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Recommended Conditions of Approval and Final Agency Approval Memos

Wheeler Farms Use Permit Major Modification P19-00130
Planning Commission Hearing January 20, 2021

PLANNING COMMISSION HEARING – JANUARY 20, 2021
RECOMMENDED CONDITIONS OF APPROVAL

Wheeler Farms Use Permit Major Modification
Application Number P19-00130-MOD & Exception to Road and Street Standards
588 Zinfandel Lane, St. Helena, California
APN #030-206-016

This permit encompasses and shall be limited to the project commonly known as Wheeler Farms, located at 588 Zinfandel Lane. 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 of an exception to the Napa County Road and Street Standards to the Local Responsibility Area Fire Safe Regulations to allow the existing access gates to remain and not be widened to a width of 22 feet and a reduction of driveway width for some portions of the existing driveway.

1.2 Approval to modify an existing 50,000 gallon per year winery, previously approved under Use Permit P08-00672, to allow the following:

a. Use of a loft area previously permitted for production use only for wine tasting (accessory use);
b. Removal of approximately 4,330 square feet of vineyards to accommodate the proposed driveway extension to the proposed employee parking area;
c. Increase in maximum annual permitted wine production from 50,000 to 70,000 gallons;
d. Visitation, tours and tasting, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
e. Maximum number of employees; 15 full time employees and eight part-time employees:

f. Increase parking spaces from 16 spaces to 31 spaces and provide bicycle parking spaces per the Napa County Municipal Code 18.110.040: 2 bicycle parking spaces per 5-10 automobile parking spaces, 10 bicycle parking spaces per 10 or more automobile parking spaces;
g. Upgrade the existing wastewater treatment system;
h. Improvement of the existing driveway to county standards except for the request noted in 1.1 above and extension to proposed employee parking area; and
i. Installation of a left-turn lane on Zinfandel Lane at the project entrance.

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: seven days per week, Monday through Sunday
b. Maximum number of persons per day: 32
c. Maximum number of persons per week: 224
d. Hours of visitation: 10 am to 6 pm
e. On days with medium size marketing events (24 guests) occurring two times or more per month daily visitation by appointment shall be reduced by the same amount as the number of guests at the marketing event.

"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 of 2:45 PM to 3:45 PM, Monday through Friday and 2:30 PM to 3:30 PM, Saturday and Sunday.

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: 4 times per month
   2. Maximum number of persons: 24
   3. Time of Day: 11:00 am to 10:00 pm

b. **Type 2**
   1. Frequency: 4 times per year
   2. Maximum number of persons: 75

3. Time of Day: 11:00 am to 10:00 pm

c. **Type 3**
   1. Frequency: 2 times per year
   2. Maximum number of persons: 120
   3. Time of Day: 11:00 am to 10:00 pm

d. The use of shuttle service from an off-site pick up area for all events of greater than 100 persons is required.

"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 on the patio to the north side of the hospitality building. 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

At least 75% of the grapes used to make the winery's still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County**.** The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual 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 PBES Department upon request, but shall be considered proprietary information and not available to the public.

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 evidence[1] 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 evidence[1] 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.

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 (2:45 PM to 3:45 PM, Monday through Friday and 2:30 PM to 3:30 PM, Saturday and Sunday.). 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.

[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.

4.13 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 **[RESERVED]**

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 18, 2020.

b. Environmental Health Division operational conditions as stated in their Memorandum dated May 16, 2019.

c. Building Division operational conditions as stated in their Memorandum dated December 6, 2019.

d. Department of Public Works operational conditions as stated in their Memorandum dated December 18, 2020.

e. Fire Department operational conditions as stated in their Inter-Office Memo dated January 11, 2021.

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. Within 60 days of permit approval, the permittee shall submit a Traffic Demand Management Plan to the Planning Division and the Public Works Department for review and approval which includes measures that will reduce peak-hour vehicle trips program as identified in the Department of Public Works Memorandum dated December 18, 2020. Such plan shall be implemented upon County authorization. After issuance of a Final Certificate of Occupancy, an Ongoing Monitoring and Reporting Statement shall be submitted to the Planning Division on January 15 of each year. Planning Division staff will review the statement to ensure compliance with the TDM Plan. Enforcement steps will be taken, if needed, to attain compliance status.

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 18, 2020.

b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated May 16, 2019.

c. Building Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated December 6, 2019.

d. Department of Public Works plan review/construction/ preoccupancy conditions as stated in their Memorandum dated December 18, 2020.

e. Fire Department plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated January 11, 2021.

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

a. Two (2) 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 CBC.

b. 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; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. 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. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL

a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division’s review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County’s Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner’s office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

c. No trees greater than 6” diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division’s review and approval. 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.

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

6.5 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. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

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

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. 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 pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.8 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES 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 l numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

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

Detailed plans, including elevations, materials, color, and lighting for any winery identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. 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 permit approval. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words “Tours and Tasting by Prior Appointment Only” to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows 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 pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. 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 permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscaping plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS

The permittee shall construct a left-turn lane on Zinfandel Lane at the project entrance. The design of the left-turn lane shall be submitted to the Public Works Department for review and approval. The left-turn lane shall be designed in substantial conformance with the submitted site plan, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

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 CERTIIFICATE OF OCCUPANCY **[RESERVED]**

Exhibit A

Wheeler Farms
Application Number P19-00130-MOD
588 Zinfandel Lane, St. Helena, California
APN #030-260-016

PREVIOUS CONDITIONS

4.21 The permittee shall comply with the following previous conditions of approval for the facility as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in this document and the Recommended Conditions of Approval, the more stringent condition shall control.

A. USE PERMIT NO. P08-00672-UP & P09-0347-VAR

COA No. 1: Scope

The permit shall be limited to: Phase I: Demolish three of the four existing on-site residential structures and in the same location, construct a new 50,000 gallon per year winery that includes: (1) a two-story fermentation building with a below ground barrel storage cellar totaling 14,479 sq. ft., a two-story administrative/hospitality building with a covered breezeway totaling 4,083 sq.ft., and a 2,680 sq.ft. covered crush pad for a winery totaling approx. 21,242 sq. ft.; (2) two full-time and two part-time employees; (3) six parking spaces; (4) Tours and Tasting By Appointment Only for a maximum of 32 visitors per day (224 per week); (5) a Marketing plan with four 24-person events per month, four 75-person events per year and participation in the Napa Valley Wine Auction; (6) installation of a pressure distribution type wastewater disposal system; (7) construction of a main access and a secondary access for winery production use only that includes an Exception to the Napa County Road and Street Standards to allow 12 ft. of surfaced roadway with 2 ft. shoulders (18 ft. of surfaced roadway plus two ft. shoulders required). Phase II: Construction of a separate 4,000 sq. ft. two-story barrel storage building located 70 feet to the east of the proposed Phase I winery structure bringing the winery total to approximately 25,242 sq. ft. Variance (#P09-00347-VAR) from the required road setbacks from Zinfandel Lane, as set forth in Napa County Code section 18.104.230 (A.) (1.) & (2.).

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 in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

COA No. 2(e):

Portable sanitary facilities shall be used for all events with greater than 75 participants.

B. USE PERMIT MINOR MODIFICATION NO. P14-00283

COA No. 1: Scope

a. Minor building site revisions within the winery development area of the original use permit including moving the proposed fermentation building an additional 43 feet from the centerline of Zinfandel Lane, moving the production building an additional five feet from the centerline of the private easement along the east property line, and moving the administration building one foot closer to the west property line (see table below);
b. Minor modifications of approved buildings sizes and an increase in the underground barrel storage resulting in an approximately 23 percent increase in the overall approved square footage (see table below);
c. Approval of a LYVE or similar wastewater treatment facility to replace the approved in- ground septic system;
d. Incorporation of an updated landscape plan that accomplishes the original screening requirements and saves two additional mature oak trees;
e. Installation of a gate and winery sign;
f. Removal of the second existing 60,000 gallon water tank, construction of two replacement 50,000 gallon irrigation water tanks, and construction of one 50,000 gallon fire/domestic water storage tank as required by the original use permit conditions of approval;
g. Removal of the fourth existing residential structure; and
h. Removal of the construction phasing plan. No changes in annual production, hours of operation, number of employees, visitation, or marketing are proposed.

Setback to closest structure	Approved Use Permit and Variance	Proposed Minor Modification	Difference in setback
Fermentation building setback from the centerline of Zinfandel Lane	200	243	+43

Production building setback from the centerline of the private easement along the east property line	168	173	+5
Administration building setback from the western property line	234	233	-1

Building Description	Approved Use Permit	Proposed Minor Mod.	Difference in sq. ft.
2 Story fermentation building	8,735	9,106	+371
Below ground barrel storage (Spoils will be deposited on site)	5,744	12,608	+6,864
2 story Admin/hospitality building with covered breezeway	4,083	3,804	-279
Crush pad	2,680	2,431	-249
2-Story Production Building (originally approved as a 4,000 sq. ft. 2-story barrel storage building)	4,000	3,136	-864
Total	**25,242**	**31,085**	**+5,843**
% Change			**23.15%**

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.

**Alternative locations for cave spoils 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.

C. USE PERMIT VERY MINOR MODIFICATION NO. P15-00244

COA No. 1: Scope

Approval of Very Minor Modification to allow:

a) Conversion of an outdoor access area (previously a ramp to the cellar) to an enclosed covered production area; and
b) Addition of on-premises consumption on the patio to the north side of the hospitality building.

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 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 approved in accordance with County Code Section 18.124.130 and may be subject to the Use Permit modification process.

