

INTER-OFFICE MEMO

TO: Ronald Gee
Conservation, Development, and Planning Department

FROM: Brian Hampton,
Fire Department

DATE: March 9, 2011

SUBJECT: Faust House Winery
P11-00060 APN# 045-250-030

SITE ADDRESS: 2031 Coombsville Road

The Napa County Fire Marshal staff has reviewed the application for a very minor modification to convert a 1,172 square foot second floor apartment into an office building with no increase to visitation, marketing, employees, or production. The following comments are required based on current codes and standards.

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. Your required fire flow for this project is 200 gallons per minute for a 60 minute duration at 20psi residual pressure. Approved steamer fire hydrants shall be provided within 250 feet of any exterior portion of the building as measured along approved vehicular access roads.
3. Provide 12,000 gallons of water for fire protection purposes only. Water tanks shall be installed per NFPA 22, 2002 edition.
4. Install a KNOX CABINET model # 1306 and an all weather housing unit model # 1201 at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
5. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher. Fire extinguishers shall not exceed 75 feet of travel distance to any portion of the facility.
6. Install illuminated exit signs and emergency backup lighting throughout per the California Building Code 2007 edition.

7. Approved access walkways shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement.
8. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with 4-inch white letters to read: "NO PARKING FIRE LANE" CVC 22500.1, stenciled every 30 feet on top of the curb.
9. All exit doors shall be operable without the use of a key or any special knowledge or effort.
10. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
11. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval.
12. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
13. The numerical address for the project shall be posted at the public right of way and shall be visible from both directions and shall be a minimum of 4-inches in height on a contrasting background and numbers shall be reflective and/or illuminated.
14. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.
15. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Friday at 707-967-1423.

By

Brian Hampton
Fire Prevention Specialist II



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Environmental Management

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Steven Lederer
Director

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

MEMORANDUM

To: Napa County Planning Department, Ronald Gee	From: Kim Withrow, Senior Environmental Health Specialist
Date: July 7, 2011	Re: Application for Use Permit Located at 2031 Coombsville Rd. Assessor Parcel # 045-250-030 File # P11-00164 & P11-00060

The submitted application has been reviewed and this department recommends approval with the following condition of approval:

1. Because the proposed facility will have a food facility that will be used for food preparation for distribution at retail, this kitchen must be regulated under the California Retail Food Code and permitted by this Department. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Department prior to approval of any building permit for said areas. Additionally, as a condition of approval and permitting of this food facility, the owner will have to comply with water system sampling and reporting as required. Owner shall apply for and obtain an annual food permit prior to issuance of a final on this project.
2. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If your business does not store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
3. Any hazardous waste produced on site, including laboratory wastes, must be stored and disposed of in a manner consistent with Chapter 6.5, Division 20 of the California Health and Safety Code and with Title 22, Division 4.5 of the California Code of Regulations. Additionally, a Hazardous Waste Generator Permit must be obtained from this Department.
4. A permit for a pressure distribution system must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.

5. The use of the absorption field/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, and etc.
6. Plans for the proposed alternative sewage treatment 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 approved until such plans are approved by this Department.
7. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /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.
8. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
9. 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.
10. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.
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.

cc: Faust House Winery, 1601 Silverado Trl., Rutherford, CA 94573



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Department of Public Works

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Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To: Ron Gee, Conservation Development and Planning Department	From: Jeannette Doss, Assistant Engineer Public Works
Date: September 2, 2011	Re: Faust House Winery 2031 Coombsville Road, Napa, CA P11-00060 APN 045-250-030

The Napa County Public Works Department received a referral for comment on a use permit application, generally requesting the following:

To establish a new 10,000 gallon per year winery within the pre-prohibition Carbone Winery Building; renovations to existing buildings; add a new 2,990 sq. ft. covered crush pad area; add 1 full-time and 2 part-time employees; add an 11 space parking lot; tours and tastings by appointment only for up to 15 visitors per day with a maximum of 100 visitors per week with food pairings and to add marketing events including twelve annual events with up to 25 people per event, four annual events with up to 50 people per event, two annual events with up to 100 people per event, and one wine auction event with up to 50 people.

