

BUILDING DIVISION COMMENTS



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning

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

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

Hillary Gitelman
Director

11-13-09

Building Inspection Department review comments for inclusion with:

Planning Department permit: P08-00647 Use Permit General

Status of Building Department review of this planning entitlement: Approved

At parcel: 020-350-038
4708 Silverado Trail, Calistoga, CA

Owner: Kirk Venge, Diana Venge, & Erika Phillips

Description of permit: Entitlement for: New winery use permit and Road and Street Standards exception request to allow a 20,000 gallon per year winery including conversion of an existing 2,800 SF residence to winery use, construction of a new 3,600 SF winery production building, and a new 9,000 SF cave (or as an alternate a 9,000 SF barrel storage building if construction of the cave isn't feasible).

Comments:

The Building Department has no issues or concerns with the approval of the Use Permit General; it is a planning entitlement only and doesn't in itself authorize any construction or change in occupancy. No significant California Building Standards Code issues can be foreseen at this time based on the information presented. Any such issues will be dealt with during future building permit application review and approval processes.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect, or other allowable properly CA-Licensed Design Professional in Responsible Charge (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

Prior to any future construction work, or change in occupancy, applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B. Note: All doors, including cave portal and interior doors, must meet requirements of 2007 CBC 1008 and 1133B. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.

Eric Banvard
Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559
ebanvard@co.napa.co.us

FIRE DEPARTMENT COMMENTS



A Tradition of Stewardship
A Commitment to Service

Alicia Amaro
Napa County Fire
Asst. Fire Marshal
1199 Big Tree Road
St. Helena, CA 94574

alicia.amaro@fire.ca.gov

Main: (707) 967-1425
Fax: (707) 967-1474
Cell: (707) 486-5782

INTER-OFFICE MEMO

TO: Hillary Gitelman
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: November 13, 2009

SUBJECT: Venge Winery Use Permit **Revision Comments**
Apn: 020-350-038 P08-00647

Site Address: 4708 Silverado Trail, Calistoga

The Napa County Fire Marshal staff has reviewed the Project Revision Statement for the Use Permit application at the above address. This application does not warrant additions to the fire department conditions submitted August 5, 2009 as long as **all construction and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance, including fire department access.**

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any fire protection issues you may have regarding your project.

Alicia Amaro
Assistant Fire Marshal



INTER-OFFICE MEMO

TO: Hillary Gitelman
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: August 5, 2009

SUBJECT: Venge Winery Use Permit **Revised Comments**
Apn: 020-350-038 P08-00647

Site Address: 4708 Silverado Trail, Calistoga

The Napa County Fire Marshal staff has reviewed the Use Permit application to establish a 20,000 gallon per year winery within 6,400 square feet of above ground structures and 9,000 square feet of caves. Based on the use and occupancy of the cave as described in the use permit application we had originally classified this cave to be a Type III wine cave. Per the letter from Michael Muelrath dated July 10, 2009, the applicant is now stating that the cave will be used for barrel storage only. Based on this information we are now classifying the cave to be a Type 1 wine cave. We recommend that the following items shall 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.**
2. A Type 1 wine cave is used for the storage and/or processing of wine and is constructed and furnished solely of non-combustible materials and does not allow public access. Type 1 wine caves are not allowed to contain combustible contents and hosted events are never allowed in the caves.
1. The caves for this project will not require automatic fire sprinkler protection because they are considered Type 1 wine caves.
3. An approved automatic fire sprinkler system will be required for all proposed structures 3,600 feet or greater. The production building will require an automatic fire sprinkler system installed and maintained in accordance with the *National Fire Protection Association Standard (NFPA) #13 (Installation of Automatic Sprinkler*

Systems 2002 edition). A minimum of 60 minutes of water storage to operate the sprinkler system will be required.