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To:	Jason Hade, Planning	From:	Daniel Hornett, Engineering
Date:	December 18, 2020	Re:	P19-00130 Wheeler Winery APN: 030-260-016

The Engineering Division has reviewed the use permit application P19-00130 for the winery located on assessor's parcel number 030-260-016. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. 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.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the Road Exception Request prepared by Bartelt Engineering dated December 9, 2020, or the requirements of the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.

3. 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.

4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

5. **Prior to issuance of a building 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.

6. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project 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.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

7. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit. **** If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

8. 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 Daniel Hornett from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)299-1358 or by email at Daniel.Hornett@countyofnapa.org

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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To:	Jason Hade, Planning Division	From:	Daniel Hornett, Engineering Division
Date:	December 18, 2020	Re:	Wheeler Winery Evaluation of Napa County Road and Street Standards Exception Request 588 Zinfandel Lane, St. Helena, CA P19-00130 APN 030-260-016

Road Modification Request

The Engineering and Conservation Division received a request (the request) dated December 9, 2020 for an exception to the residential driveway/common driveway design criteria as outlined in the Napa County Road and Street Standards (RSS) as part of a Use Permit Major Modification application for increasing number of full time employees and harvest employees, and increasing the wine production capacity.

The winery is located at 588 Zinfandel Lane. The exception requests approval of existing substandard gates, and two areas of substandard width on the existing driveway. The driveways are paved and were originally designed, approved, and constructed to meet the Road and Street Standard Requirements in 2015/2016. The project also proposes to construct a vineyard avenue and fire access road around the winery facility which shall meet the requirements of the 2019 RSS.

EXCEPTION #1 ROADWAY WIDTH EXCEPTION:

The existing hospitality driveway has widths ranging from 18-20 feet. The driveway connects to Zinfandel Lane and terminates in a parking lot with designated space for a standard fire truck turnaround.

EXCEPTION #2 GATE WIDTH EXCEPTION:

The existing hospitality driveway is served by a gate which allows 20.75′ of clear width for travel.

Engineering and Conservation Division Evaluation and Recommendation:

Engineering and Conservation Division staff have discussed the request noted above with Cal Fire/Napa County Fire Department and the applicant. With respect to Section (5) of the RSS as adopted by Resolution No. 2019-053 by the Board of Supervisors on April 23, 2019, this division has determined the following:

- The proposed substandard width along the hospitality driveway and gates was constructed in compliance with the Effective RSS in 2016.

- The roadway in the area of exception shall be paved and maintained by vegetation management to allow for sufficient horizontal and vertical clearances for the roadway to accommodate emergency vehicles and other large vehicles. The roadway in the area of exception connects to a public road on one end, and a parking area with a fully-compliant hammerhead turnaround on the other end.

- With the vegetation management, all-weather surface, and turnaround areas, the applicant is providing a roadway that is capable of supporting safe ingress and egress of two vehicles.

- With respect to the findings for compliance with current RSS Section 5, the Engineering Division and Cal Fire/Napa County Fire Department have discussed the improvements proposed and determined that their implementation will provide safe access for emergency apparatus and safe civilian evacuation.

The Engineering Division supports the approval of the exception request as proposed with the following conditions that are in addition to any and all conditions previously placed on the project as part of the discretionary application:

1. The roadway shall be constructed and maintained to the approved condition prior to use and occupancy and throughout the life of the parcel or until such time the County deems that future road design changes or changes in use of this roadway beyond the use proposed shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

2. Access road shall meet the road surfacing requirements as described in the RSS for the entire length of the roadway.

3. To ensure the upkeep of the paved surfaces, the private road surface shall be periodically maintained by the property owner to assure sufficient structural section for loading conditions to the imposed loads of fire apparatus weighing at least 75,000 pounds and the design Traffic Index.

4. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensive space and improve sight distance.

5. Any/all future road design changes or changes in use of this roadway beyond the exception detailed on the above noted request dated December 9, 2020 shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

EXHIBIT A

WHEELER WINERY
ROAD EXCEPTION REQUEST AND IMPROVEMENT PLANS

December 9, 2020 - Revised
Job No. 08-16

BARTELT ENGINEERING

David Morrison, Director
Napa County Planning, Building &
Environmental Services Department
Engineering & Conservation Division
1195 Third Street, Second Floor
Napa, CA 94559

Re: P19-00130, Wheeler Farms Winery Major Use Permit Modification and Road Exception Request, 588 Zinfandel Lane, Napa County, CA, APN 030-260-016

Dear Mr. Morrison:

In response to Daniel Basore's Memorandum dated May 18, 2019 for the above mentioned Wheeler Farms Winery Major Use Permit Modification, the Applicant, hereby requests an exception from the Napa County Road and Street Standards for the existing gates and portion of the existing hospitality driveway that currently serves the existing facility. Section 13 of the Napa County Road and Street Standards requires wineries to be served by a common driveway having a minimum width of 20 feet with a 2 foot shoulder and a gate that opens 2 feet wider than the road.

Project Description

Wheeler Farms Winery has requested to increase the number of full-time employees from 14 to 15, retain the eight (8) harvest employees and increase the existing wine production capacity from 50,000 gallons to 70,000 gallons. There is no proposed increase in the number of daily visitors or events; however, there is a proposed reduction in the number of guests at Large Events from 125 to 120 guests.

Refer to Project Statement for Wheeler Farms Winery for a complete description of the proposed changes.

Exception Request and Justification

This letter requests an exception from Section 13, per Section 5, of the 2019 Napa County Road and Street Standards. The exception is being requested to allow the gated entrances of the existing driveways to be used to serve the existing winery building and Administrative/Hospitality Building even though the clear width of the gates do not meet the standard width and a portion of the hospitatility driveway does not meet the minimum requirement outlined in Section 13 of the Napa County Road and Street Standards.

The existing driveways currently provide adequate access to the existing facility and were designed, approved, and constructed in 2015/2016 to Napa County Standards. The existing driveways for this road exception request are currently paved with hot mix asphalt with sections of permeable pavement and vary in width from approximately 18 feet for the hospitality driveway with a 20.75 foot clearance at the existing gate to a minimum of twenty (20) feet with a two (2) foot shoulder for the production driveway with a 20.75 foot clearance at the existing gate. The existing driveways, though at two (2) locations are substandard in width, are well maintained paved all-weather surfaces that provides safe, reliable access for emergency vehicles as well as for large winery trucks and employee vehicles. The Property Owner routinely maintains the access road and adjacent vegetation to reduce available fuel load and to insure adequate horizontal and vertical clearance for emergency vehicles and other large vehicles that must access the site.

The existing gravel vineyard avenue/fire access road is proposed to have a minimum width of twenty (20) feet with a two (2) foot shoulder and will conform to the 2019 Napa County Road and Street Standards.

Section 5 "Local Responsibility Area (LRA) Exception" of the Napa County Road and Street Standards allow for such exceptions when the following summarized criteria is met:

(1) The exception allows a situation that provides the same overall practical effect as the "State Responsibility Area (SRA) Fire Safe Regulations" does in providing defensible space and does not adversely effect the life, safety and welfare of the public or the persons coming to the property, nor is the parcel located in a Very High Fire Hazard Severity Zone (VHFHSZ).

The existing driveways provide safe access for emergency apparatus, safe civilian evacuation, and provides the same overall practical effect as the SRA Fire Safe Regulations. The site will continue to comply with Napa County, CalFire requirements, and SRA Fire Safe Regulations for defensible space, fire department access and public safety. Furthermore, fire protection water storage is provided onsite per CalFire requirements.

The existing driveways currently provide the same overall effect as required in the Road and Street Standards. All Napa County standards for centerline slopes less than 16% and structural section for the existing driveways are met.

The exception request herein is consistent with the Napa County Road & Street Standard, in that it achieves the same effect as the specifications outlined in the Standards.

It is our opinion that emergency access and acceptable circulation can be provided without widening the access gates to 22+ feet wide. Furthermore, at the time this winery facility was permitted and constructed in 2015/2016, the Napa County Road & Street Standard required commercial driveways to provide a minimum 18 feet wide driveway from the publicly maintained road to the structure.

BARTELT ENGINEERING

Monitoring of Safe Access Conditions

The Property Owner agrees to continue its maintenance program for assuring adequate and clear horizontal and vertical access for larger vehicles such as trucks and emergency vehicles, as well as for automobiles.

Summary

Given the use of the existing driveways, we believe that access for emergency vehicles and overall traffic safety for the users of the driveways will not be materially affected by the operations at Wheeler Farms Winery.

Thank you for your consideration of our request for this exception. You may contact us directly at (707) 258-1301 with any questions or to schedule a site visit if necessary.

