



CHARLES WILSON
Director

COUNTY *of* NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

January 30, 2004

Paul Saviez
4060 Silverado Trail
Calistoga CA 94515

RE: Saviez Winery Use Permit #01099-UP APN 21-010-003

Dear Mr. Saviez:

Our Department has received materials including a copy of the inspection report (see attached) from Kim Withrow, Environmental Health Specialist with the Department of Environmental Management confirming that the approved waste water system for your winery (#01099-UP) has been installed. By this action, the installation of the waste water system, this use permit is "used" per Napa County Code Sec. 18.124.080.

This is not a final inspection for winery operation nor a confirmation of compliance with all winery conditions of approval.

Please call me if you have any questions.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Robert Nelson", with a long horizontal flourish extending to the right.

Robert Nelson, Supervising Planner

cc Steve Lederer, Deputy Director
Gary Brewen, Building Codes Administrator
Cathy Roche, Dickenson, Peatman and Foragty

Nelson, Robert

From: Gardner, Suzanne
Sent: Monday, December 15, 2003 3:39 PM
To: Nelson, Robert
Subject: FW: Paul Saviez, 4060 Silverado Trail, AP 21-010-03

-----Original Message-----

From: Withrow, Kim
Sent: Monday, December 15, 2003 3:22 PM
To: Gardner, Suzanne
Subject: Paul Saviez, 4060 Silverado Trail, AP 21-010-03

Hi Susie,

The majority of the septic system for Paul Saviez's winery project has been installed and inspected by this department. The sewer line has been stubbed out for future connection to the winery building. If you have any questions let me know.

Kim

*Kim Withrow, REHS
Napa County Department of Environmental Management
1195 Third Street, Room 101
Napa, California 94559
(707) 253-4471
FAX (707) 253-4545*

06099 UP
app 8/7/02 (BH) expire: 8/7/03
extension (SL) 8/7/04

get something more official from E. Man.
— Copy of Inspection Report etc. with signatures.
Then send "Used" letter.

DATE 9/4/02
FEE 232.00
RECEIPT NO. 24291
BY CG



A.P. # 021-010-003
JOB # 92-14352
ISSUE DATE 9-10-02
EXPIRATION DATE 9-16-04

NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
APPLICATION & PERMIT TO CONSTRUCT A SEWAGE SYSTEM

OWNER: Paul Saviez CONTRACTOR: Bruce Sakai General Eng.
SITE ADDRESS: 4060 Silverado Trail ADDRESS: 3970 Peterson Drive
MAILING ADDRESS: Calistoga, CA 94575
PHONE #: 942-5889 PHONE #: 942-0578

TYPE OF PROJECT: NEW SYSTEM () REPLACE SYSTEM () ADDITION () RELOCATION () DESTRUCTION () SEWER LINE () REPAIR ()
reason for replace/relocate/repair _____

PROPOSED USE
RESIDENTIAL: RESIDENCE ()
2nd DWELLING ()
GUESTHOUSE ()
EXISTING BEDROOMS _____
TOTAL POTENTIAL BEDROOMS _____
COMMERCIAL/INDUSTRIAL ☒ 740 GPD
OTHER winery
FLOW (gpd) _____

BUILDING DEPARTMENT FORM RECEIVED () (IF APPLICABLE)

CITY/SEWER DISTRICT CLEARANCE () APPROVED () NOT APPROVED BY _____

WATER SUPPLY PUBLIC () NAME OF AGENCY _____ DISTANCE OF CLOSEST WATER SOURCE TO ANY PART
INDIVIDUAL () WELL () SPRING () OTHER _____ OF THE SEWAGE DISPOSAL SYSTEM _____
INDIVIDUAL WATER SUPPLY PERMIT ISSUED YES () NO ()

SPECIFICATIONS SEPTIC TANK: EXISTING SIZE (GAL) _____ PROPOSED SIZE 1200 DIRM. 2x1500g PW (GAL)
DRAINLINE: TOTAL LENGTH 500 555 TRENCH DEPTH 42" TRENCH WIDTH 18"
ROCK UNDER PIPE 18" DEPTH COVER MATERIAL OVER ROCK - BACKFILL 12" FILL
SEWER LINE: TYPE ABS or PVC Sch 40 APPROX. LENGTH _____
SUMP PUMP: SIZE _____ GAL (audible and visual alarms required on all pump systems)
SPECIAL DESIGN PLANS: DATE APPROVED _____ DESIGNER _____

