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**Recommended Conditions of Approval
and Final Agency Approval Memos**

**PLANNING COMMISSION HEARING AUGUST 19, 2020
RECOMMENDED CONDITIONS OF APPROVAL**

**Saintsbury Winery Major Modification
Application Number P18-00027-MOD
1500 Los Carneros Avenue, Napa, CA 94559
Assessor's Parcel Number 047-212-002**

This permit encompasses and shall be limited to the project commonly known as Saintsbury Winery, located at 1500 Los Carneros Avenue, Napa. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee 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.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

- 1.1 Approval to modify an existing 160,000 gallon per year winery, previously approved under U-488283; U-258788; 97557-MOD; 97556-MOD; P07-00446; and P17-00172 to allow the following:
 - a. Visitation, tours and tasting, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
 - b. On-premises consumption of wine as set forth in COA No. 4.4 below;
 - c. Increase employees from 10 to 19 (13 full-time, 1 part-time, 5 seasonal);
 - d. Clarify winery operations seven days a week;
 - e. Use of the existing outdoor patio for visitation activities;
 - f. Improvements to the existing onsite sanitary wastewater system and an expansion of the existing subsurface dispersal field and pretreatment system;
 - g. Addition of two 10,000-gallon domestic water storage tanks;
 - h. Convert approximately 500 square feet of existing Production space to Accessory use space for temporary uses for visitation and marketing events;
 - i. Increase parking spaces from 12 to 23; and
 - j. Appointment of a Winery Travel Demand Management Coordinator.

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 (the County Code). It is the responsibility of the permittee 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 change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 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 of approval 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 to the property owner or permittee. 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 issuance of a Final Certificate of 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 a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning 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 proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing 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."

Tours and tastings (defined below) 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.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

Tours and tastings shall be by appointment only and shall be limited to the following:

- a. Frequency: 7 days per week, Monday through Sunday
- b. Maximum number of persons per day: 95
- c. Maximum number of persons per week: 450
- d. Hours of visitation: 10:00 a.m. to 5:00 p.m.
- e. Catered wine and food pairings for up to 10 tasting guests per day.

“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. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times 3:30 p.m. - 4:30 p.m. on Fridays and 1 p.m. – 2p.m. on Saturdays.

A log book (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building and Environmental Services (PBES) Department upon request.

4.3 MARKETING

Marketing events shall be limited to the following:

- a. Type 1
 1. Frequency: 6 times per year
 2. Maximum number of persons: 50
 3. Time of Day: 10:00 a.m. to 10:00 p.m.
- b. Type 2
 1. Frequency: 2 times per year
 2. Maximum number of persons: 100
 3. Time of Day: 10:00 a.m. to 10:00 p.m.
- c. Events may be catered.
- d. Events would either end by 2:30 p.m. or start at 6:00 p.m., thereby not adding any significant level of traffic to the local roadway system during the critical 3:00-5:30 p.m. time period.

"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 the 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. 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 cost recovery, 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 (County Code).

All marketing event activity, excluding quiet clean-up, shall cease by 10:00 pm. 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 not be limited to, valet service or off-site parking and shuttle service to the winery.

Auction Napa Valley (ANV) events need not be included in a participating winery’s marketing plan because they are covered by ANV’s Category 5 Temporary Permit. The winery may utilize any ANV event authorized in this permit for another charitable event of similar size.

4.4 ON-PREMISES CONSUMPTION

In accordance with State law and the PBES Director’s July 17, 2008 memo, “Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises,” on-premises consumption of wine produced on-site and purchased from the winery may occur solely in the hospitality building and outdoor patio. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation and/or applicable limitations of permittee’s marketing plan set forth in COA Nos.4.2 and 4.3 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES **[RESERVED]**

4.6 GRAPE SOURCE **[RESERVED]**

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation log books, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their

successors) shall be required to participate fully in the winery code compliance review process.