Sincerely,

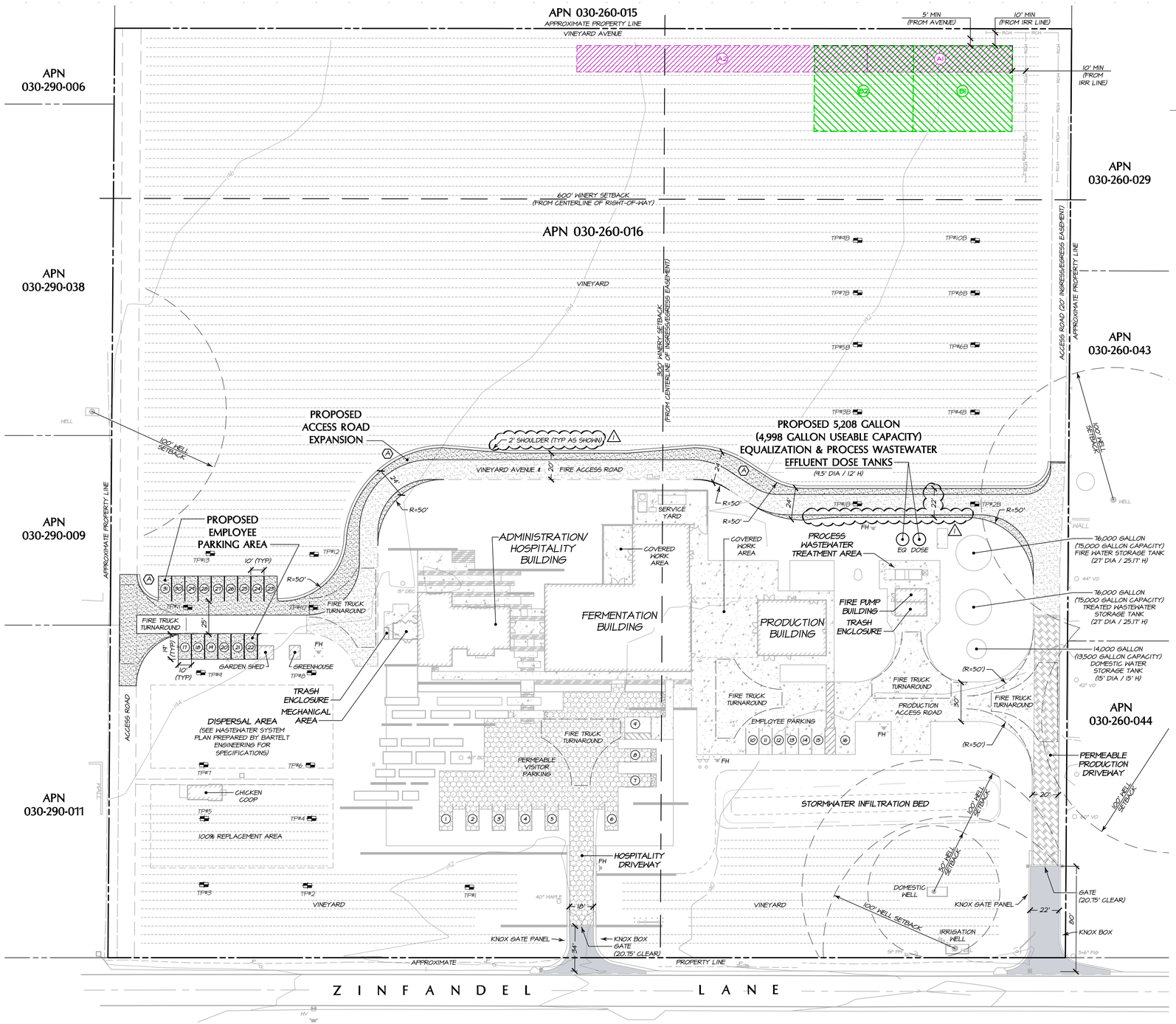
Paul N. Bartelt, P.E.
Principal Engineer

PNB:sd

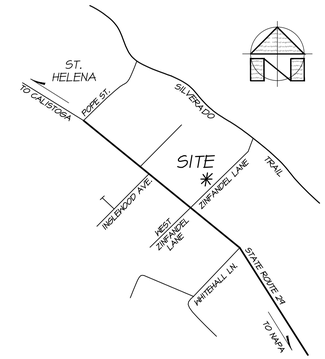
cc: Bart Araujo, Wheeler Farms Winery
Donna B. Oldford, Plans4Wines

WHEELER FARMS WINERY

USE PERMIT MODIFICATION



SCALE: 1" = 40'



LOCATION MAP

NO SCALE

SYMBOL LEGEND:

(A) TOTAL VINEYARD AREA REMOVED = 4,330± SQ FT (0.1± ACRES)

PROPOSED WASTEWATER DISPERSAL OPTIONS:

PREFERRED OPTION A:

(A1) PRIMARY PROCESS WASTEWATER SUBSURFACE DRIP DISPERSAL FIELD (20' X 110' = 2,200 SQ FT / 10 LINES, 2 FOOT SPACING, 110 FEET LONG)

(A2) 200% REPLACEMENT AREA - PROCESS WASTEWATER SUBSURFACE DRIP (20' X 220' = 4,400 SQ FT)

ALTERNATIVE OPTION B:

(B1) PRIMARY PROCESS WASTEWATER PRESSURE DISTRIBUTION LEACHFIELD (65' X 75' = 4,875 SQ FT / 10 LINES, 6.5' O.C. APART, 75 LF LONG)

(B2) 100% REPLACEMENT AREA - PROCESS WASTEWATER PRESSURE DISTRIBUTION (65' X 75')

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
REGULAR (EXISTING)	12
REGULAR (PROPOSED)	15
UNIVERSAL ACCESS - VAN (UA-V) (EXISTING)	2
CLEAN AIR/VANPOOL/ELECTRIC VEHICLE (EV) (EXISTING)	2
TOTAL	31

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
BART & DAPHNE ARAUJO
WHEELER FARMS PARTNERS, LLC
1751 SKELLENGER LANE
NAPA, CA 94558

PROJECT ADDRESS:
588 ZINFANDEL LANE
SAINT HELENA, CA

ASSESSOR'S PARCEL NUMBER:
030-260-016

PARCEL SIZE:
11.7± ACRES

PARCEL ZONING:
AP

SHEET INDEX:

SHEET UP1 OVERALL SITE PLAN - PROPOSED CONDITIONS
SHEET UP2 PHOTOGRAPHIC DOCUMENTATION
SHEET UP3 WINERY COVERAGE AREAS
SHEET UP4 WINERY DEVELOPMENT AREAS
SHEET UP5 WINERY ACCESSORY TO PRODUCTION RATIOS
SHEET UP6 IMPERVIOUS AREAS
SHEET UP7 STORMWATER CONTROL PLAN

TEST PIT EXPLORATION NOTES:

1. TEST PITS #1 THROUGH #13 WERE EXCAVATED BY BRUCE SAKAI GENERAL ENGINEERING ON NOVEMBER 14, 2008 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
2. TEST PITS #1B THROUGH #10B WERE EXCAVATED BY BRUCE SAKAI GENERAL ENGINEERING ON APRIL 3, 2009 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

OVERALL SITE PLAN

SCALE: 1" = 40'

NO.	DATE	DESCRIPTION	SHEETS	BY
3				
2				
1	08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019	C1, C3-C7	KP

REGISTERED PROFESSIONAL ENGINEER PAUL NATHAN BARTELT No. 45102 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.C.E. 45102

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DES. RP
DRAWN. KP
CHKD. PNB

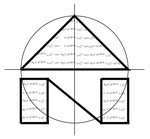
BARTELT ENGINEERING
CIVIL ENGINEERING · LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.bartelteng.com
Telephone: 707-258-1301

WHEELER FARMS WINERY
OVERALL SITE PLAN
USE PERMIT MODIFICATION
NAPA COUNTY CALIFORNIA

DATE: MARCH 2019
JOB NO: 08-16
SHEET NO: UP1 OF 7

P19-00130

8/14/2019 - 11:06 AM kelsey, S:\LAND PROJECTS\2007-2012\08\08\DWG\UP\ 1\08\08\dwg-UP1.DWG, UP1-OSP_UP, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED # BARTELT ENGINEERING, 707-258-1301



SCALE: 1" = 40'

PHOTOGRAPHIC DOCUMENTATION

SCALE: 1" = 40'

NOTE:

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NO.	DATE	DESCRIPTION	BY
3			
2			
1	08-08-19	NO CHANGE TO THIS SHEET	KP

REGISTERED PROFESSIONAL ENGINEER
PAUL NATHAN BARTELT
No. 45102
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.C.E. 45102

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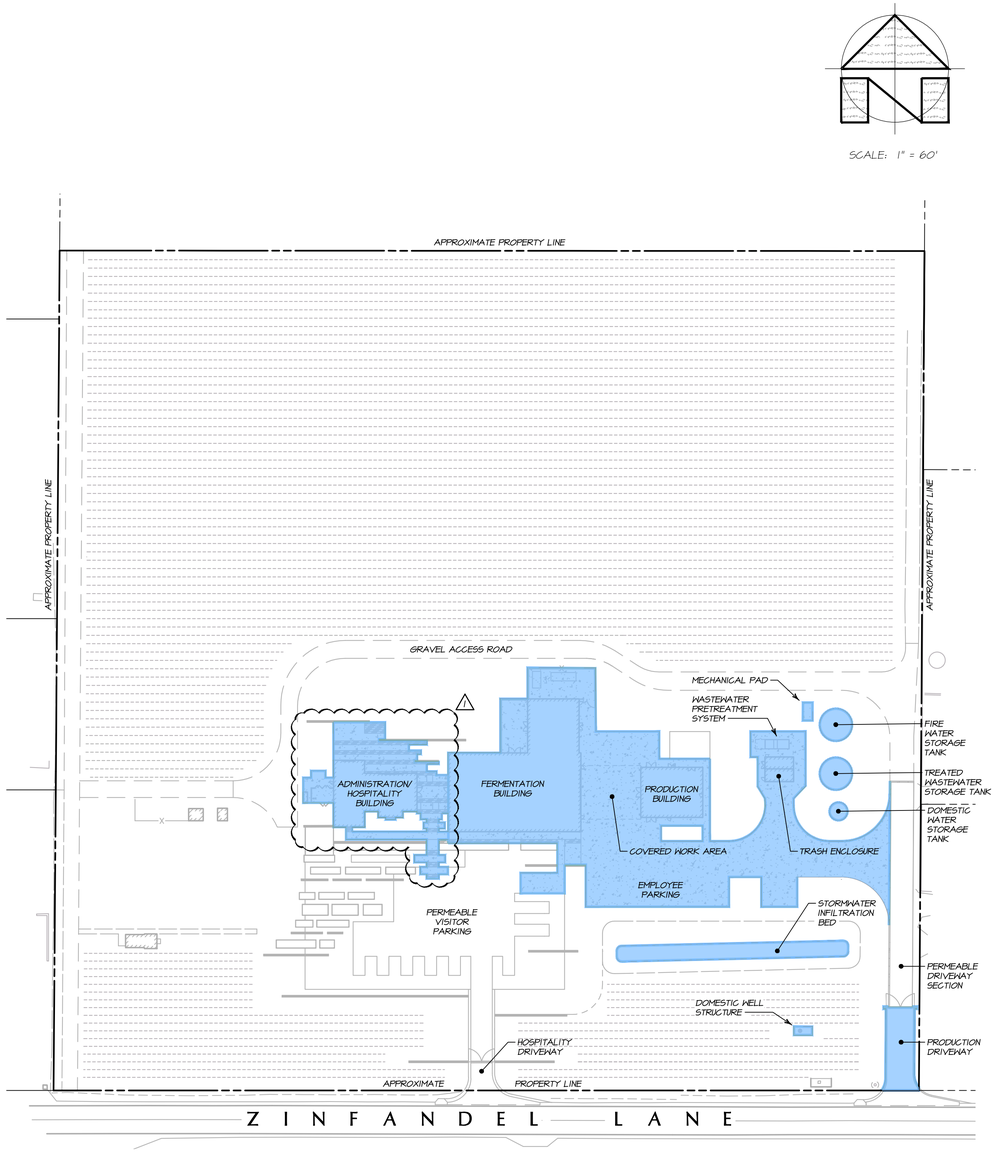
1303 Jefferson Street, 200 B, Napa, CA 94559
www.bartelteng.com
· Telephone: 707-258-1301 ·