PRIVATE SEWAGE DISPOSAL SYSTEM PLANS: DATE APPROVED _____ DESIGNER _____

Install diversion valve to segregate storm water from leach field - see attached layout.
*future winery agreement on file - no guarantee building permits will be issued

ISSUING ENVIRONMENTAL HEALTH SPECIALIST: Kim Witham

WORKER'S COMPENSATION COVERAGE: (CHECK ONE OF THE FOLLOWING)

- ☒ A certificate of current Worker's Compensation Insurance is on file with this office
() A certificate of current Worker's Compensation Insurance is being filed with this application
() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner without complying with the Worker's Compensation laws of California

TERMS OF PERMIT: APPLICANT AGREES THAT:

- 1) EH SPECIALIST WILL BE NOTIFIED A MINIMUM OF 24 HOURS PRIOR TO REQUIRING INSPECTION(S)
- 2) EH SPECIALIST'S INSPECTION WILL BE OBTAINED PRIOR TO COVERING THE SYSTEM
- 3) THE PERMIT AND A COPY OF THE APPROVED SPECIAL DESIGN SEWAGE DISPOSAL SYSTEM DESIGN (IF APPLICABLE) SHALL BE AVAILABLE AT THE PARCEL SITE AT ALL TIMES
- 4) ANY DEVIATION FROM PERMIT SPECIFICATIONS WITHOUT PRIOR APPROVAL FROM THIS OFFICE WILL BE CAUSE FOR STOPPING WORK UNTIL THE CHANGES ARE FULLY JUSTIFIED AND APPROVED
- 5) PRIOR TO AUTHORIZING OCCUPANCY OF ANY BUILDING WITH A SPECIAL DESIGN SEWAGE SYSTEM, A SIGNED STATEMENT BY THE DESIGNER CERTIFYING THE SYSTEM WAS INSTALLED IN COMPLIANCE WITH THE APPROVED PLANS MUST BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

I, THE UNDERSIGNED, AGREE TO COMPLY WITH ALL CONDITIONS OF THIS PERMIT AND ALL OTHER APPLICABLE CODE REQUIREMENTS. FURTHERMORE, I UNDERSTAND THAT THE OFFICE OF ENVIRONMENTAL MANAGEMENT IN NO WAY GUARANTEES INDEFINITE TROUBLE-FREE OPERATION OF THIS SYSTEM, AND THAT FUTURE REPAIR MAY BE NECESSARY.

RECEIVED

INSPECTION SCHEDULE

JAN 05 2003

WORK PERFORMED BY (CONTRACTOR)

OWNER - Bruce Sakai Supervising
InstallationNAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

SEWER LINE:

MATERIAL AND SIZE ABS 4"FALL okay FINAL DEPTH

DISTANCE TO ANY WATER SOURCE

COMMENTS Stripped out for future winery

INSPECTOR DATE

SEPTIC TANK:

MANUFACTURER Swage TYPE Concrete SIZE 2-1500gDISTANCE TO ANY WATER SOURCE 100'COMMENTS 7-1500g filters in - okayINSPECTOR KDW DATE 11-17-03

LEACH LINES:

TRENCH WIDTH 18"-24" TRENCH DEPTH 42" 3/4"

TOTAL LENGTH NUMBER OF LINES

ROCK UNDER LEACH LINE 18" DISTANCE BETWEEN TRENCHES 10' (between vines)DEPTH OF COVER MATERIAL OVER ROCK 12"-18" DISTANCE TO ANY WATER SOURCECOMMENTS 7-lines (40' 525') inspected 2/25/03, no clogs or over in yetINSPECTOR DATE 2/23/03

SUMP PUMP:

MANUFACTURER TYPE SIZE

PUMP CHECKED ALARM CHECKED

COMMENTS

INSPECTOR DATE

ACCESSORY
FACILITIES:

(DIVERSION DRAINS, D-BOXES, ETC.)