4.8 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 winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

4.9 GROUND WATER MANAGEMENT - WELLS

This condition is implemented jointly by the Public Works and PBES Departments:

The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County, if the PBES Director determines that substantial evidence¹ indicates that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. If data indicates the need for additional monitoring, and 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. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In order to support the County's groundwater monitoring program, well monitoring data as discussed above will be provided to the County if the Director of Public Works determines that such data could be useful in supporting the County's groundwater monitoring program. The project well will be made available for inclusion in the groundwater monitoring network if the Director of Public Works determines that the well could be useful in supporting the program.

In the event that changed circumstances or significant new information provide substantial evidence¹ that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

¹ Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (3:30 p.m. - 4:30 p.m. on Fridays and 1 p.m. – 2 p.m. on Saturdays). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

The location of 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.

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized marketing events allowed per COA No. 4.3 above.

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

The installation, operation and maintenance of the aeration pond shall be in conformance with the Napa County Mosquito Abatement District's program for eliminating mosquito sources and managing mosquito-breeding areas in order to reduce mosquitoes to a tolerable and healthful level.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.

b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

- c. 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. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
- d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as “A-Frame” signs, is prohibited.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. 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 operational conditions as stated in their Memorandum dated December 19, 2018.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated July 29, 2020.
- c. Department of Public Works operational conditions as stated in their Memorandum dated June 17, 2020.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated June 2, 2020.

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 County 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 this permit.

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. Appointment of a Travel Demand Management Coordinator, Preparation of a TDM Operations Plan, and Responsibility Requirements.

Within 60 days of permit approval, the permittee shall submit a Traffic Demand Management (TDM) Plan to the Planning Division and the Public Works Department for review and approval. The TDM Plan shall include

the designation of a TDM Coordinator responsible for scheduling tasting appointments so that tastings newly added by this permit (i.e. 83 tasting guests per day) are not entering or leaving the winery during 3:30 p.m. - 4:30 p.m. on a Friday and during 1:00 p.m. - 2:00 p.m. on a Saturday. The TDM Plan may also include, but is not limited to, the following measures that will reduce peak-hour vehicle trips: encouraging guests to carpool or use a shuttle or van measures, formalizing the winery's existing employee carpool program, implementing a Guaranteed Ride Home program, and providing employee lunch on-site during peak times. This measure shall be implemented upon County authorization and an ongoing Monitoring and Reporting Statement shall be made available to the Planning Division upon request, on January 15 of each year. The TDM Plan may be subject to further submittal of annual reporting requirements upon request in response to the County development and adoption of a Vehicle Mile Traveled (VMT) Reduction Program.

4.21 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the winery use as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' 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 plan review/construction/ preoccupancy conditions as stated in their Memorandum dated December 19, 2018.
- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated July 29, 2020.
- c. Department of Public Works plan review/construction/ preoccupancy conditions as stated in their Memorandum dated June 17, 2020.
- d. Fire Department plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated June 2, 2020.

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 County 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 permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL **[RESERVED]**

6.4 LANDSCAPING – PLAN SUBMITTAL **[RESERVED]**

6.5 COLORS **[RESERVED]**

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall 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.

- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.
- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES **[RESERVED]**

6.8 ADDRESSING **[RESERVED]**

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

6.12 PERMIT PREREQUISITE MITIGATION MEASURES **[RESERVED]**

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS **[RESERVED]**

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. 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 when average wind speeds exceed 20 mph.

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 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 PBES 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 project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner 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 permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. 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 daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

- 9.1 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.
- 9.2 SIGNS **[RESERVED]**
- 9.3 GATES/ENTRY STRUCTURES **[RESERVED]**
- 9.4 LANDSCAPING **[RESERVED]**
- 9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**
- 9.6 DEMOLITION ACTIVITIES **[RESERVED]**
- 9.7 GRADING SPOILS
All spoils shall be removed in accordance with the approved grading permit and/or building permit.
- 9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**
- 9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

EXHIBIT A

PLANNING COMMISSION HEARING AUGUST 19, 2020 CONDITIONS OF APPROVAL

**Saintsbury Winery Major Modification
Application Number P18-00027
1500 Los Carneros Avenue, Napa, CA 94559
Assessor's Parcel Number 047-212-002**

4.21 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the winery use as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

A. Use Permit No: U-488283

COA No. 1. The permit be limited to: establishment of a 60,000 gallon per year winery per the attached plot plan.