DES. RP
DRWN. KP
CHKD. PNB

WHEELER FARMS WINERY
PHOTOGRAPHIC DOCUMENTATION
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 08-16
SHEET NO: UP2
OF 7

8/14/2019 - 11:07 AM, bettgo, S:\LAND PROJECTS\2007-2010\08-16\PLDWG\UP2.DWG, UP2-PHOTO, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



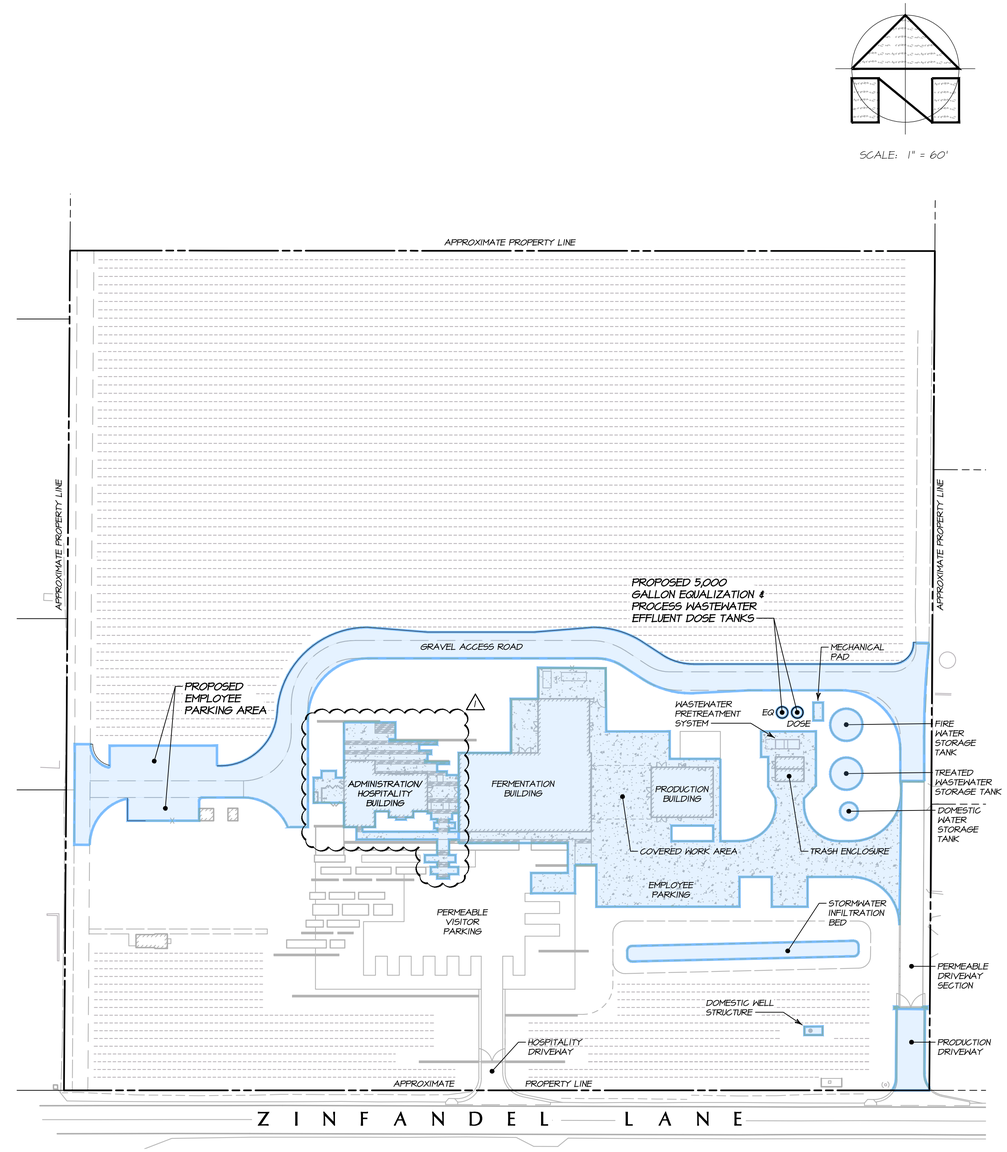
WINERY COVERAGE AREA EXHIBIT
EXISTING CONDITIONS

SCALE: 1" = 60'

WINERY COVERAGE CALCULATIONS:

WINERY COVERAGE AREA (52,401± SQUARE FEET = 1.20± ACRES)
PARCEL SIZE: 11.71 ACRES
1.20 ACRES / 11.7 ACRES = 10.3% < 25%

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES), ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 18.104.220



WINERY COVERAGE AREA EXHIBIT
PROPOSED CONDITIONS

SCALE: 1" = 60'

WINERY COVERAGE CALCULATIONS:

WINERY COVERAGE AREA (80,184± SQUARE FEET = 1.84± ACRES)
PARCEL SIZE: 11.71 ACRES
1.84 ACRES / 11.7 ACRES = 15.7% < 25%

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES), ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 18.104.220

NO.	DATE	DESCRIPTION	BY
3			
2			
1	08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019	KP

REGISTERED PROFESSIONAL ENGINEER
PAUL NATHAN BARTELT
No. 45102
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.C.E. 45102

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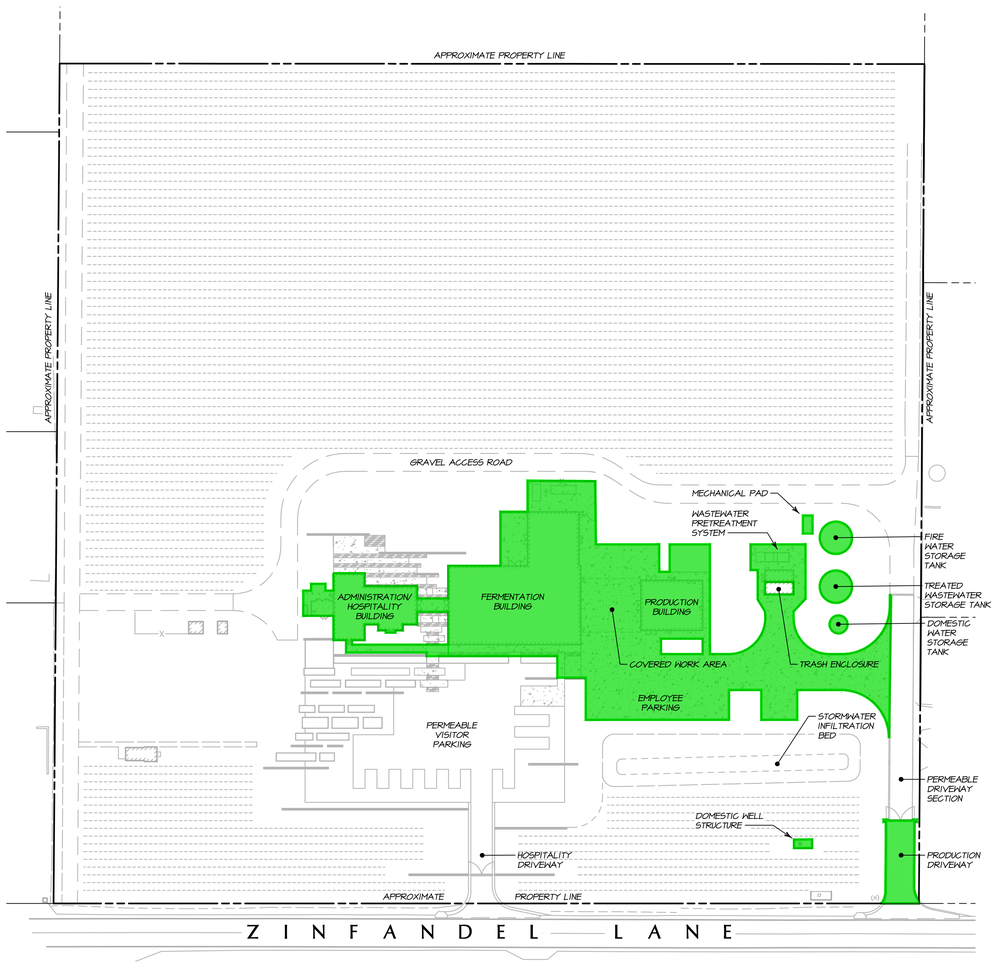
WHEELER FARMS WINERY
WINERY COVERAGE AREA EXHIBITS
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 08-16
SHEET NO: UP3 OF 7

