire hydrants to within 250 feet of any exterior portion of the building and wine cave portals as measured along approved vehicular access roads. Civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
3. Install a KNOX CABINET at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
4. Fire department emergency vehicle access roads shall be installed within 150 feet of any exterior portion of the facility per the 2010 edition of the California Fire Code.
5. Install blue dot reflectors 12 inches of center line in front of all fire hydrants.
6. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher. Fire extinguishers shall not exceed 75 feet of travel distance to any portion of the facility.

7. Install illuminated exit signs and emergency backup lighting throughout per the California Building Code 2007 edition.
8. Your fire flow for this project is 500 gallons per minute (GPM) for a 60 minute duration at 20 psi residual pressure. Provide 24,000 gallons of water dedicated for fire protection for the fire hydrants. Water storage for automatic fire sprinklers shall be in addition to the water storage for the fire flow for the project.
9. Fire tanks shall be installed per NFPA 22 2002 edition.
10. A UL listed fire pump conforming to NFPA 20 2002 edition may be required to meet the required fire flow for the project.
11. Approved access walkways shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement.
12. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with 4-inch white letters to read: "NO PARKING FIRE LANE" CVC 22500.1, stenciled every 30 feet on top of the curb.
13. All exit doors shall be operable without the use of a key or any special knowledge or effort.
14. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
15. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval prior to building permit issuance.
16. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
17. The numerical address for the project shall be posted at the public right of way and shall be visible from both directions and shall be a minimum of 4-inches in height on a contrasting background and numbers shall be reflective and/or illuminated.
18. All commercial type cooking equipment shall be protected by an automatic fire extinguishing system. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.

19. All structures exceeding 3,600 square feet shall be equipped with an automatic fire sprinkler system with water flow monitoring to a central receiving station shall be installed. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to any installation.
20. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.
21. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.
22. Provide 100 feet of defensible space around all structures per Public Resources Code (PRC 4291).
24. Provide 10 feet of defensible space on both sides of your driveway for the entire length per Public Resources Code (PRC 4291).
25. Technical assistance in the way of a Fire Protection Engineer shall be provided to the Napa County Fire Marshal's Office at no charge per the 2010 edition of the California Fire Code.
26. The Napa County Fire Marshal's Office has no comments and/or conditions for the variance setbacks at this time.

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Thursday at 707-967-1423.

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5541
FAX (510) 286-5559
TTY 711



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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

NAP029893
NAP-29-31.14
SCH# 2012052020

June 7, 2012

Ms. Charlene Gallina
Napa County Conservation, Development
and Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Ms. Gallina:

Cairdean Winery – Mitigated Negative Declaration

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Cairdean Winery project. The following comments are based on the Mitigated Negative Declaration. As the lead agency, the County of Napa (County) is responsible for all project mitigation, including any needed improvements to state highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy. Since an encroachment permit is required for work in the state right of way (ROW), and Caltrans will not issue a permit until our concerns are adequately addressed, we strongly recommend that the County work with both the applicant and Caltrans to ensure that our concerns are resolved during the California Environmental Quality Act (CEQA) process, and in any case prior to submittal of a permit application. Further comments will be provided during the encroachment permit process; see the end of this letter for more information regarding encroachment permits.

Project Graphics

Please provide a drawing showing the exact access point into the winery from State Route 29. Access/driveways should follow the Caltrans Highway Design Manual, Chapter 200. Included is the web address for your convenience:
<http://www.dot.ca.gov/hq/oppd/hdm/pdf/english/chp0200.pdf>.

Cultural Resources

There are no known prehistoric sites within the ROW of the project area. Should project-

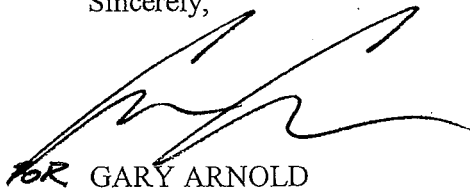
related ground disturbing activities take place as part of this project within the state ROW and there is an inadvertent archaeological or burial discovery, in compliance with CEQA, PRC 5024.5, and the Department's Standard Environmental Reference (SER) Volume 2 (<http://www.dot.ca.gov/ser>), all construction within 50 feet of the find shall cease. Caltrans District 4 Cultural Resource Study Office shall be immediately contacted at (510) 286-5618. A staff archaeologist will evaluate the finds within one business day after contact. Archaeological resources may consist of, but are not limited to, dark, friable soils, charcoal, obsidian or chert flakes, grinding bowls, shell fragments, or deposits of bone, glass, metal, ceramics, or wood. Any subsequent reports will need to be sent to the Caltrans Office of Cultural Resource Studies, District 4, for approval.

Encroachment Permit

Please be advised that work that encroaches onto the state ROW requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans, clearly indicating state ROW, must be submitted to: Office of Permits, California Department of Transportation, District 4, P.O. Box 23660, Oakland, CA 94623-0660. Traffic-related mitigation measures will be incorporated into the construction plans during the encroachment permit process. See the following website link for more information: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

Please feel free to call or email Sandra Finegan at (510) 622-1644 or sandra_finegan@dot.ca.gov with any questions regarding this letter.

Sincerely,



GARY ARNOLD
District Branch Chief
Local Development – Intergovernmental Review

c: State Clearinghouse