COA No. 10. No public tours or tasting.

The following Condition was replaced with U-258788 Modification authorization – COA No. 6

~~COA No. 11. The applicant shall install a sign at the entrance of the winery reading “No Public Tours or Tasting”. Said sign shall be maintained in a readable condition. Allowed, at the applicant’s discretion, a “Retail Sales Only” sign to be placed below the required “No Public Tours or Tasting” sign.~~

B. Major Modification No: U-258788A

COA No.1 The permit shall be limited to: The expansion of the existing winery by 4,140 square feet, the increase in production capacity to 90,000 gallons/year and the installation of on-site sewage disposal ponds and an off-site disposal system, in conformance with the attached plot plan and other materials. Any expansion or changes in use to be by separate Use Permit submitted to the Department for consideration.

COA No. 6 Except as permitted by County ordinance, only private tours and tastings shall be permitted. Private tours and tastings shall mean tours and tasting that are limited to members of wine trade, persons invited by the Winery who have pre-

established business with the Winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. Tour or tastings that are available to the general public or are advertised as open to the general public by any means of communications are expressly prohibited. No tasting shall be conducted in conjunction with or prior to retail sales unless it constitutes a private tasting. The sale of merchandise of any kind other than wine is expressly prohibited.

The applicant shall install a sign at the winery entrance from the public roadway to the Winery reading, "Tours and Tasting By Appointment Only". The sign shall be commercially made by a sign contractor which complies with the following standards:

Type: Free-standing double-sided sign.

Location: The sign shall be installed perpendicular to the public roadway at the Winery entrance.

Height: Not less than 3 nor more than 5 feet off the ground.

Size: 12" X 36"

Sign Lettering: A minimum of 3" high.

Sign Colors: White weatherized lettering on a dark-green background or such other color as may be approved by the Planning Director that will accomplish the intent of this requirement.

Placement: Tours and Tasting By Appointment Only sign shall be installed prior to finalization of any building permit issued by the County in connection with this Use Permit with the following exception: If the Winery owner/operator does not have or chooses not to install a sign or identify in any way the existence of the Winery on the site, the installation of the Tours and Tasting By Appointment Only sign may be deferred until such time as a winery identification sign is installed.

The sign shall be permanently installed and maintained in a readable condition.

The following Condition is revised by P18-00027 COA No. 1. Project Scope, No. 4.3 Marketing, and No. 4.4 On-Premises Consumption

COA No. 7. Except as permitted by County Ordinance, no outside social activities, including ~~picnicking, outside dining, wine tasting~~, live music, outdoor festivals, or other activities of a similar nature.

COA No. 8. Retail sales shall be limited to wine produced and bottled by the winery.

COA No. 10. All conditions from U-488283 shall remain in effect.

C. Minor Modification No: 97557-MOD

COA No. 1. This permit modifies Use Permit U-258788 issued in 1988 for a 90,000 gallon winery with a 10,600 sq. ft. production facility. This modification is limited to construction of a covered 870 sq. ft. tank pad with installation of 6 open-top fermenters with a capacity of approximately 15,000 gallons, and construction of a new 170 sq. ft. laboratory at the existing winery, as specified in plans on file.

It is understood that an application to expand production capacity beyond 90,000 gallons and production area square footage beyond 10,600 sq.f.t is pending before the Conservation, Development & Planning Commission. Any further expansion of production capacity, changes in use, construction or design shall be subject to the approval of the County.

COA No. 2. Any future request for an increase in production capacity shall be considered together with this permit for expanded development area in determining whether the 75% rule described in County Code Section 18.104.250(C) applies.