8/14/2019 - 11:09 AM, bettgo, S:\LAND PROJECTS\2007-2012\08\WDNB\2019 UP MOD\08-16-UPMD\16_UP3-COVRG, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301

SCALE: 1" = 60'



WINERY DEVELOPMENT AREA EXHIBIT
EXISTING CONDITIONS

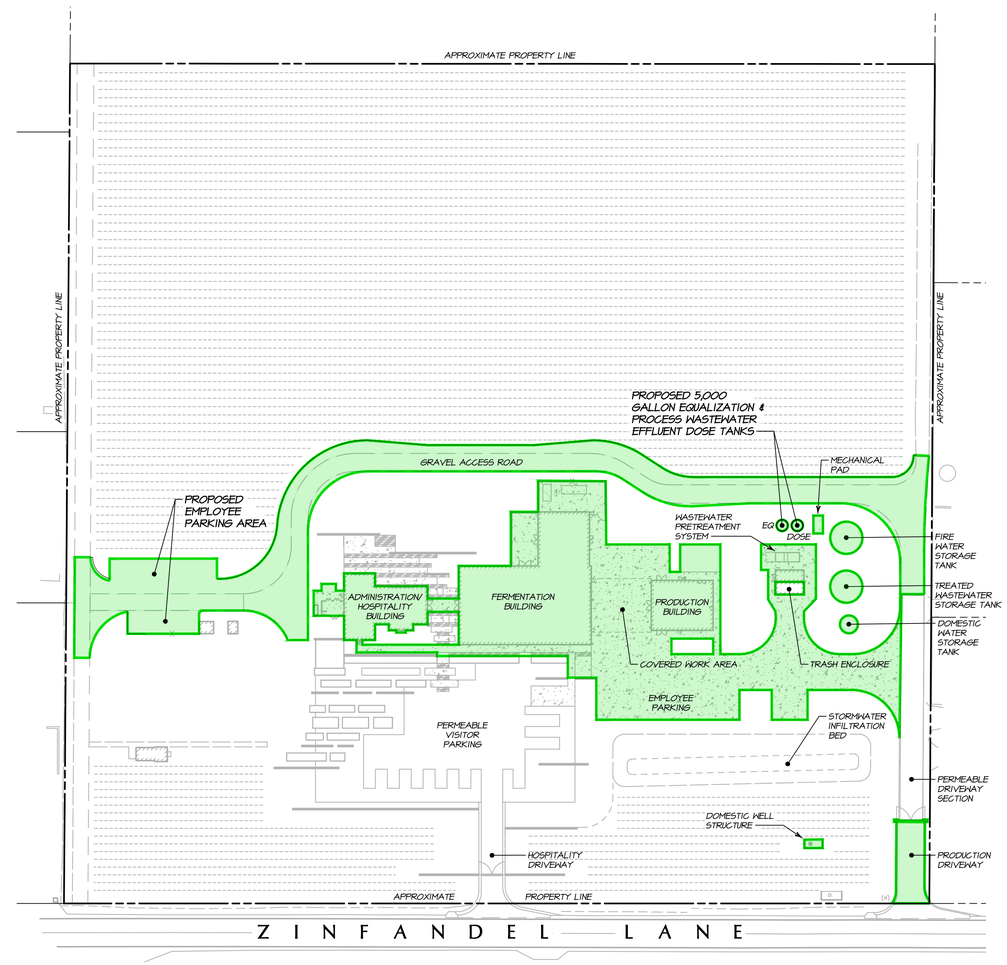
SCALE: 1" = 60'

WINERY DEVELOPMENT AREA:

1 WINERY DEVELOPMENT AREA (46,118± SQUARE FEET = 1.06± ACRES)
PARCEL SIZE: 11.7± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 18.104.210

SCALE: 1" = 60'



WINERY DEVELOPMENT AREA EXHIBIT
PROPOSED CONDITIONS

SCALE: 1" = 60'

WINERY DEVELOPMENT AREA:

1 WINERY DEVELOPMENT AREA (13,901± SQUARE FEET = 1.70± ACRES)
PARCEL SIZE: 11.7± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 18.104.210

NO.	DATE	DESCRIPTION	BY
3			
2			
1	08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019	KP

REGISTERED PROFESSIONAL ENGINEER
PAUL NATHAN BARTELT
No. 45102
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

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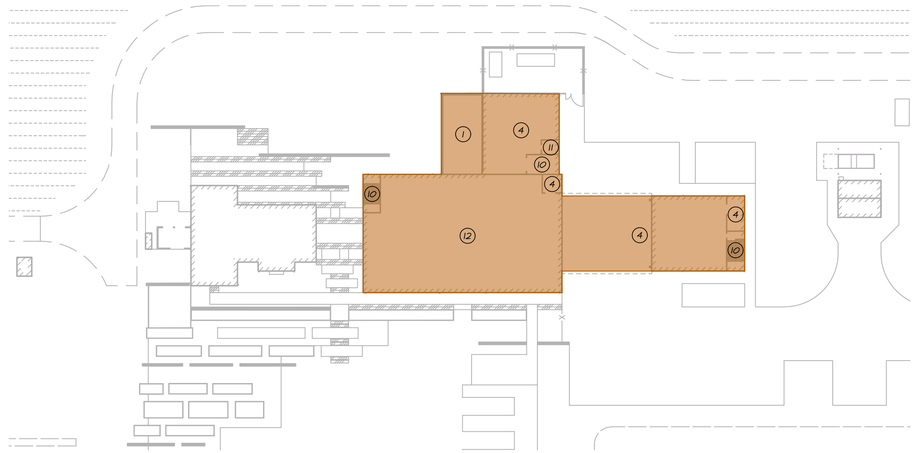
WHEELER FARMS WINERY
WINERY DEVELOPMENT AREA EXHIBITS
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 08-16
SHEET NO: UP4
OF 7

8/14/2019 - 11:04 AM kellyp, S:\LAND PROJECTS\2017-2020\08-16\WINERY\UP MOD\08-16-UP4-DEVELP, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301

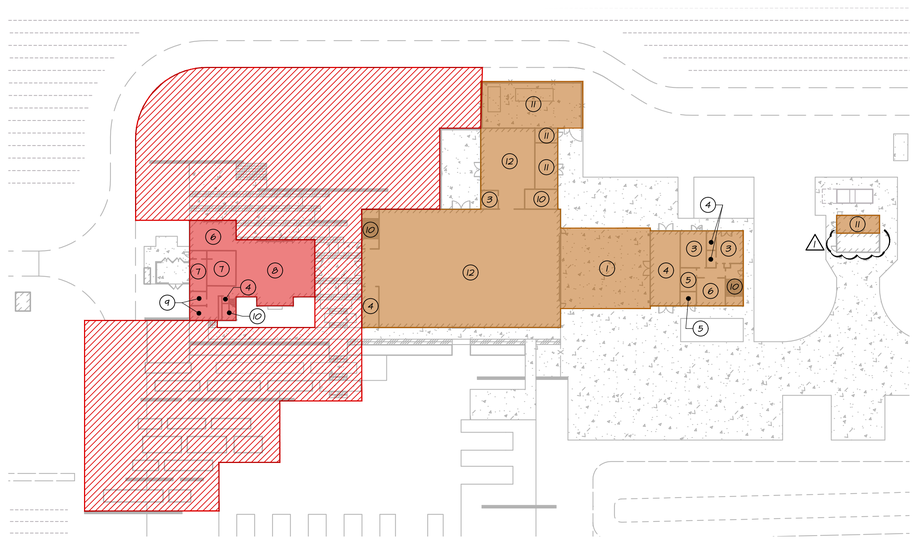


WINERY ACCESSORY USE TO PRODUCTION RATIOS - BASEMENT LEVEL

SCALE: 1" = 40'

NOTES:

1. COVERED WORK AREA
4. STORAGE
10. STAIRWELL/ELEVATOR
11. MAINTENANCE FACILITY/MECHANICAL ROOM
12. FERMENTATION/BARREL ROOM

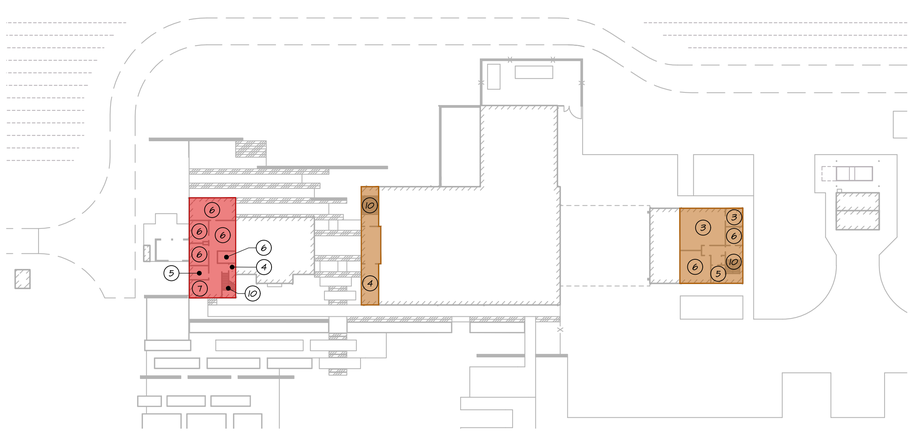


WINERY ACCESSORY USE TO PRODUCTION RATIOS - LEVEL 1

SCALE: 1" = 40'