4. The minimum required fire flow for the protection of the proposed buildings is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a storage volume of 12,000 gallons. This fire flow is based on the square footage of the cave.
5. 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 2003 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.
6. 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 2002 edition)*.
7. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the California Fire Code, 2007 edition. Fire hydrants shall be placed within 250 feet of all exterior portions of the building.
8. All post indicator valves, control valves, waterflow devices and fire pumps will require monitoring by an approved remote station or central alarm monitoring company. The fire alarm system shall be designed and installed in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition)*.
9. 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.
10. 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.
11. 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.
12. The applicant shall be responsible for maintaining 10 feet of defensible space along each side of the roadway. This defensible space zone shall include the removal of

all dead fuel, dry grass mowed to less than four inches in height, the removal or cutting of all brush, the removal of small trees less than 8 inches in diameter and the removal of all ladder fuel on existing trees up to 8 feet in height, within 10 vertical feet of each side of the roadway.

13. A defensible space zone shall be created around all structures. This defensible space zone shall be 100' from all portions of a structure. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site.
14. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
15. 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 4" in height for the building, contrasting in color with their background and shall be illuminated.
16. 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.
17. 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 or on signs.
18. 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.
19. Buildings with high piled storage exceeding 12 feet in height shall be equipped with smoke and heat vents and curtain boards in accordance with the California Fire Code, Chapter 23, 2007 edition.
20. Firefighter access doors in high piled storage occupancies shall be installed every

100 linear feet per the California Fire Code. Chapter 23, 2007 edition.

21. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be provided within 75 feet of travel distance from any portion of the facility and shall be mounted 3 1/2 to 5 feet to the top of the extinguisher.
22. The winery cave shall have a minimum of two exits and all exits must be clearly identified. All exits shall be illuminated when the winery cave is occupied and the fixtures providing exit illumination shall be supplied from a dedicated circuit or source of power used only for exit illumination. All exit doors shall have single action, common knowledge hardware.
23. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2007 edition.
24. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox box/cabinet will require "tamper monitoring".
25. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
 - a. A minimum of 2 master keys to the structure(s) for emergency access.
 - b. 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.
 - c. 2 scaled floor plans of all structures showing doors, offices, etc.
 - d. Napa County Hazardous Materials Business including all MSDS forms, etc.
 - e. A digital file of the site and floor plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
26. When the Napa County Fire Department deems is necessary for Fire and Life Safety, the owner, agent or lessee shall put in writing the intended use of the cave areas; i.e. storage, processing of wine at a winery and/or assembly use areas. This information is based off the the use permit.
27. The applicant shall provide the Fire Department the ability to communicate between emergency personnel inside the cave.
28. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.

29. 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.
30. 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 for independent peer review of alternate methods and materials proposals.
31. 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.
32. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established hourly rate as adopted by the Napa County Board of Supervisors by resolution.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any fire protection issues you may have regarding your project.

Alicia Amaro
Assistant Fire Marshal

PUBLIC WORKS COMMENTS



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

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

Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To: Trish Hornisher, Planner, CDPD	From: Drew Lander, Assistant Engineer
Date: November 6 th , 2009 <i>[Signature]</i>	Re: Venge Winery 4708 Silverado Trail, Calistoga, CA 94515 File # P08-00647 APN 020-350-038

The application will allow the construction of a new winery facility with production of 20,000 gal/yr located on a 12.63 acre parcel. Applicant proposes; 6 parking spaces; 2 full time and 2 part time employees; the construction of 3,600 sq ft production building and 9,000 sq ft caves with an option to construct a 9,000 sq ft storage building if cave construction is not feasible. Marketing, tours and tasting by appoint only. The septic system is an onsite septic with process waste to be disposed of through an onsite septic system. Parcel is located East of Silverado Trail and is accessed by a shared private drive.

EXISTING CONDITIONS:

1. Parcel is currently developed with residential structures and garage.
2. Parcel is not served by a left-turn lane on Silverado trail. Existing driveway is approximately 12 ft in width from the entrance at Silverado Trail to the winery site.
3. Parcel is vegetated with woodland and vineyard.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Groundwater conditions have been provided separately and are dated November 9, 2009.

