



STEVEN LEDERER
Director

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COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

CHRISTINE M. SECHELI, R.E.H.S.
Assistant Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Assistant Director

SUBJECT: Use Permit Application for Opus One Winery
Located at 1144 Oakville Cross Road
Assessor Parcel 031-020-007 and 009
File # P07-00745

DATE: December 3, 2007

CMS

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

1. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.
2. All sanitary waste must be properly connected to the existing system. A sewage permit will be required.
3. No wash water from equipment cleaning or maintenance can be disposed of in the existing septic system, thus no floor drains will be allowed in this building unless a new closed loop collection/holding system is installed. If you want additional information on these types of systems, contact Doug Calhoun of this department.

cc: John McDowell, CDPD
Gary Caravantes, 7900 St. Helena Hwy., Oakville, Ca 94562
Doug Calhoun, Environmental Health Supervisor

RECEIVED

DEC 6 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



DATE: March 6th, 2008
TO: Conservation Development and Planning Department
FROM: Drew Lander, Assistant Engineer
SUBJECT: Opus One Winery, Maintenance Facility
APN 031-020-007, P07-00745Mod

This application will allow the applicant to construct a 14,000 sq. ft. vineyard maintenance facility along the North property line adjacent to Oakville Crossroad. This building is in addition to the operating winery.

EXISTING CONDITIONS:

1. Two existing access roads serve the parcel, one primarily for the winery off of Highway 29 with a left turn lane serving the entrance and a secondary private gated entrance from Oakville Crossroad. Both access roads are 20 feet wide paved asphalt with two foot shoulders on both sides. A dirt road way serves the proposed location of the maintenance facility.
2. The current condition of the proposed building and parking area is vineyard.
3. The parcel is bordered by the FEMA Floodzone A with corresponding floodway as depicted on the FIRM 0275A, Community 060205. The Base Flood Elevation is 126.5 MSL.
4. The average traffic counts for Oakville Crossroad taken in June of 2003 were 1498 recorded just East of Hwy 29 and 1484 recorded just West of Silverado Trail.
5. The existing water use for parcel 031-020-007 is 27.92 acre-feet (9,096,922 gallons) per year.
6. The existing water use for parcel 031-020-009 is 35.77 acre-feet (11,654,617 gallons) per year.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. Parcel 031-020-007 is a 49.3 acre parcel is located in the "valley floor" area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 49.3 AF/Year. The estimated water demand of 27.92 AF/Year is below the established threshold for the property, and below the current existing use. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

2. We have reviewed the phase one, water availability analysis for the proposed project. Parcel 031-020-009 is a 49.3 acre parcel located in the “valley floor” area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 49.3 AF/Year. The estimated water demand of 35.77 AF/Year is below the established threshold for the property, and equal to the existing use. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

NEW DRIVEWAY:

3. Any additional driveway access shall conform to the latest addition of the Napa County Road and Street Standards. (County Road and Street Standards, Page 9, Par. 12).
4. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

PARKING:

5. Any change in parking proposed by the applicant or required by the Planning Department as a condition of this use permit modification must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
6. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

7. The average daily traffic count of 1484 for Oakville Crossroad. The average daily traffic accessing this facility from Oakville Crossroad is not expected to exceed 65 trips per day which would require evaluation of left-turn requirements on Oakville Crossroad. This facility does not require a left-turn based on current usage. Any future increase or change in building use will require re-evaluation of left-turn requirements.
8. All earth disturbing activities shall conform to current adopted Napa County management practices for stormwater including measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
9. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
10. Grading, drainage and parking improvements shall be constructed according to the latest “Napa County Road and Street Standards”.
11. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

12. The applicant is responsible for obtaining a floodplain management permit for any proposed structure that is determined to lie inside a special flood hazard area and meeting the requirements of Chapter 16.04 of the Napa County Code prior to the issuance of a building permit. The applicant will be responsible for completing an Elevation Certificate for the completed structures prior to Occupancy.
13. If the construction activity results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
14. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
15. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

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



INTER-OFFICE MEMO

TO: Hillary Gitelman
Conservation, Development, and Planning Department

FROM: Mike Wilson, Fire Department

DATE: December 12, 2007

SUBJECT: Opus One Winery New Building Use Permit Comments
Apn: 031-020-007 P07-00745

Site Address: 7900 St Helena Hwy, Oakville

The Napa County Fire Marshal staff has reviewed the Use Permit application for the construction of a 14,000 square foot vineyard maintenance building at the above referenced location. We recommend the following items be incorporated as project conditions or mitigation measures if the commission approves the project.