COMMENTS

INSPECTOR DATE

FINAL

INSPECTION:

(construction completed and approved)

INSPECTOR DATE

DATE DESIGNER'S LETTER RECEIVED (IF APPLICABLE)

DATE PLOT PLAN RECEIVED/ACCURACY CHECKED

DATE INDIVIDUAL WATER SYSTEM WAS FINALED (IF APPLICABLE)

DATE APPROVAL ON ELECTRICAL (FOR SUMP PUMP) RECEIVED FROM BUILDING (IF APPLICABLE)

DATE NOTICE OF COMPLETION SENT TO BUILDING DEPARTMENT (IF APPLICABLE)

DATE PERMIT CLOSED

71
82
153
81
334
80
314

314
71
385
10
455

455
60
521

555
521
314

ncdem/swgpermit8/98



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

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

August 8, 2002

Saviez Vineyards
4060 Silverado Trail
Calistoga, Ca 94515

Re: APN # 021-010-003,
Use Permit # 01099-UP

Please be advised that the **Use Permit Application #01099-UP** has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: August 7, 2002

EXPIRATION DATE: August 17, 2003

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

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

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Charles Wilson".

Charles Wilson
Director

Napa County Conservation, Development and Planning Department

File
Cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Larry Bogner, Public Works
Christine Secheli, Environmental Management
Barbara Easter, County Fire Department

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT

CONDITIONS OF APPROVAL

CDPC Meeting Date August 7, 2002

#01099-UP (Saviez Vineyards)

1. **SCOPE:** The permit shall be limited to:

- Wine production of no more than 20,000 gallons per year
- Conversion of an existing historic barn to a two level winery production and administration building totaling 6,306 sq.ft. consisting of:
 - a. 2,718 sq.ft. of barrel storage
 - b. 806 sq.ft. fermentation area
 - c. 980 sq.ft. laboratory area
 - d. 64 sq.ft. bathroom
 - e. 224 sq.ft. kitchen area (for catering use only)
 - f. 224 sq.ft. meeting space
 - g. 1,290 sq.ft. office and reception areas
- Retail sales and Tours and Tasting by appointment only at a maximum of 10 visitors per day with an average of 40 visitors per week.
- Establish a Marketing Plan as discussed below

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials as reviewed by in the historic resource analysis prepared by historic architect Dan Peterson, A.I.A. Any expansion or changes in use shall be by the approved Use Permit modification process.

2. **MARKETING:** Marketing events shall be limited as follows:

- a. Private promotional tasting with catered meals:
 - Frequency: 2 times per year
 - Number of persons: 40 maximum
 - Time of Day: 11:00 AM to 10:00 PM

Marketing activities are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize those persons arriving or leaving between the hours of 4:00 PM and 5:30 PM.

3. **TOURS AND TASTING:**

Tours and tasting and retail sales shall be by appointment only and shall be limited to 10 visitors per day with a maximum of 40 per week. Tours and tasting shall complete by 4:00 PM. Retail sale of wines shall be limited to only those fermented and bottled on-site by the winery operator.

4. **MITIGATION MEASURES:**

The permittee shall comply with the one (1) mitigation measures described in the signed Project Revision Statement and below:

All site work, including rehabilitation, restoration, and re-use of the exterior of the historic structure shall comply with *The Secretary of Interiors Standards for the Treatment of Historic Properties and Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings*.

5. **GRAPE SOURCE:**

At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis by December 31 the source of grapes verifying that 75% of his approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.

6. **SIGNS:**

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. Signs shall meet the design standards as set forth on Section 18.116 of the County Code. At least one sign must legibly include wording stating "Tours and Tasting by Appointment Only".

7. **GATES/ENTRY STRUCTURES:**

Any gate installed at the winery entrance shall be reviewed by both Planning and Public Works to assure that it is designed to allow a large vehicle such as a motorhome to turn around if the gate is closed and not back out onto the roadway blocking traffic. If the gate is part of an entry structure an additional permit will be required.

8. **LIGHTING:**

All exterior lighting shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted. Prior to issuance of any building permit for construction of the winery, a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval.

9. **LANDSCAPING/PARKING:**

A detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County. The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan. Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view the structures. The tank and crush pad area shall be screened from view of offsite residences and Silverado Trail. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

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

11. RENTAL/LEASING:

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010)

12. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of Oct. 9, 2001

Department of Public Works as stated in their letter of Oct. 17, 2001

County Fire Department as stated in their letter of Oct. 8, 2001

Building Division as stated in their letter of Sept. 21, 2001

13. WELLS:

The applicant may be required (at the applicant's expense) to provide well monitoring data if it is judged that water usage at the winery is potentially affecting groundwater supplies or nearby wells. Data requested could include, among other items, water extraction volumes and static well levels. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

14. NOISE:

Construction noise shall be minimized to the extent practical. Construction equipment muffling and hours of operation shall be in compliance with County Code Section 8.16. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings.

15. COLORS:

The colors used for the roof and exterior walls of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding vegetation and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be avoided.