NEW DRIVEWAY/ACCESS ROAD:

2. Access drive has been reviewed and this department supports a road exception request as depicted on the site plan titled Venge Winery, dated July 10th, 2009 and prepared by Applied Civil Engineering. This includes a widened entrance to a minimum of 20 ft for a distance of 60ft and a turnout located at station 4+50.

3. Applicant is responsible for obtaining all required easements for driveway improvements to be constructed and shall provide proof of these easements prior to the issuance of building permits.
4. All access roads must be an all weather surface with a minimum double seal coat and structural sections of all drive isles shall be calculated by a licensed Civil or Geotechnical Engineer to hold a minimum H20 loading and shall conform to the procedures contained in Chapter 600 of the State of California Department of Transportation Design Manual or approved equivalent.
5. Vehicle barriers shall be clearly marked with appropriate signage and shall meet all fire department requirements and comply with the Napa County Road and Street Standards at the time of building permit submittal.

PARKING:

6. Any parking proposed by the Developer or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of asphalt concrete over five inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).
7. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
8. Project proposes 6 new parking stalls. No visitation or marketing events shall exceed this available parking without prior approval of a parking and traffic management plan through the Public Works office.

SITE IMPROVEMENTS:

9. 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 this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the building permit documents at the time of building permit application. A plan check fee will apply.
10. Proposed drainage for the development shall be shown on the improvement plans and shall avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also include a hydraulic analysis for the drainage improvements indicating the path and changes of runoff.
11. Any grading, drainage and parking improvements approved by this Use Permit modification shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code and shall be reviewed and approved by this office prior to construction.
12. If excess material is generated that cannot be used onsite, the Owner shall furnish to the County of Public Works Department evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing off-hauling operation.

13. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur prior to issuance of any construction permits.
14. The applicant shall furnish a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer. The files shall be saved in a standard file format so they may be fully retrievable through a basic AutoCAD program, CAD file or PDF file viewer.
15. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all electronic files provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

16. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
17. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
18. 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 prior to the issuance of applicable construction permits.
19. Loading/unloading dock and processing areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
20. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
21. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.
22. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume. Waivers from this requirement can only be granted by the Director of Public Works.

23. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
24. For on-site common retention basins, the side slopes shall not exceed 3:1.
25. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief routes.
26. Prior to final occupancy the property owner must legally record an "implementation and maintenance agreement" approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
27. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.

CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS:

28. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
29. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation. The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.
30. All hazardous materials stored and used on-site during construction 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.
31. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

Any changes in use may necessitate additional conditions for approval.

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



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

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

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

GROUNDWATER MEMORANDUM

- Revised - Supersedes memo dated 02/5/09 -

DATE: November 9, 2009

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: amartine@co.napa.ca.us

SUBJECT: Venge Winery, APN# 020-350-038, File # P08-00647

The application will allow the applicant to establish a 20,000 gallon per year winery. The project is located on Silverado Trail in Calistoga.

EXISTING CONDITIONS:

1. Parcel is located in the Valley Floor groundwater region.
2. Existing usage is 2.95 AF/Year.
3. Revised phase one analysis based on an alternate configuration of the winery facility, should caves not be constructed as proposed in the original submittal.

RECOMMENDED CONDITIONS:

1. We have reviewed a revised phase one, water availability analysis for the proposed project. The 12.63 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 12.3 AF/Year. The estimated water demand of 2.61 AF/Year should the wine caves be constructed, and the estimated water demand of 2.54 AF/Year should the cave not be constructed are both below the established threshold for the property, and slightly below the existing use due to removal of a portion of the vineyard to accommodate the project in either scenario, and also the conversion of the residence into the office for the winery.

No further analysis is necessary.