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.** Any building permit issued after January 2008 will have to comply with the 2007 CFC and CBC.
2. Fire apparatus access roads shall be provided to within 150 feet of all portions of the structures. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet with a minimum 40 foot inside turning radius.
3. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
4. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
5. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 10" in height for the building and 6" in height for each suite, contrasting in color with their background and shall be illuminated.

6. An approved access walkway shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations and allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.
7. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.
8. The building will be required to be protected with an automatic fire sprinkler system designed and maintained in accordance with the *National Fire Protection Standard #13 (Installation of Automatic Sprinkler Systems 1999 edition)*.
9. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 1999 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source.
10. The minimum required fire flow for the protection of the proposed project is 400 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 12,000 gallons. This storage volume has been reduced by %50 because the building will require an automatic fire sprinkler system. The fire flow and storage volume in a sprinklered building is in addition to the water demand for the sprinkler system.
11. The private fire service mains shall be installed and maintained in accordance with the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1995 edition)*.
12. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2001 edition*.
13. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
14. All post indicator valves, control valves, waterflow devices shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 1999 edition)*.

15. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox cabinet will require "tamper monitoring".
16. The Knox rapid entry system shall have one or all of the following items placed in the Knox cabinet, dependant on requirements of this facility:
 1. A minimum of 2 master keys to the structure(s) for emergency access.
 2. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
 3. 2 scaled floor plans of all structures showing doors, offices, etc.
 4. **A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
 5. Napa County Hazardous Materials Business including all MSDS forms, etc.
17. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
18. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
19. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County (California Fire Code section 103.1.1) for the following circumstances:
 - a. Independent peer review of alternate methods proposals.
20. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.
21. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$151 per hour.
22. A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed in the condition describing the contents of the Knox Box.

Mike Wilson
Assistant Fire Marshal



HILLARY GITELMAN
Director

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OCT 26 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

**PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS**

TO: BUILDING INSPECTION DIVISION
APPLICATION TITLE: Opus one Winery APN: 031-020-007
DESCRIPTION OF PROJECT: 14,000± SF Vineyard Maintenance Facility

RESPONSE REQUEST DATE: 10-26-07 RESPONSE RETURN DATE: 11-7-07
PLEASE RESPOND VIA E-MAIL TO: jmcdowne@co.napa.ca.us
OR FAX TO (707) 299- 4082

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

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

1. Do you have any comments on this project? ☒ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
3. Attach your agencies comments, or list below: ☒ Comments attached
☐ Comments below.

see attached comments from Acielo

Name of contact person: Eric Barnard Telephone #: 299-1359
Email: ebarnard@co.napa.ca.us
Title: Plans & Permit Supervisor
Date: 12-9-07



Napa County

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Admin Tools

Daily

Workflow

SmartManager	Application	Property	People	Fees	Workflow	Attachments	Reports	Condition
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Workflow

Application #: P07-00745

Application Type: Planning / PL Permits / Use Permit / Use Permit Major Modification

Address: 1144 OAKVILLE CROSS RD, NAPA, CA 94562

- ✓ Application Acceptance
- Environmental Review
- Public Works Review
- Fire Review
- ✓ EM Review
- County Council Review
- Planning Review
- ✓ Building Review
 - Planning Approval
 - Closure

Task Details - Building Review

Assigned Date: 11/05/2007 **Due Date:**
Assigned To: **Department:** Building Department
Current Status: Approved **Status Date:** 12/09/2007
Action By: Eric Banvard **Department:** Building Department

Status Comment:

Must obtain all applicable building permits and comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.