16. 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.

17. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, the previous permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

Charles Wilson
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-1
AREA CODE 707/253-4416

RECEIVED

SEP 21 2001

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

TO: Building Inspection Division
APPLICATION TITLE: Paul Saviez FILE #: 01099-UP
RESPONSE REQUEST DATE: 09/21/01 RESPONSE RETURN DATE: 10/08/01
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

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

1. Do you have jurisdiction by law over this project ☒ Yes ☐ No
If yes, indicate required permits: BUILDING; PLUMBING; MECHANICAL; ELECTRICAL
2. Indicate areas of environmental concern and availability of appropriate technical data: NONE
3. Do you recommend: ☒ Negative Declaration ☐ Environmental Impact Report
4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. APPLY FOR AND SECURE PERMIT AS NOTED IN ITEM #7 ABOVE
5. Have you previously reviewed an application on any portion of this project?
☐ Yes ☒ No
6. Name of contact person: Paul Saviez Telephone: 253-4417

Response Prepared by: GARY W. BREWER
Title: BUILDING DIVISION
Date: 9-21-01



MEMORANDUM

October 9, 2001

OCT 10 2001

TO: Napa County Planning Department, Charley Wilson, Director, CONSERVATION DEVELOPMENT & PLANNING DEPT.

FROM: Napa County Environmental Management Department, Christine Secheli, R.E.H.S., Environmental Health Manager

Use Permit Application for Paul Saviez
Located at 4060 Silverado Trail
Assessor Parcel # 21-010-03
File # 01099-UP

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

1. Prior to issuance of the sewage permit the location of the test holes from the site evaluation completed 11/20/00 must be provided. In addition, a detailed layout of the proposed septic system must be provided for our review and approval. This proposal must include the location of the process waste septic tank(s), leach lines, and sanitary system.
2. That if any uncovered outdoor crush or process areas are a part of the project, the applicant must submit a letter from their engineer which addresses proper diversion of storm water and process waste water. If a diversion valve (or equivalent) is needed, a detail on same must be submitted. This letter and detail must be received prior to issuance of sewage permits.
3. That a permit for the installation of the sewage disposal system(s) be secured from the Department of Environmental Management prior to issuance of a building permit.
4. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses who generate /or store hazardous materials above threshold amounts shall obtain a permit and file an approved plan with the Department of Environmental Management within 30 days of said activities. If the business does not generate hazardous waste and/or store hazardous materials above threshold quantities, a Hazardous Materials Negative Declaration shall be filed.
5. That the use of the drain field area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, parking, livestock, etc., over the system.
6. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

7. During the construction/demolition/renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development; unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
8. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
9. All diatomaceous earth/bentonite must be disposed of in an approved manner.
10. The water supply system must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to issuance of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from the Department of Environmental Management.

cc: Mr. Paul Saviez, 4060 Silverado Trail, Calistoga, CA 94515

INTER-OFFICE MEMO



TO: Charles Wilson, Interim-Director
Conservation, Development, and Planning Department

FROM: Barbara Easter, Fire Department

DATE: October 8, 2001

SUBJECT: Paul Saviez Use Permit Comments
Apn: 021-010-003 01099-UP

RECEIVED

OCT 18 2001

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Site Address: 4060 Silverado Trail, Calistoga

The Napa County Fire Marshal staff has reviewed the Paul Saviez Use Permit application to establish a 20,000-gallon/year winery in an existing 5,676 square foot historic barn. We recommend that 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.
2. Fire apparatus access roads shall be provided to within 150 feet of all 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.
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. The request for beneficial occupancy will not be consider until all fire and life safety issues have been installed, tested and final.
5. An approved access walkway shall be provided to all exterior doors and openings required by either the California Fire Code or the California Building Code. A concrete sidewalk 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, to 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.

6. 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.
7. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street 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, contrasting in color with their background and shall be illuminated.
8. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
9. 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.
10. The minimum required fire flow for the protection of the proposed project is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 12,000 gallons. This flow is based on the premise that the structure will be of Type V-N rated construction. Any change in any of the conditions may increase the required fire flow. The fire flow and storage volume in a sprinkler building is in addition to the water demand for the sprinkler system.
11. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintain in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 1996 edition)*.
12. The private fire service mains shall be installed and maintain in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1996 edition)*.
13. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 1998 edition*.
14. An approved automatic fire sprinkler system shall be provided for the proposed project where the total fire area is 5,000 square feet or greater, as require by the Napa County Fire Code. The fire sprinkler system shall be installed and maintain in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 1996 edition)*.
15. 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 accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 1996 edition)*.