Parcel Location Factors**Revised Phase One Analysis from Applicant**

The allowable allotment of water is based on the location of your parcel.

There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor 1.0 acre feet per acre per year
 Mountain Areas 0.5 acre feet per acre per year
 MST Groundwater Deficient Area 0.3 acre feet per acre per year

Assessors Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
020-350-038	12.63 ac	1.0 AF/acre	12.63 AF

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:		PROPOSED USE: (w/ Cave) w/o Cave	
Residential	0.75 af/yr	Residential	af/yr
Farm Labor Dwelling	af/yr	Farm Labor Dwelling	af/yr
Winery	af/yr	Winery	0.53 af/yr
Commercial	af/yr	Commercial	af/yr
Vineyard*	2.20 af/yr	Vineyard*	1.97 af/yr
Other Agriculture	af/yr	Other Agriculture	af/yr
Landscaping	af/yr	Landscaping	af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
af/yr		Winery Office	0.04 af/yr
af/yr			af/yr
af/yr			af/yr
TOTAL:	2.95 af/yr	TOTAL:	2.61 af/yr
TOTAL:	961,261 gallons**	TOTAL:	850,472 gallons**

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre- feet) by 325,821 gal/AF.

Is the proposed use less than the existing usage (X) Yes () No () Equal

ENVIRONMENTAL MANAGEMENT COMMENTS



A Tradition of Stewardship
A Commitment to Service

RECEIVED

NOV 13 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

MEMORANDUM

To:	Napa County Planning Department Trish Hornisher, Project Planner	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	November 9, 2009	Re:	Use Permit Application for Venge Winery Located at 4708 Silverado Trail Assessor Parcel # 020-350-038 File #P08-00647

We have reviewed the Use Permit application including the revision dated November 5, 2009 and recommend approval of the application providing the following are included as conditions of approval:

1. The applicant still has not resolved cave setback issues and as such no approval for the cave construction or use shall be granted until such time as the issue with the septic system located uphill on assessor's parcel number 020-340-029 is resolved to the satisfaction of this department. Should an acceptable resolution not be found, the cave shall not be allowed.
2. All wastewater generated from the expanded production building must be disposed to an approved sewage treatment system.
3. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4.5, of the California Code of Regulations. A Hazardous Waste Generator Permit must be obtained from Environmental Management.
4. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management.
5. To secure a permit to install a standard sewage treatment system the applicant must submit plans with a plan check fee to this Department for review and approval. The plans must show the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area, the proposed trench detail,

the location of the site evaluation soil profile pits and all other site features such as storm drainage, wells, roads, slope, etc. The plans must be drawn to scale. If alternative sewage treatment system plans are required, such plans shall fulfill this requirement.

6. A permit for the installation of the septic system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
7. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Department under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide minimal information on the water system prior to issuance of a building permit, and may wish to retain the services of a consultant in this matter.
8. A commercial food facility was not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.
9. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
10. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
11. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
12. All diatomaceous earth and/or bentonite must be dried and disposed of as solid waste or in another appropriate manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address diatomaceous earth/ bentonite disposal.

cc: Venge Vineyards, Kirk Venge, 4708 Silverado Trail, Calistoga, CA 94515

**SHERIFF'S DEPARTMENT
COMMENTS**

COMMENTS
Sheriff's Dept.

Hornisher, Trish

From: Donaldson, Jean
Sent: Wednesday, February 11, 2009 9:31 AM
To: Hornisher, Trish
Subject: Elizabeth Spencer Tasting Room Addition/Alpha omega Min Mod/Venge Winery Use Permit

The Sheriff's Department has no comments for the following projects:

The Elizabeth Spencer Tasting Room Addition File# 00669-MDL.

Alpha Omega Min Mod. File#P09-00011

✓ Venge Winery Use Permit. File# P08-00647

Captain Jean B. Donaldson
Napa County Sheriff's Department
1535 Airport Blvd.
Napa, Ca 94558
707-259-8672

02/18/2009