After careful review of the Faust House Winery Use Permit submittal package the Public Works Department recommends approval of the project with the following conditions:

EXISTING CONDITIONS:

1. The existing parcel is approximately 6.35 acres.
2. Existing property is currently developed with two private residential units and various associated accessory structures.
3. The current structures fall within the creek setback.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated July 22, 2011.

PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must have a minimum structural section of two inches of asphalt concrete over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 82).

3. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

1. Applicant has requested a modification to the Napa County Road and Street Standards for the access driveway entrance. Please see attached separate memo *dated September 1, 2011*.
2. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of permit submittal and accepted construction and inspection practices. Access drive shall meet the requirements of a commercial drive and be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 12, Par. 13). *Except in the area as outlined in the road modification request and approved by the Planning Commission.*
3. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

SITE IMPROVEMENTS:

4. All on site civil improvements proposed 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 and/or grading permit documents at the time of permit application. A plan check fee will apply.
5. 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.
6. Grading and drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
7. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County 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 any off-hauling operations.
8. 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.

9. 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.

OTHER RECOMMENDATIONS:

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 the nearest 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.

CONSTRUCTION STORMWATER REQUIREMENTS

11. Any Project that requires a building or grading permit shall complete a Napa County Construction Site Runoff Control Requirements Appendix A - Project Applicability Checklist and shall submit this form to the Napa County Public Works Department for review.
12. 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 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
13. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (SRWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County Department of Public Works for review.
14. 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.
15. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
16. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

17. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.

18. 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.
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. 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.
21. 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.
22. 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.
23. 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.
24. 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss at 253-4351. For traffic questions, please contact Paul Wilkinson. For groundwater questions, please contact Anna Maria Martinez.



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

GROUNDWATER MEMORANDUM

DATE: July 22, 2011

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Faust House Winery, APN# 045-250-030, P11-00060-UP

The applicant requests approval to construct a new 10,000 gallon per year winery in existing buildings, with associated structures and site improvements. The project parcel is located in the groundwater deficient Milliken-Sarco-Tulocay region on Coombsville Road in Napa.

COMMENTS:

1. The parcel is located in the groundwater deficient "MST" region.
2. The existing use is 1.9 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 6.35 acre parcel is located in the MST region with an extraction threshold of 0.3 AF/Acre, resulting in a total parcel threshold of 1.9 AF/Year. Additionally, for projects in the MST region, projects must also demonstrate a "no-net increase" in groundwater usage. As the existing usage is estimated at 1.9 AF/Year – which is equal to the "threshold," the project must show that water use will be either equal to or less than 1.9 AF/Year.
2. The estimated water demand of 1.7 AF/Year is below the established threshold for the property and below the existing use.
3. We believe that the proposed project will not have a significant impact on groundwater levels or agriculture in the groundwater basin, as the project proposes to reduce the existing water use for the property by 0.2 AF/Year. Also, no evidence exists that the issuance of the subject permit would result in a degradation of water quality or would significantly affect the reasonable and beneficial uses of groundwater in the area.

4. No further analysis is necessary, however, we recommend the following conditions:

We believe it is possible to keep water use at a minimum with the use of best available technology and best management water conservation practices. These practices include the use of sprinkler timers, xeriscape landscaping techniques, bubblers and drip irrigation, and avoiding broadcast sprinklers to the greatest extent possible in areas of landscaping. Best management practices also require that the applicant utilize water efficient appliances and fixtures throughout the existing and proposed residences. With these best management practices in place and with the use of best available technology, we believe that it will possible to accomplish the project, and stay at the threshold for the parcel.

