

INTER-OFFICE MEMO



TO: Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: October 8, 2009

SUBJECT: Hunnicutt Winery Use Permit – Major Mod
Apn: 021-440-019 P09-00245

Site Address: 2524 Silverado Trail, St. Helena

The Napa County Fire Marshal staff has reviewed the use permit application for a major modification at the above address, regarding reducing the size of the loading area, changing the cave without affecting square footage and other changes in the site to accommodate comments from planning, public works and environmental management.

This application does not warrant additions to fire protection conditions submitted July 1, 2009 as long as **all construction, future tenant improvements and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any other fire protection issue 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: July 1, 2009

SUBJECT: Hunnicutt Winery Use Permit Comments
Apn: 021-410-019 P09-00245

Site Address: 3524 Silverado Trail, St. Helena

The Napa County Fire Marshal staff has reviewed the Use Permit application to increase production from 20,000 gallons per year to 60,000 gallons per year, add approximately 14,500 square feet of caves, increase tours and tastings and change the marketing plan at the address above. Based on the use and occupancy of the cave as described in the use permit application we have classified this cave to be a Type III 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 III cave will be treated as a structure and will be subject to the requirements of the 2007 California Building Code (CBC), 2007 California Fire Code (CFC) for exiting requirements. Number of exits, allowable travel distance to an exit, exit signage, emergency lighting and exit hardware shall be consistent with the code requirements.
3. An approved automatic fire sprinkler will be required for the cave. The fire sprinkler system shall be installed and maintained in accordance to the *National Fire Protection Standard (NFPA) #13 (Installation of Sprinkler System, 2002 edition)*
4. An approved automatic fire sprinkler system will be required for the above ground winery structure and the covered crush. The automatic fire sprinkler system shall be designed and installed 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 is required.

5. The minimum required fire flow for the protection of the proposed buildings is 300 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a storage volume of 9,000 gallons. The fire flow and water storage is based on the square footage of the cave and the type of building construction and has been reduced by 50% because the structure and cave will be protected by 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.
6. 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.
7. 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)*.
8. 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 and cave portals.
9. The facility will require a fire alarm system. The Type III wine cave and 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)*. The fire alarm control panel or a remote annunciator for the panel shall be located at a spot easily accessible to fire department personnel.
10. 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.
11. 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.
12. 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

provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.

13. 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.
14. 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.
15. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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

and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations and 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.

21. 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*.
22. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the *California Fire Code, Chapter 23, 2007 edition*.
23. 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.
24. 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.
25. Travel distance to the nearest exit shall not exceed 250 feet in a Type III wine cave where people may assemble. If a portion of the cave is only used for barrel storage and not combustibles or public access that travel distance to an exit may be up to 400 feet because it is protected by fire sprinklers.
26. The applicant shall provide the Fire Department the ability to communicate between emergency personnel inside the cave.
27. When the Napa County Fire Department deems it 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 use permit.
28. 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.
29. 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".

30. 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 copies of 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 buildings and caves 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.**

31. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.

32. 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.

33. 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.

34. 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.

35. A digital file of the site and floor plans in a PDF format must be submitted to the fire department prior to the issuance of a Certificate of Occupancy for the site.

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



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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 Hillary Gitelman, Planning Director | From: Napa County Environmental Management Department Kim Withrow, Senior Environmental Health Specialist |
| Date: October 22, 2009 | Re: Hunnicutt Wine Co Use Permit Mod AP# 021-410-019 P09-00245 |

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

1. 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
2. Permits for the sanitary waste subsurface drip and hold and haul process waste systems 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 these systems.
3. The use of the drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc., over the system.
4. Plans for the proposed subsurface drip alternative sewage treatment system and the hold and haul system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be granted until such plans are approved by the Department of Environmental Management.
5. An annual sewage permit must be obtained for the engineered/private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.

6. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. 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.
8. 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.
9. 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.
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. All required monitoring and reporting must be complied with.
11. If any uncovered outdoor processing areas are proposed, prior to the issuance of sewage permit for the process wastewater system the applicant must submit a proposal from their engineer that addresses the proper diversion and direction of storm water and process wastewater. The proposal must include a detail on the diversion valve and must clearly show that the valve and both the stormwater and the process wastewater lines are clearly labeled.
12. A commercial food facility is 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 area is approved for employee use only and must be designed considering this use. If the proposed break room at all resembles 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.

cc: Mary Doyle, CDPD
Doug Calhoun, Environmental Health Supervisor
Hunnicutt Wine Company LLC, Justin Hunnicutt Stephens, 1860 Howell Mountain Road, St.
Helena, CA 94574



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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: Mary Doyle, Planner, CDPD | From: Drew Lander, Assistant Engineer |
| Date: October 12 th , 2009 | Re: Hunnicutt Winery 3524 Silverado Trail, St. Helena, CA 94515 File # P09-00245MMod APN 021-410-019 |

The application will allow a major modification to the currently approved winery use permit #P06-01310. Applicant requests a production increase from 20,000 to 60,000 gpy; 18 parking spaces; 3 full time and 2 part time employees; the construction of 500 sq ft storage/warehouse; 1400 sq ft offices; 14,100 sq ft caves; marketing, tours and tasting by appoint only. The septic system is an onsite septic with process waste to be disposed of through an irrigation drip system. Parcel is located East of Silverado Trail approximately 4000ft North of Glass Mountain Road.

EXISTING CONDITIONS:

1. Parcel currently has approved Winery Use permit P06-01310 approved.
2. Parcel is currently developed with residential structures and detached garage.
3. Parcel is currently served by a left-turn lane on Silverado trail with a 20ft wide access road over adjacent parcel with existing easement. From the property line the road narrows to a residential access road connecting to Silverado Trail.
4. Parcel is vegetated with dense woodland.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 15.1 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 7.55 AF/Year. The estimated water demand of 1.28 AF/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.

NEW DRIVEWAY/ACCESS ROAD:

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder (County Road and Street Standards, Page 9, Standard 12).
3. 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.
4. 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:

5. 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).
6. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
7. Project proposes 18 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:

8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. 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.
14. 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:

15. 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.
16. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
17. 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.
18. 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.
19. This department agrees to review at time of building permit submittal proposals for an automatic diversion valve system to be used for preventing the mixing of Stormwater and processed waste in the area adjacent to the cave portals where loading and unloading of

materials may occur. If a system can not be designed meeting the intent of current stormwater codes no material processing areas will be allowed to remain uncovered.

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. Any construction activity that will result in disturbance of greater than 10,000 sq ft of total land area but less than one acre of total land area will require the permittee to prepare and maintain a Stormwater Quality Management Plan (SQMP) to be submitted with the building permit application. A plan check fee will apply.
31. 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.
32. All construction trash enclosures must be covered and protected from rain, roof, and surface drainage.
33. 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.



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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

11-5-09

Building Inspection Department review comments for inclusion with:

Planning Department permit: P09-00245 Use Permit Major Modification

Status of Building Department review of this Permit: Approved

At parcel: 021-410-019
3524 Silverado Trail North, St Helena, CA

Owner: Hunnicutt Wine Company LLC

Description of permit: Major modification to increase annual production to 60,000 gallons; increase winery structure to 4,438 SF; add 14,100 SF cave; 7,570 SF outdoor patio/terrace; increase visitation and add a marketing plan; add 4 winery waste water and water tanks; sanitary septic system; 7,000 SF loading area; and 18 parking spaces.

Comments:

The Building Department has no issues or concerns with the approval of the Use Permit Major Modification; it is a use permit modification only and doesn't in itself authorize any construction. 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



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FILE #: PC9-00245
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

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: SHERIFF

APPLICATION TITLE: HUNNICUTT WINE Co LLC MOD APN: 021-410-D19

DESCRIPTION OF PROJECT: Increase Production from 20,000 gpy to 60,000 gpy, add approx 14,500 sq ft of CAVES, INCREASE TOURS & TASTINGS, change MARKETING plan,

RESPONSE REQUEST DATE: 16 June 09 RESPONSE RETURN DATE: 30 June 09

PLEASE RESPOND VIA E-MAIL TO: LSTCLAIR @co.napa.ca.us
OR FAX TO (707) 299-4270

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.

RECEIVED

JUN 18 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Name of contact person: JEAN DONALDSON

Telephone #: 254-8672

Email: Jdonalds@Co.napa.ca.us

Title: CAPTAIN

Date: 6-17-09



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FILE #: PC9-00245
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

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: Ed Colby

APPLICATION TITLE: HUNNICUTT WINE Co LLC MOD APN: 021-410-D19

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

NO CURRENT VIOLATIONS!

Name of contact person: Ed Colby Telephone #: 259-8226

Email: _____
Title: Fl. Inv / Code Enf.
Date: 6/23/09