



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
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John E. Taylor
Acting Director

MEMORANDUM

To: Kirsty Shelton Planner CDPD	From: Drew Lander Assistant Engineer PW
Date: 2/2/12	Re: Domain Carneros 1240 Duhig Road, Napa, CA 94558 P10-00384, APN: 047-070-007-000

The application will allow for a production of 432,000 gallons within a 71,426 square foot facility. The modification requests approval of the following with no additional square footage, production, or increase in employees: a) Reconfiguration of the existing parking lot to accommodate an additional 43 spaces and the construction of 23 additional spaces to yield a total of 144 parking spaces; b) Approximately 2,400 square feet of interior modifications to change the building use from barrel storage to marketing space; c) Revision of the existing marketing plan (U-91-11, two annual events of up to 300 people) to allow for six additional events per month with up to 50 guests and eight additional events per month with up to 25 guests; d) Additional visitation of 100 people per day on the weekday and 600 visitors on the weekend for a total of 400 Monday thru Friday and 900 Saturday and Sunday; e) Food and wine pairing; f) On-premise bottle consumption and retail sales pursuant to AB2004.

EXISTING CONDITIONS:

1. Winery is located on a 139 acre parcel within an AW (Agricultural Watershed) zoning district.
2. Access is taken from Duhig Road.
3. Use Permits #U-668687 and #00170-MOD have been approved previously.
4. Parking surface is currently asphalt. Proposed new parking area is currently compacted gravel.

RECOMMENDED CONDITIONS

PARKING:

1. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus two inches of hot mix asphalt (HMA) or equivalent.
2. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

3. All earth disturbing activities shall maintain 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.
4. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
5. All Civil improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans and the related SWPPP shall be submitted with the building permit. A plan check fee will apply.
6. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
7. Applicant shall implement Post-Construction design techniques as required and shall provide the Post-Construction "appendix A" evaluation sheet at time of building permit submittal. Applicant shall design all new and re-constructed parking areas to drain to vegetated areas that encourage infiltration.
8. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards" and shall be accomplished to not impact existing County drainage facilities.

TRAFFIC:

9. No additional traffic improvements are required by the County as a function of the increase in visitation or employees.

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 County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander at (707) 253-4351. For groundwater questions, please contact Anna Maria Martinez.



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Conservation, Development and Planning

1195 Third Street, Suite 210
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Hillary Gitelman
Director

1-31-11

Building Inspection Department review comments for inclusion with:

Planning Department permit: P10-00384 Use Permit Major Modification

Status of Building Department review of this planning entitlement: Approved; awaiting Building Permit submittals

At parcel: 047-070-007
1240 Duhig Road, St Helena, CA

Owner: Domaine Carneros LTD (Domaine Carneros Winery)

Description of permit: Major Modification to Use Permit at existing winery, including: Interior remodeling to add a commercial kitchen and expand hospitality area; improve parking areas; adjust marketing activities; add food pairings.

Comments:

The Building Department is not reviewing this project for compliance with CA Building Standards at this time; it is only reviewing the proposed Planning entitlement. The Building Department has no issues or concerns with the approval of the Use Permit Major Modification; it is a planning entitlement only and doesn't in itself authorize any construction or change in occupancy.

There are a few significant California Building Standards Code issues foreseen at this time based on the information presented:

1. Many issues related to required accessibility are not clearly indicated on the drawings submitted. This is normal at the use permit stage. However plans for building permit(s) must be sufficiently detailed and show compliance with all pertinent code requirements related to accessibility found in CBC Chapters 10 and 11B.
2. The accessible path of travel between existing (or proposed) accessible parking areas and the area of alteration (please reference CBC 1134B) must be fully detailed on building permit plans. Any conditions along this Path of travel that are not compliant with current 2010 CBC accessibility requirement must be identified and the plans must detail how these situation will be brought into compliance.
3. The area of alteration must be fully compliant with 2010 CBC chapter 11B requirements. It appears that 2 new single accommodation toilet facilities are proposed. These **new** facilities must meet all requirements for accessibility for new construction. The

presence of existing accessible sanitary facilities doesn't allow new construction facilities to be non-compliant.

4. The 2 new single accommodation toilet facilities on the sketch of proposed modifications are labeled M/W. This implies that these are to be unisex facilities. As these new facilities will be clearly be serving and occupant load of greater than 10 section 412.3 of the CPC requires that separate facilities be provided for each gender.
5. There is not enough information to determine the occupant load for determining the minimum number of restroom fixtures that will be required for the project. When the submittal is made for building permits the plans must detail the occupant load for fixtures and how the number of fixtures provided at the buildings complies with CPC 412 and Table 4-1 requirements.

These and other issues with California Building Standards Code compliance will be dealt with during the 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 (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. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits. Per Building Department policy, please coordinate the drawings so that all items related to accessibility compliance are grouped coherently together on one (or more) sheets.

Eric Banvard

Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559
Eric.Banvard@countyofnapa.org



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Environmental Management

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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, Kirsty Shelton, Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: April 13, 2011	Re: Application for Use Permit Modification Located at 1240 Duhig Road, Napa Assessor Parcel #047-070-007 File # P10-00384

The Use Permit Application requesting to recognize and approve 2 – 300 guest events per year, 4 – 50 guest events per month, 2 – 25 guest events per week, minor interior improvements to the barrel storage facility, food and wine pairings, and an increase in parking spaces for the referenced parcel has been reviewed.

The winery installed a new sanitary waste water system in 2008 and although the septic feasibility report included with this application indicates the system design flow is 4800 gallons per day, the system was oversized and included a large "safety factor". The permitted design flow is 1688 gallons per day. Monitoring reports for the last two years indicate the average daily flow is below the permitted design flow of 1688 gallons per day in fact the highest reported average was 1365 gallons per day.

The following item shall be incorporated as conditions if the project is approved:

1. Portable toilets shall be utilized for events with 300 guests held on the same day the tasting room is open for visitation to keep the waste water flows below the maximum design capacity of 1688 gallons per day.

cc: Domaine Carneros, PO Box 5420, Napa, CA 94581
David Gilbreth, 1022 Ross Circle, Napa, CA 94558
Hillary Gitelman, CDPD

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Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
St. Helena, CA 94574

Office: (707) 967-1419
Fax: (707) 967-1474

Pete Muñoz
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Kirsty Shelton
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: December 13, 2010

SUBJECT: Domaine Carneros
P10-00384 APN# 047-070-007

SITE ADDRESS: 1240 Duhig Road

The Napa County Fire Marshal's Office has reviewed the Use Permit application for the adoption of a marketing plan to allow 2 300 guest events, 50 guest events per month, 25 guest events per year, with minor interior modifications to the barrel storage facility. The following items shall be incorporated as project conditions or mitigation measures if the commission approved the project.

1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.
2. Install currently serviced and tagged 2A10BC fire extinguishers within 75 feet of travel distance from any portion of the facility. Fire extinguishers shall be mounted 3 1/2 feet to 5 feet to the top of the finished floor.

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 Thursday at 707-967-1423.