COA No. 4. All conditions of prior use permits not in conflict with this permit shall remain in force and effect.

D. Major Modification No: 97556-MOD

COA No. 1. The permit shall be limited to:

- (a) an increase in the allowed production of this winery to 135,000 gallons of wine per year;
- (b) construction of a 140 sq. ft. covered equipment porch sited, designed and constructed in accordance with the Forest Architects' plans dated April 1, 1998;
- (c) construction of a 160 sq. ft. upstairs storage room sited, designed and constructed in accordance with the Forest Architects' Plans and Sections & Elevations dated August 4, 1998; and
- (d) authorization to market wine produced on-site in accordance with Condition 12 below.

All in substantial conformance with the attached Information Sheet, Water Supply/Waste Disposal Information Sheet, and Supplemental Information Sheet for Winery Uses, as hereby amended by the conditions of this permit.

Any expansion, relocation, or other changes in authorized uses, including, increase in winery size beyond the 13,150 square feet authorized, expansion of the unroofed outdoor work areas beyond the 9,200 square feet currently existing, increase in visitation beyond 12 people per day/24 per week, or increase in the number of parking spaces beyond the 13 authorized herein shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

COA No. 2. All conditions of prior permits including Use Permit U-488283, Use Permit U-258788, and Use Permit Modification 97557-MOD that are not in conflict with the conditions of this permit shall remain in full force and effect.

COA No. 3. Wine production (i.e. the sum of all bulk and bottled wine and fermented grape juice released from the site) shall average no more than 135,000 gallons/year over any consecutive three (3) year period and shall not exceed 160,000 gallons in any given year. The winery owner shall report to the Planning Division by January 1st of each year the number of gallons of wine produced during the preceding year for (a) the winery itself and (b) any custom production operations henceforth established thereat.

COA No.4. Seventy-five percent (75%) of the grapes used to make any wine produced each year in excess of 90,000 gallons shall be grown in Napa County. Moreover, 75% of the grapes used to make the wines produced for the winery itself and each custom producer hereafter authorized shall also be grown in Napa County. The winery owner shall report to the Planning Department in December of each year the source of (a) his grapes and (b) the grapes used to make the wine of each of his custom producers Said report shall list the tons of grapes obtained from each Assessor's Parcel within the County along with the total tons of grapes utilized. This report is proprietary and shall not be made available to the public. A separate statement for the public record indicating the overall percentage of Napa County grapes utilized shall be provided with said report.

COA No. 9. Tasting and retail sale of wines shall be limited to wines fermented or re-fermented at the subject winery or produced off-site for the operator of the winery itself pursuant to Section 18.10.030 (5) (c) of the Napa Co Code.

The following Condition is replaced by P18-00027 COA No. 1. Project Scope, No. 4.3 Marketing, and No. 4.4 On-premises Consumption

~~COA No. 10. No picnicking, outdoor dining, or outdoor wine tasting shall be permitted except at the 9 marketing events authorized under Condition 12 below or as otherwise authorized by the County.~~

COA No. 11. No winery facilities, nor portions thereof, shall be rented, leased, or used by entities other than the on-site winery itself except as specifically authorized by (a) this permit, (b) administrative approval of custom operations, or (c) a

temporary events license issued pursuant to the Napa County Temporary Events Ordinance (i.e., Napa County Code Section 5.36.010).

