



A Tradition of Stewardship
A Commitment to Service

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To:	Napa County Planning Department Mary Doyle, Planner	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	January 23, 2012	Re:	Use Permit Application for Paraduxx Winery Located at 7257 Silverado Trail Assessor Parcel # 031-170-019 File #P08-00671

We have reviewed the application requesting approval to increase wine production, convert production space to office space, expand the existing wastewater system, remove food related equipment from the "outdoor" kitchen, and revise the marketing plan among a few other items as specified in the project description included with application materials. This Department has no objection to approval of the application with the following conditions of approval:

1. All food related equipment including the BBQ must be removed from the "outdoor" kitchen **within 60 days of Use Permit approval**. Once items are removed an inspection of the area must be conducted and all work approved by this Department.
2. The existing kitchen must continue to operate in accordance with the California Retail Food Code (Cal Code). Only minimally processed food items such as slicing and plating cheese and crackers and preparing other non-potentially hazardous foods (nuts, olives, bread, etc.) are acceptable to prepare in this kitchen as it is currently permitted and constructed. In addition, the kitchen as constructed is approved for caterers to plate food for immediate service. Based on the frequency of food service proposed in the application, the food permit must be upgraded to medium risk upon approval of the use permit. Prior to expanding food service, including adding a BBQ, complete plans and a menu must be submitted for approval by this Department.
3. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Business Activities Page shall be submitted and approved by this Department.
4. Plans for the proposed alternative sewage treatment system improvements shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and

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be accompanied by complete design criteria based upon local conditions and **shall be submitted within 60 days of Use Permit approval.**

5. A permit for construction of the waste water system improvements must be secured from this Department within **60 days of Use Permit approval.**
6. The applicant must maintain regular monitoring of the alternative sewage treatment system as required under the alternative sewage treatment system monitoring permit.
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. The parcel(s) must continue to receive water from the Veteran's Home Water System.

cc: Duckhorn Wine Co., 1000 Lodi Ln., St. Helena, CA 94574
Donna Oldford, 2620 Pinot Way, St. Helena, CA 94574
Hillary Gitelman, CDPD

Doyle, Mary

From: Giudice, David
Sent: Friday, December 30, 2011 8:16 AM
To: Doyle, Mary
Subject: P08-00671, Duckhorn Application

Mary

I have reviewed application P08-00671 for the Duckhorn winery use permit modification. Currently the outdoor kitchen/bbq area remains in violation for failing to obtain the appropriate building/plumbing and electrical permits. The Code Enforcement Unit requests that a condition be placed along with the use permit approval that requires the applicant to remove the outdoor kitchen/bbq to bring the property into compliance. An alteration permit would be required for the removal of the kitchen through the Napa County Building Division and a final inspection of the removal will be required by a building inspector.

Sincerely,

David Giudice
Code Enforcement Supervisor
County of Napa



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Department of Public Works

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Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To: Mary Doyle, CDPD

From: Jeannette Doss, Public Works *JD*

Date: November 18, 2011

Re: Paraduxx Winery
7257 Silverado Trail, CA
P08-00671 Major Mod APN 031-170-019

The Napa County Public Works Department received a referral for comment on a major modification to an existing use permit, generally requesting the following:

An expansion of production from 156,000 to 200,000 gallons per year, expansion of wastewater treatment facilities, remove 5,000 square foot barn from winery use permit, add 6,847 sq ft of administration space within existing production building, increase the total number of employees to 40, expand the marketing plan, and add a commercial kitchen. The proposed marketing plan consists of six visitations per day with up to 8 people each, five food & wine pairing events per week with up to 24 people per event, five wine club events per year with up to 125 people per event, ten cultural wine related events per year with up to 24 people per event, and two auction related events per year with up to 500 people per event.

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

GROUNDWATER

1. See separate memo for groundwater comments.

PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit shall conform to the requirements of the latest edition of the Napa County Road and Street Standards and shall be reviewed by this office at the time of building permit submittal.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

3. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of building permit submittal and accepted construction and inspection practices.
4. 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, Section 13).
5. The applicant must obtain an encroachment permit from this office for any work performed within the Napa County Right-of-Way.