NOTES:

1. COVERED WORK AREA
3. LABORATORY/TECHNICAL
4. STORAGE
5. EMPLOYEE RESTROOMS
6. OFFICES/CONFERENCE MEETING ROOMS
7. KITCHEN/BREAK ROOM
8. TASTING ROOM
9. NON-EMPLOYEE RESTROOMS
10. STAIRWELL/ELEVATOR
11. MAINTENANCE FACILITY/MECHANICAL ROOM
12. FERMENTATION/BARREL ROOM



WINERY ACCESSORY USE TO PRODUCTION RATIOS - LEVEL 2

SCALE: 1" = 40'

NOTES:

3. LABORATORY/TECHNICAL
4. STORAGE
5. EMPLOYEE RESTROOMS
6. OFFICES/CONFERENCE MEETING ROOMS
7. KITCHEN/BREAK ROOM
10. STAIRWELL/ELEVATOR

NOTE:

FLOOR PLANS PROVIDED BY TAYLOR LOMBARDO ARCHITECTS.

ACCESSORY/PRODUCTION CALCULATIONS:

ACCESSORY USE AREA (4,422± SQ FT)

AB 2004 OUTDOOR AREA (29,204± SQ FT)

PRODUCTION FACILITY AREA (32,266± SQ FT)

ACCESSORY USE / PRODUCTION FACILITY
4,422 SQ FT / 32,266 SQ FT = 14% < 40%

PRODUCTION FACILITY - (FOR THE PURPOSE TO CALCULATE THE MAXIMUM ALLOWABLE ACCESSORY USE) THE TOTAL SQUARE FOOTAGE OF ALL WINERY CRUSHING, FERMENTING, BOTTLING, BULK AND BOTTLE STORAGE, SHIPPING, RECEIVING, LABORATORY, EQUIPMENT STORAGE AND MAINTENANCE FACILITIES, AND EMPLOYEE-DESIGNATED RESTROOMS BUT DOES NOT INCLUDE WASTEWATER TREATMENT OR DISPOSAL AREAS (HIGH CANOPY BE USED FOR AGRICULTURAL PURPOSES. SEE NAPA COUNTY CODE 18.104.200

ACCESSORY USE - THE TOTAL SQUARE FOOTAGE OF AREA WITHIN WINERY STRUCTURES USED FOR ACCESSORY USES RELATED TO A WINERY THAT ARE NOT DEFINED AS "PRODUCTION FACILITY" WHICH WOULD INCLUDE OFFICES, LOBBIES/WAITING ROOMS, CONFERENCE/MEETING ROOMS, NON-PRODUCTION ACCESS HALLWAYS, KITCHENS, TASTING ROOMS (PRIVATE AND PUBLIC AREAS), RETAIL SPACE AREAS, LIBRARIES, NON-EMPLOYEE DESIGNATED RESTROOMS, ART DISPLAY AREAS, OR ANY AREA WITHIN WINERY STRUCTURES NOT DIRECTLY RELATED TO WINE PRODUCTION. SEE NAPA COUNTY CODE 18.104.200

REGISTERED PROFESSIONAL ENGINEER
PAUL NATHAN BARTELT
No. 45102
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.C.E. 45102

NO.	DATE	DESCRIPTION	BY
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2			
1	08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019	KP

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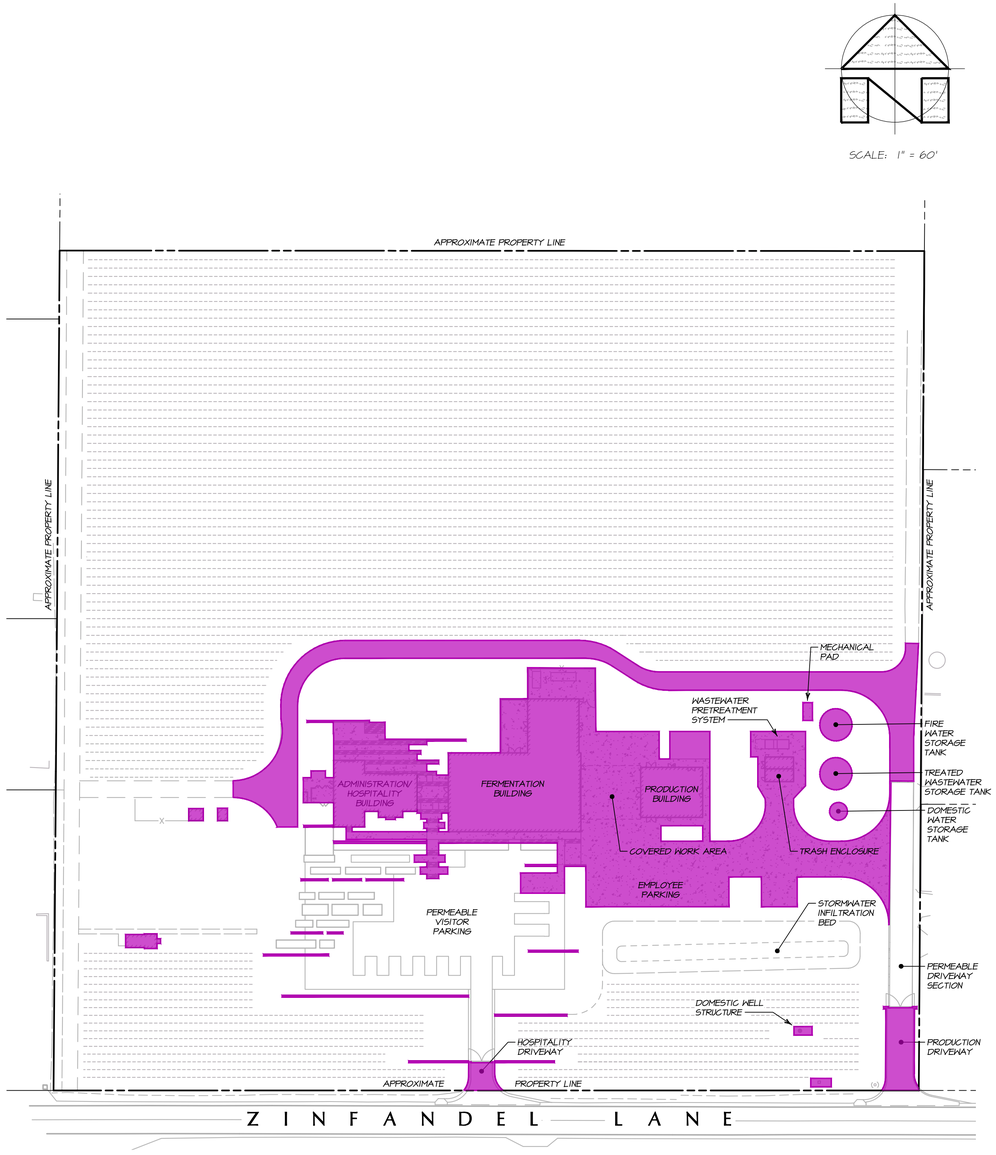
WHEELER FARMS WINERY
ACCESSORY USE TO PRODUCTION RATIOS
NAPA COUNTY USE PERMIT MODIFICATION
CALIFORNIA

DATE: MARCH 2019
JOB NO: 08-16
SHEET NO: UP5
OF 7

8/14/2019 - 11:10 AM bartelt, S:\LAND PROJECTS\2017-2020\08-16\PLANS\UP MOD\08-16-UPMOD5_UP5-ACC_PROD_ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1'; PLOTTED @ BARTELT ENGINEERING, 707-258-1301