16. A Knox box or a Knox Cabinet shall be installed at approved location by the Napa County Fire Marshal's Office. If the building/suites are protected by a fire or burglar alarm system, the boxes will require "tamper" monitoring.
17. The Knox rapid entry system shall have one or all of the following items placed in the Knox box or Knox cabinet, dependant on requirements of this facility:
 1. A minimum of 2 master keys to the building(s) for emergency access.
 2. Scaled site plan 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. Scaled floor plans of all buildings showing doors, offices, etc.
 4. Napa County Hazardous Materials Business including all MSDS forms, etc.
18. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
19. 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.
20. 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.
21. 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.
22. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

BYRON J. CARNIGLIA
Fire Chief

By: *Barbara Easter*

Barbara Easter
County Fire Inspector

BJC/be/be
cc: Applicant, D-1404 Loveless,
B-1414 Barclay, CFM Files, Chron

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



10.17.01

TO: Conservation Development and Planning Department
FROM: Annamaria Martinez, Junior Engineer
SUBJECT: Paul Saviez, 4060 Silverado Trail
APN# 021-010-003, File #01099-UP

RECEIVED

OCT 22 2001

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

This application will allow the applicant to convert an existing barn into a 20,000 gal/yr winery with 2 full time and 1 part time employees. Applicant proposes to build a 3 space parking lot and no new structures—total floor area of project is 5,676 sqft. Parcel is located on the east side of Silverado Trail at the intersection with Larkmead Lane.

EXISTING CONDITIONS:

1. Existing access road is 20 feet wide at the connection with Silverado Trail, narrowing between 10-12 feet wide for the remaining distance to the site. The access road is paved with an all weather surface. Access road serves an existing residence and guest house.
2. Parking surface is currently earthen.
3. The traffic count for Silverado Trail was 4,830 just south of Larkmead Lane taken on 7/26/99, and was 4,750 just north of Larkmead Lane taken on 7/22/99.

RECOMMENDED CONDITIONS:

1. This Department has reviewed the phase one, water availability analysis for the proposed project. The 114.3 acre parcel is located in the valley floor area, with a fair-share allowance of 1.0AF/Acre, resulting in a total allowable groundwater extraction volume of 114.3 AF/Year. The estimated water demand of 9.91AF/Year is below the established threshold for the property. 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. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12)

3. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
5. The estimated annual daily traffic count of 4,750 combined with an estimated daily average of 6 employee trips/day and 3 visitor/delivery trips/day indicate that a left turn lane on Silverado Trail is not required at this time, but that deferred construction agreement be executed between the County and Applicant to defer the construction of the above improvement until such time as neighboring property owners are required to construct similar improvements, or upon direction by the Director of Public Works. (County Road and Street Standards, Page 15, Sec. 16 and Page 16-A),
6. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
7. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards.
8. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.
9. Improvements shall be constructed according to plans prepared by a registered civil engineer which will be reviewed and approved by this office. A plan check fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.
10. 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 at this time please contact Annamaria Martinez or Larry Bogner of this office.

cc: Paul Saviez, 4060 Silverado Trail, Calistoga, CA 94515

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JUL 17 2002

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.PROJECT REVISION STATEMENTSaviez Winery
01099-UP

I hereby revise my request to (description of changes required, mitigation measures, and any or all other requirements, amendments, etc., etc.), to include the measures specified below:

1. All site work, including rehabilitation, restoration, and re-use of the exterior of the historic structure shall comply with *The Secretary of Interiors Standards for the Treatment of Historic Properties and Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings.*

Method of Mitigation Monitoring: The project planner shall review the building and improvement plans to ensure they are consistent with the project as described in the report prepared by Dan Peterson, A.I.A. on July 1, 2002. In the event that the plans are not consistent with the historic resource analysis prepared by Dan Peterson, A.I.A. the project will be referred to an independent historic architect, at the project sponsors expense, to review for compliance with *The Secretary of Interiors Standards for the Treatment of Historic Properties and Guidelines for Preserving, Restoring, and Reconstructing Historic Buildings.*

I understand and explicitly agree that with regards to all California Environmental Quality Act, Permit Streamlining Act, and Subdivision Map Act processing deadlines, this revised application will be treated as a new project, filed on the date this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.

Signature of Owner(s)

Print Name

Interest

PAUL SAVIEZ

OWNER.