The following Condition is replaced by P18-00027 COA No. 4.3 Marketing

~~COA No. 12. All activities undertaken by the winery in conjunction with marketing including the provision of food and/or music shall be in compliance with the following Marketing Plan and the provisions of Section 18.08.370 of the Napa Co Code: (a) Eight (8) private lunches/dinners per year with up to 25 invited guests. (b) One (1) wine auction event per year with up to 50 invited guests. Attendance shall be limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. The activities undertaken must involve education with regards to, and/or the development of knowledge about, wines that can be sold at the winery on a retail basis. Cultural or social events unrelated to such education or development are not included and shall not be undertaken without separate authorization from the County.~~

The following Condition is replaced by P18-00027 COA No. 1. Scope

~~COA No. 14. No more than 13 vehicles, other than delivery, vineyard worker, and farm vehicles, shall be parked on site except (a) during the Crush and while bottling is taking place when seasonal employees/the bottling crew may park outside the areas formally designated for parking under Condition 15 below, (b) during the 9 marketing events authorized above, and (c) during any temporary events held. No parking shall be allowed at any time along the main access road to the winery. All actions necessary to assure that neither visitors nor employees park there, including the removal of vehicles parked therein, shall henceforth be taken.~~

COA No. 17. Low level lighting shall be utilized where possible (such as in parking areas) and other light sources shall be kept as low to the ground as practical. The only exterior lights visible from off-site that may be kept on between 7 PM and 6 AM, except when necessary during the Crush, are motion-sensor controlled ones.

E. Minor Modification: P07-00446

COA Scope. Construction of a covered porch for three additional open-top fermenters, remodeling of the existing winemaking and vineyards offices to add additional production office space and to remodel an existing storage area into two handicapped accessible bathrooms

F. Minor Modification: P17-00172

COA No. 1. This permit encompasses and shall be limited to:

1.1 Approval to modify an existing 165,000 gallon approved under Use Permit #U-488283 and Use Permit Modifications #U-258788A and #97556-MOD and to allow the following:

a. The improvement and replacement of the winery's process wastewater and sanitary wastewater systems to allow:

1. Demolition and removal of the existing sanitary mound system;
2. Installation of a new process wastewater system;
3. Installation of 200,000 gallon water storage tank for treated process wastewater and recycled water for irrigation; and,
4. Temporary use of a process wastewater hold and haul system.

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 (the County Code). It is the responsibility of the permittee 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 change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Emily Hedge, Planning	From: Jeannette Doss, Engineering <i>JD</i>
Date: December 19, 2018	Re: P18-00027 Saintsbury Winery Use Permit Mod – Engineering CoA 1500 Los Carneros Avenue, Napa, CA P18-00027 APN 047-212-002

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

To increase tours and tastings, update marketing plan, allow on premise consumption, improve wastewater system and install water tanks.

Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS

- Existing access taken from Withers Road via a paved driveway.
- Existing parcel is developed with a winery and associated improvements.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

- Should any of the existing outdoor/uncovered loading/unloading areas and/or processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, be modified, expanded and/or improved in the future, Napa County may require these areas to be paved and performed undercover.
- The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge

prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

3. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

PREREQUISITES FOR ISSUANCE OF PERMITS

4. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
5. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
6. **Prior to issuance of a building or grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
7. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of approval of this application (P18-00027).
8. **Prior to issuance of a building or grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
9. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

10. All roadway and parking improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification [P18-00027].

**** If no temporary occupancy is requested, then the above become a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

11. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.
12. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707)259-8179 or by email at Jeannette.Doss@countyofnapa.org



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David Morrison
Director

MEMORANDUM

To: Emily Hedge, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: January 9, 2019	Re: Use Permit – Saintsbury APN 047-212-002 File #P18-00027

Environmental Health staff has reviewed a revised application requesting to modify an approved use permit by increasing visitation, updating marketing plan, and replacing wastewater systems among other items described and depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. Plans for the proposed process waste treatment system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by these systems will be approved until such plans are approved by this Division.

Please be advised-requirements for process wastewater treatment systems in Napa County are being reviewed and may be modified to comply with State Water Quality Control Board (RWQCB) minimum standards.

2. A permit to construct the proposed wastewater treatment system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by these systems.
3. 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. The designated area shall remain available and be properly maintained for its intended use.
4. 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 technical report must be completed by a licensed engineer with experience in designing water systems. The preliminary technical report must be submitted to the Regional Water Quality Control Board staff a minimum of six (6) months prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.