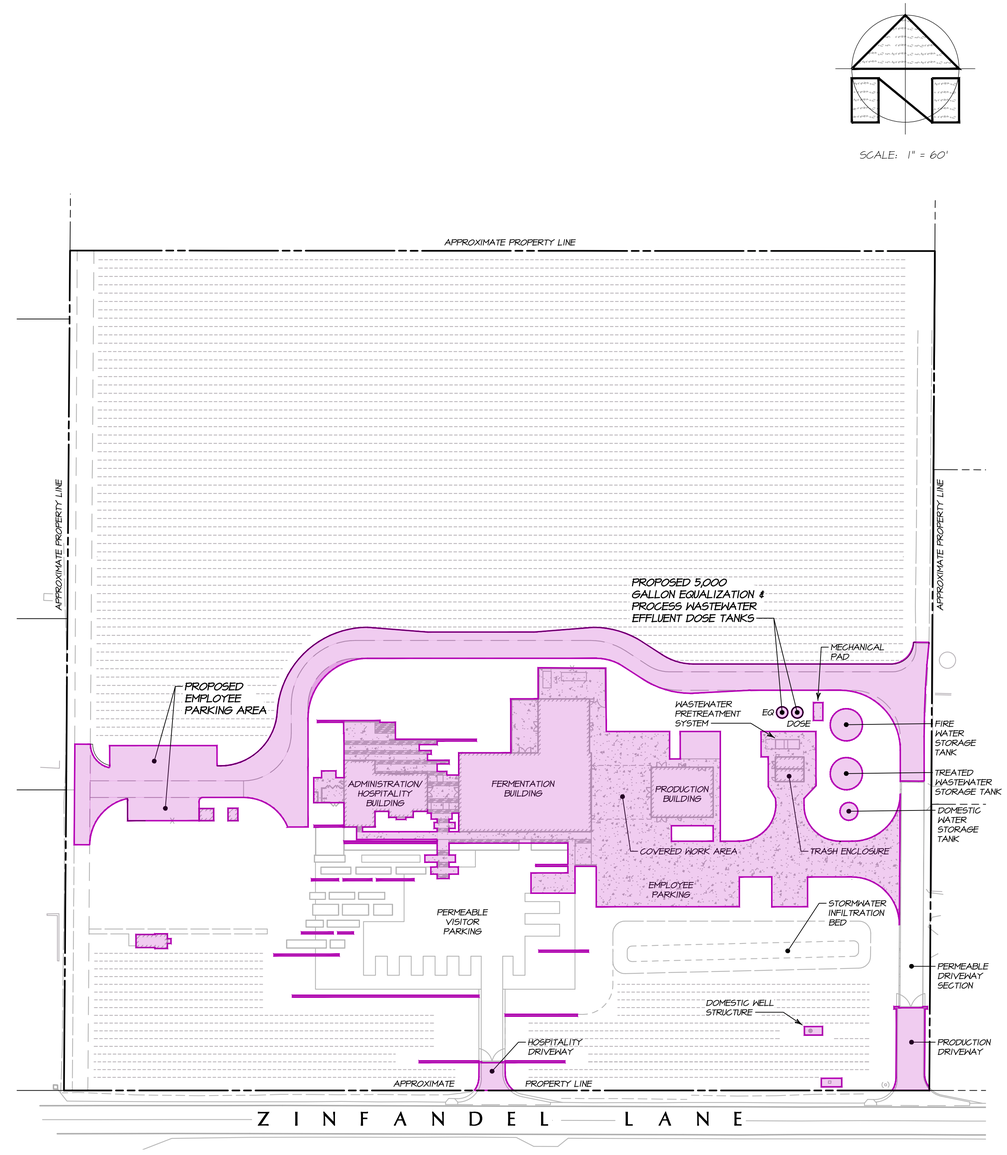


IMPERVIOUS AREA
EXISTING CONDITIONS

SCALE: 1" = 60'

LEGEND:

EXISTING IMPERVIOUS AREA (66,330± SQUARE FEET = 1.52± ACRES)
PARCEL SIZE: 11.7± ACRES
1.52 ACRES / 11.7 ACRES = 13.0%



IMPERVIOUS AREA
PROPOSED CONDITIONS

SCALE: 1" = 60'

LEGEND:

PROPOSED IMPERVIOUS AREA (80,932± SQUARE FEET = 1.86± ACRES)
PARCEL SIZE: 11.7± ACRES
1.86 ACRES / 11.7 ACRES = 15.9%

NO.	DATE	DESCRIPTION	BY
3			
2			
1	08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019	KP

REGISTERED PROFESSIONAL ENGINEER
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No. 45102
CIVIL
STATE OF CALIFORNIA

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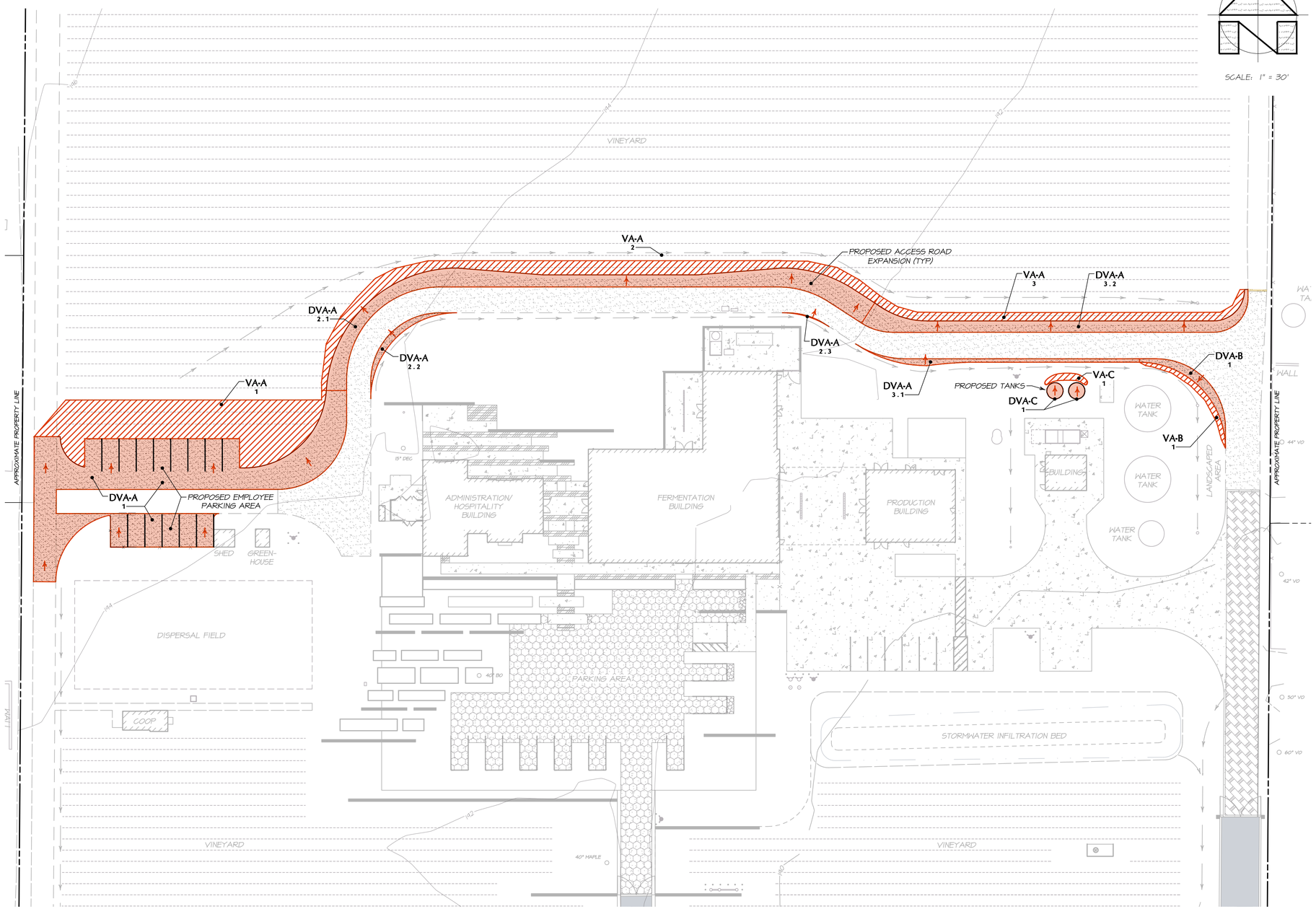
WHEELER FARMS WINERY
IMPERVIOUS AREAS
USE PERMIT MODIFICATION

NAPA COUNTY CALIFORNIA

DATE: MARCH 2019
JOB NO: 08-16
SHEET NO: UP6
OF 7

8/14/2019 - 11:11 AM kelly; S:\LAND PROJECTS\2017-2020\08-16\DWG\2019 UP MOD\08-16-UP1.DWG, UP6-IMPRV, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1'; PLOTTED @ BARTELT ENGINEERING, 707-258-1301



DRAINAGE MANAGEMENT AREAS TABLE		
DMA NAME	AREA (SQ FT)	SURFACE TYPE
VEGETATED AREA (VA)		
VA-A 1	4,160	LANDSCAPE
VA-A 2	2,412	LANDSCAPE
VA-A 3	1,046	LANDSCAPE
VA-B 1	201	LANDSCAPE
VA-C 1	92	LANDSCAPE
AREA DRAINING TO VA (DVA)		
DVA-A 1	7,029	ROOF/PAVING
DVA-A 2.1	3,175	ROOF/PAVING
DVA-A 2.2	193	ROOF/PAVING
DVA-A 2.3	7	ROOF/PAVING
DVA-A 3.1	345	ROOF/PAVING
DVA-A 3.2	1,606	ROOF/PAVING
DVA-B 1	293	ROOF/PAVING
DVA-C 1	139	ROOF/PAVING

LEGEND:

- VEGETATED AREA (VA)
- AREA DRAINING TO VA (DVA)
- DIRECTION OF FLOW

STORMWATER CONTROL PLAN
DRAINAGE MANAGEMENT AREA EXHIBIT
SCALE: 1" = 30'

NO.	DATE	DESCRIPTION	BY
3			
2			
1	08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019	KP

REGISTERED PROFESSIONAL ENGINEER PAUL NATHAN BARTELT No. 45102 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.C.E. 45102

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WHEELER FARMS WINERY
STORMWATER CONTROL PLAN
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 08-16
SHEET NO: UP7 OF 7

8/14/2019 - 11:13 AM, kelly.p, S:\LAND PROJECTS\2007-2012\08\16\DWG\2019 UP MOD\08-16-UP7.DWG, UP7-SCP, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To:	Emily Hedge, Planner III	From:	Darell Choate, Sr. Environmental Health Specialist DC
Date:	May 16, 2019	Re:	Use Permit Application for Wheeler Farms Winery 588 Zinfandel Lane St. Helena, Ca 94574 Assessor Parcel # 030-260-016 Permit# P19-00130

Environmental Health Division staff has reviewed an application to increase production from 50,000 gallons to 70,000 gallons and increase employees from 10 to 20 people. This Division has no objection to approval of the application with the following conditions of approval:

1. The submitted application has been reviewed and previous recommendations and conditions of approval dated September 16, 2009 still apply where applicable and shall be included with this project.
2. 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 minimum standards.