- a. The applicant shall apply best available technology and best management water conservation practices in all irrigated areas.
- b. The applicant shall apply best management water conservation practices where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
- c. The applicant shall be limited to the projected use listed in the application: **1.70 acre-feet per year, or 553,947 gallons per year.**
- d. The applicant shall install a meter on the well(s) serving the parcel. The meter(s) shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. The location and the configuration of the installation of the meter shall conform to a drawing prepared by the applicant and reviewed and approved by the Director of Public Works *prior* to installation.
- e. On or near the first day of each month the owner shall read the water meter, and provide the data to the Public Works Director during the first weeks of April and October. The applicant shall also convey to the Public Works Director, or his designated representative, the right to access and verify the operation and readings of the meters at any time.
- f. As a groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately.



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Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To: Ron Gee, CDPD	From: Jeannette Doss, Public Works <i>go</i>
Date: September 1, 2011	Re: Faust House Winery Road Modification Request 2031 Coombsville Road, Napa, CA P11-00060 APN 045-250-030

Road Modification Request

As part of the Use Permit (P11-00060) referral for the Faust House Winery, the Napa County Public Works Department has received a request (The Request) for a modification of County Road and Street Standards (RSS) for the existing driveway. The Request dated August 1, 2011 from the project's consultant, Jeffrey Redding is to allow for an exception to the Napa County Road and Street Standards at the entrance of the driveway.

Section (3) of the RSS as adopted by Resolution No. 2011-95 by the Board of Supervisors on August 9, 2011, grants the Department of Public Works the authority to recommend exceptions to the required standards based on existing environmental and physical constraints, where those exceptions provide the same overall practical effect as the standards towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

The Public Works Department has carefully reviewed The Request and plans titled "Faust House Winery Road Exception Exhibit" and consulted with Cal Fire. Based on the information provided by the project consultants and discussions with Cal Fire, the Public Works Department has determined the following:

Exception:

The exception requests that the required 20 ft radius from the road to the driveway on the east side of the driveway connection be reduced to a 13 ft radius. The west side of the entrance would be constructed to the full 20 ft radius. This reduction in radius on the east side of the driveway entrance is in order to accommodate an existing stone pillar.

Public Works Evaluation and Recommendation:

With respect to the findings the applicant has submitted a Historical Evaluation Report dated August 2, 2011 citing the existing stone pillars as historic resources on the property. Preserving the existing stone pillars by reducing the radius on the east side of the driveway entrance is consistent with the accommodation of a limiting factor by preserving a recorded historical site as set forth in Section (3) subsection (D) of the RSS.

The majority of traffic is predicted to enter and exit the driveway from the west side which is closer to Silverado Trail, therefore, The Request of a 13 ft radius on the east side of the driveway entrance while maintaining the required 20 ft radius on the west side of the driveway entrance could also satisfy Section (3) subsection (E) of the RSS and provide the same overall practical effect as the RSS towards providing defensible space, and consideration towards life, safety and public welfare.

Conclusion:

Section (3) subsection (D) of the RSS states "An exception to these Standards may be allowed as provided if one or more of the following findings can be made and the findings in subsection (E) can also be made." Public Works and Cal Fire have determined that the applicant has provided the necessary documentation as required by Section 3 of the Napa County Road and Street Standards and will support a Planning Commission approval of the road modification as proposed by the applicant with the following conditions that are in addition to any and all conditions previously placed on the project:

1. Applicant shall provide appropriate signage cautioning larger vehicles of the tighter turning radius on the east side of the driveway. Proposed signage shall be reviewed and approved by the Planning Department, Public Works, and Cal Fire at the time of building permit submittal.
2. Any/all future road design changes or changes in use beyond the existing use as described in Use Permit P11-00060 shall require a re-evaluation of the driveway at the time of permit submittal and may require upgrades in order to comply with the requirements of adopted codes, standards and regulations.

cc: Jeffrey Redding, AICP for Faust House Winery, 2423 Renfrew Street, Napa, CA 94558
Kristi Wagner, Delta Consulting & Engineering, 1104 Adams Street Suite 203, St. Helena, CA 94574
Pete Munoa – Cal Fire
File – Public Works