SITE IMPROVEMENTS:

6. 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 aisles, 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 building and/or grading permit application. A plan check fee will apply.
7. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
8. 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.
9. 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.
10. The applicant shall furnish an Adobe Acrobat PDF file with a complete set of all approved improvement plans to the County Engineer.
11. At the completion of construction, and prior to the final approval by the County, the applicant shall submit an Adobe Acrobat PDF file of the improvement plans reflecting all as built conditions and signed by the engineer of record.

OTHER RECOMMENDATIONS:

12. 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.
13. Prior to the issuance of applicable building or grading permits the applicant must obtain any appropriate regulatory permits from the Regional Water Quality Control Board, Army Corp. of Engineers and Fish & Game.
14. A portion of the parcel falls within a FEMA designated Special Flood Hazard Area (SFHA) Unnumbered Zone A per Flood Insurance Rate Map (FIRM) 06055C0411E. Improvement plans must include the floodplain boundary line and any work proposed within the SFHA shall comply with chapter 16.04 of the Napa County Code.

CONSTRUCTION STORMWATER REQUIREMENTS

15. 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.
16. 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.
17. 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.
18. 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.
19. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

20. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

21. 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.
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.
23. 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.
24. 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.
25. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
26. For on-site common retention basins, the side slopes shall not exceed 3:1.
27. 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.
28. 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.
29. 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.

30. 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 groundwater questions, please contact Anna Maria Martinez.



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Robert J. Peterson, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: January 13, 2009

TO: Conservation Development and Planning Department

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

SUBJECT: Paraduxx Winery (Duckhorn Wine Co), APN# 031-170-017 File # P08-00671

The application will allow the applicant to increase the capacity of an existing 156,000 gallon per year winery to 200,000 gallons per year, including increased employees, visitation, and marketing. The project is located on Silverado Trail in St. Helena.

EXISTING CONDITIONS:

1. Parcel is located in the Valley Floor groundwater region.
2. Existing usage is 26.55 AF/Year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 45.5 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 45.5 AF/Year. The estimated water demand of 27.66 AF/Year is greater than the exiting use, but 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.

INTER-OFFICE MEMO



TO: Hillary Gitleman, Director
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: January 29, 2009

SUBJECT: Paraduxx Winery Modification Use Permit Comments
Apn: 031-170-019 P08-00671

The Napa County Fire Marshal staff has reviewed the above referenced application for a use permit to convert the second story of an existing winery structure, from production to 6,847 sq. ft. of winery administrative offices and add a commercial kitchen. We recommend the following items be incorporated as project conditions or mitigation measures if the project is approved.

All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.

1. Existing fire suppression and/or detection systems shall be retrofitted to protect the modified areas.
2. Install an automatic fire extinguishing system in the kitchen hood in compliance with NFPA 17A and the 2007 edition of the California Fire Code. Kitchen hood system shall be tied into the existing fire alarm panel.

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

Alicia Amaro
Assistant Fire Marshal



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Conservation, Development and Planning

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Hillary Gitelman
Director

7-12-09

Building Inspection Department review comments for inclusion with:

Planning Department permit: P08-00671 Use Permit Major Modification

Status of Building Department review of this Permit: Approved

At parcel: 031-170-019-000
7257 Silverado Trail, Napa, CA

Owner: Duckhorn Wine Co

Description of permit: Request for an expansion of production from 156,000 to 200,000 gallons per year, expansion of wastewater treatment facilities, remove 5,000 square foot barn from winery use permit, expand employees to 36, add 6,847 square foot administration space in existing building, expand marketing plan, and add commercial kitchen.

Comments:

The Building Department has no issues or concerns with the approval of the Use Permit Major Modification; it is a use permit only and doesn't in itself allow any construction. Certain California Building Standards Code issues with accessibility can be foreseen at this time based on the information presented. It is unclear that vertical accessibility by ramp or elevator to the second floor of the proposed revised Barrel Building 2 is not required to be provided. The proposed office occupancy at shown appears to be unique in this building and no equivalent facilities or accommodations normally sought and used by the public appear provided at the first floor of the building (2007 CBC 1103B.1 Exception 2.2). Regardless of the ramp or elevator issue all levels of the proposed construction must meet the applicable requirements for accessibility per 2007 CBC Chapters 10 and 11B. These and other code issues will be dealt with during future building permit application and review 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 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.

Eric Banvard
Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559