Planning, Building, & Environmental Services

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David Morrison
Director

A Tradition of Stewardship
A Commitment to Service

To:	Emily Hedge, Project Planner	From:	Stacie Gutierrez, Plans and Permit Supervisor
Date:	December 6, 2019	Re:	Wheeler Farms Winery Mod P19-00130

Building Inspection Division; Planning Use Permit Review Comments

APN: 030-260-016

Project: Wheeler Farms Winery Major Mod

Description: **SUBMITAL 3** – Response to comments. Increase production from 50,000 gallons to 70,000 gallons and increase employees from 10 to 20 people; improvements to wastewater system.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards at this time; the Building Division is reviewing the proposed Planning entitlements only, the Building Division has no issues or concerns with the approval of the Use Permit B19-00130; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

The plans provided for the Use Permit application P19-00130 do not provide enough information in sufficient detail to determine all code building code requirements. A complete and thorough plan review will be performed at the time of application is made for the required building, plumbing, mechanical, electrical, and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

1. The proposed tasting room on the second floor of the Production Building will have to be classified as an A2 occupancy. The County of Napa does not consider a tasting room as an accessory of the F2 occupancy so you would not be able to apply the code section 2016 CBC 303.1.2. Consult with your design professional on how to obtain code compliance for the A2 occupancy for occupancy separations, exiting and accessibility.

2. Consult with your design professional to verify that your building will comply with accessibility requirements of "equal accommodations". If the building does not have a tasting room on the first level to accommodate accessible customers then accessible access will be required to the second level.

3. Building permits will be required to be pulled for structures and improvements proposed in the Use Permit. All permits are valid 365 days from issuance of the permit. Please see the Building Departments website for more information on submittal requirements.

4. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, "only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for and to the construction under that permit:. The codes adopted at this time are the 2016 California Building Standards Codes, Title 24, part 2, Building volumes 1 &2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire and part 11 Green Buildings. Please be aware there is a code change coming in 2020, so all plans submitted after December 31, 2019 will need to comply with 2019 California Building Standard Codes.

5. Consult with your design professional to ensure at the time of Building Permit submittal that you have provided that proper separation from any mixed occupancies. In particular proper separation from the tasting room and barrel storage. Have your design professional provide an exit plan at the time of permit application.

6. Consult with your design professional to design an Accessibility Plan. The site and associated buildings are required to be accessible to persons with disabilities. This includes but not limited to a van accessible parking stall, accessible path of travel from the parking stall to all buildings, restrooms, and areas on the site that are available to employees and the public. This plan will be reviewed during the plan review for your building permit.

7. Consult with your design professional to have a proper egress and exiting plan showing all occupancy types, occupant loads, and travel distances. Show Path of travel. An identifiable accessible route within an existing site, building or facility by means of which a particular area may be approached, entered and exited, and which connects a particular area with an exterior approach (including sidewalks, streets and parking areas), an entrance to the facility, and other parts of the facility. When alterations, structural repairs or additions are made to existing buildings or facilities, the term "path of travel" also includes the toilet and bathing facilities, telephones, drinking fountains and signs serving the area of work. This plan will be reviewed during the plan review for your building permit.

8. During plan review, occupant loads will determine occupancy types, exiting requirements, and restroom facilities. Consult with your design professional to make sure they accounted for that during the design phase.

9. Any existing structures and/or buildings on the property that will be demolished require a separate demolition permit issued by The Napa County Building Division prior to demolition. The applicant will be required to provide a J number form Bay Area Air Quality Management District at the time of application for the permit.

Issues with the compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If there are any questions, please have the applicant give me a call at (707) 299-1337.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with the California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.

Stacie Gutierrez
Plans and Permit Supervisor
County of Napa Building Department
1195 Third Street, Suite 210
Napa, CA 94558
Stacie.gutierrez@countyofnapa.org

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Napa, CA 94559-3092
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Main: (707) 253-4351
Fax: (707) 253-4627

Steven Lederer
Director

MEMORANDUM

To:	PBES Staff	From:	Janice Spuller Traffic Engineering Staff Consultant
Date:	December 18, 2020	Re:	Wheeler Farms Winery (P19-00130) **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 Application # P19-00130, for the proposed Wheeler Farms Winery, located at 588 Zinfandel Lane in the County of Napa.

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

- *Final Traffic Impact Report for Wheeler Farms Winery Use Permit Modification 2020*, dated October 29, 2020 prepared by Crane Transportation Group
- *Wheeler Farms Winery Comment Letter Memorandum,* dated November 20, 2020

After careful evaluation and review of the documents, we believe that the report provides sufficient information to develop conditions for the project.

The Department of Public Works established the following conditions of approval related to the Use Permit Application Number P19-00130:

Left Turn Lane:

1. The project/applicant will provide a left turn lane on Zinfandel Lane at the eastbound approach to the project's main winery driveway.

Marketing:

2. The project applicant/permittee shall not exceed the maximum number of visitors of 32 per day on a weekday and weekend.

3. The project applicant/permittee shall not exceed 15 full-time employees during non-harvest and 15 full-time and 8 part-time during harvest seasons.

4. The project applicant/permittee shall not have any new marketing events that exceeds the existing use permit.

5. The project applicant/permittee shall utilize valet parking and arrange for shuttle buses/vans for large marketing events.

Vehicle Miles Travelled (VMT)

6. To reduce the vehicle miles traveled (VMT) to and from the project, the project/applicant shall implement trip reduction measures through a Transportation Demand Management (TDM) program to reduce trips by 15 percent.

Transportation Demand Management (TDM) Program

7. The project applicant/permittee shall appoint a staff person appointed as Transportation Demand Management (TDM) coordinator to facilitate employees reducing solo-vehicle commuting and report to County staff on January 15th of each year (annual basis) on the status on the strategies implemented.
8. The project applicant/permittee shall implement the following measures as follows:
    a. A Wheeler Farms administrative employee will be appointed TDM Manager.
    b. Financial incentives will be provided for employees to participate in carpools & vanpools
    c. Electric car charging facilities are provided for both employees and guests.
    d. Bike racks and storage areas are provided for employees and guests.
    e. High occupancy vehicle use (vans and shuttle buses) will be encouraged for large marketing events. Cash-out Incentive Program
    f. Employee work hours will be staggered to the greatest extent possible to avoid congestion during the peak traffic hours on Silverado Trail.
    g. Work at home or at remote location opportunities will be offered when possible.
    h. Guest appointments will be scheduled, to the extent possible, to avoid travel during peak traffic hours on Silverado Trail.
    i. The Winery will enroll in “Napa Valley Forward”, a program aimed at reducing traffic along major roads in the Napa Valley by promoting carpooling, vanpooling, bike riding, and use of transit
    j. The Winery will enroll in the “Bay Area Commuter Benefits Program” whereby employees report their carpooling activities and receive company paid subsidies
    k. Annual Performance Review

Bicycle Parking

9. The project/applicant shall provide bicycle parking spaces per the Napa County Municipal Code 18.110.040: 2 bicycle parking spaces per 5-10 automobile parking spaces, 10 bicycle parking spaces per 10 or more automobile parking spaces.

On Street Parking

10. Parking within the public right-of-way will be prohibited during large marketing and/or temporary

events

Landscaping Maintenance

11. Landscaping at the project driveways shall be maintained to not interfere with sight lines requires for safe stopping distance on the public-right-of-way. No items that are wide than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 4 feet in height up kept once the tree is established.

Encroachment Permit

12. An encroachment permit will be required for any improvements in the County's Right-of-Way. For the application submittal process contact the Roads Division at 707-944-0196. The improvements shall be constructed in compliance with the Napa County Road & Street Standards. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. Completion of improvements and certification shall be completed prior to occupancy or establishment of use. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process.

13. If the proposed road improvements cannot be accommodated within the existing right of way, additional easement for right of way will need to be acquired by an Irrevocable Offer of Dedication to the County.

14. Any improvements located on Caltrans Right-of-Way will require a separate coordination and permitting process.

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

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

Office: (707) 299-1461

James Bales
Fire Marshal

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A Commitment to Service

MEMORANDUM

TO:	Planning Department	**DATE:**	1/11/21
FROM:	Jason Downs, Fire Captain	**PERMIT #**	P19-00130
SUBJECT:	Wheeler Farms COA	**APN:**	

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves as submitted and requires the following conditions to be incorporated as part of permit issuance.

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. The permitee and/or designee shall obtain a permit from the Fire Department for any temporary structures/canopies/tents utilized for authorized events.
3. 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.
4. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
5. Roadways shall be a minimum of 20 feet in width with a 2 foot shoulder and 15 foot vertical clearance.
6. Driveways shall be a minimum of 10 feet in width with a 4 foot shoulder and 15 foot vertical clearance.
7. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards and CA Fire Safe Regulations for projects within SRA.

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8. 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 Table B105.2 through Table 105.4 of the Napa County Code Amendments.

9. 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 2016 edition.

10. 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.

11. 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, 2013 edition for the installation of Underground Fire Protection Mains

12. Commercial - Developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals.

13. 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.

14. 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.

15. Provide 100 feet of defensible space around all structures. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.

16. Emergency responder radio coverage **in** new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

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Please note that the comments noted above are based on a Fire Marshal's Office 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)299-1463 or email at james.bales@countyofnapa.org.

Sincerely,

Jason W. Downs
Fire Captain
Deputy Fire Marshal
CAL FIRE – Sonoma Lake Napa Unit
Napa County Fire Department
Office: (707) 299-1467
Cell: (707) 292-5562