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

5. An annual water system operating permit must be secured and issued.
6. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

Upon final occupancy and thereafter:

7. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
8. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
9. The applicant shall provide portable toilet facilities for guest use during events of 100 persons or more as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
10. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
11. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
12. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.



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Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Ahsan Kazmi, P.E. Senior Traffic Engineer
Date: June 17, 2020	Re: Saintsbury Winery Use Permit Modification 2019 (P18-00027) Conditions of Approval

This memorandum on the Conditions of Approval is prepared at the request of Planning, Building, and Environmental Services (PBES) staff regarding the Use Permit Modification # P18-00027 for the Saintsbury Winery Use Permit Modification 2019, located at 1500 Los Carneros Avenue in Napa County.

In preparation of this memorandum, I have reviewed the following documents:

- *Final Traffic Impact Report Saintsbury Winery Use Permit Modification 2019*, dated January 7, 2020; and
- Memorandum from DPW to PBES Staff, dated: April 2, 2020
- Memorandum from Crane Transportation Group to PBES Staff, *Saintsbury Winery Traffic Study Addendum-Revised Measure to Eliminate Significant Project Traffic Impact at the SR 12-121/Cuttings Wharf Road Intersection*, dated: May 18, 2020

After careful evaluation and review of the documents, the DPW requires the following Conditions of Approval; and each condition shall be fully met before issuance of a building permit:

1. The applicant/permittee shall not add any significant level of traffic to the roadway system by having the proposed Marketing events end by 2:30 p.m. or start after 6:00 p.m. During large events, the tasting room shall not be operating concurrently.
2. The applicant/permittee shall not allow entrance or exiting during the peak hour of 3:30 to 4:30 pm on Friday afternoons and 1:00 to 2:00 pm on Saturday afternoons in order to reduce the traffic impacts level of significance on the adjacent roadways, including the intersection of SR 12-121/Cuttings Wharf Road.
3. The project applicant/permittee shall provide and implement a qualitative program on reduction of vehicles mile traveled. Applicant shall specify feasible measures to reduce VMT and shall provide an estimate of the VMT reduction that would result from each measure.
4. The project applicant/permittee shall provide and implement Transportation Demand Management (TDM) strategies to reduce single-occupant vehicle use, encouraging more energy-efficient forms of transportation and contributing towards county's greenhouse gases emission reduction goals.

5. The project applicant/permittee shall appoint a staff person appointed as Transportation Demand Management (TDM) coordinator to facilitate employees reducing auto commuting and Vehicle Miles Traveled (VMT). In addition, the TDM coordinator will promote use of shuttle buses to all marketing events.

Please contact Ahsan Kazmi, P.E. Senior Traffic Engineer at Ahsan.Kazmi@countyofnapa.org or call (707) 259-8370 if you have any questions.



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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) 299-1466

Adam Mone
Fire Plans Examiner

MEMORANDUM

TO: Planning	DATE: 6/2/2020
FROM: Adam Mone, Plans Examiner	
SUBJECT: P18-00027 Saintsbury Modification	APN: 047-212-002-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

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. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested and finalized.
3. Separate submittals required for Underground Fire Lines, Fire Pump, Automatic Fire Sprinklers, Fire Alarm Systems, Kitchen Hood Extinguishing Systems, High Piled Storage (any combustible stored over 12 feet in height).
4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards.
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
7. Roadways shall be a minimum of 20 feet in width with a 2 foot shoulder and 15 foot vertical clearance.
8. Grades for all roadways and driveways shall not exceed 16 percent.



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Office: (707) 299-1466

Adam Mone
Fire Plans Examiner

MEMORANDUM

9. Roadway radius shall not have an inside radius of less than 50 feet. And additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
10. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
11. Commercial - Approved steamer hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24.
12. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
13. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
14. An automatic fire sprinkler system shall be installed in accordance with provisions set forth in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
15. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any questions of me, contact me at (707)299-1466 or email at adam.mone@countyofnapa.org