



A Tradition of Stewardship
A Commitment to Service

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To:	Napa County Planning Department, Sean Trippi, Planner	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	March 7, 2012	Re:	Application for Cliff Lede Vineyards 1473 Yountville Cross Road Assessor Parcel # 031-220-023 File # P11-00438

We have reviewed the application requesting approval to modify use permit 03496 by increasing wine production to 80,000 gallons per year and utilizing an existing room for "by appointment" wine tasting. This Department has no objection to approval of the application with the following conditions of approval:

1. 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.
2. 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.

cc: George H. Monteverdi, Ph.D., P.O. Box 6079, Napa, CA 94581
Cliff Lede Vineyards, 1473 Yountville Cross Road, Yountville, CA 94599
Hillary Gitelman, CDPD



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Department of Public Works

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John E. Taylor
Acting Director

MEMORANDUM

To: Sean Trippi, Conservation Development and Planning Department	From: Drew Lander, Assistant Engineer Public Works
Date: March 13 th , 2012	Re: Cliff Lede Winery MM, APN#031-220-023, #P11-00438MM

The application will allow an increase in onsite production from 60,000gal/yr to 80,000gal/yr, no increase in fulltime employees, and will allow the conditioning of 1,102sqft to the existing winery visitor building to be used for tasting. No other changes to visitation or marketing events are proposed.

EXISTING CONDITIONS:

1. The most recently recorded traffic counts for Yountville Cross road west of Silverado Trail is 3109ADT taken in 2008.
2. Access is taken from Yountville Cross road. Left turn lane is existing and functional.
3. Parcel is currently developed with existing winery. Driveway currently meets County standards.
4. The existing 42 space parking area is asphalt.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Ground water conditions to be provided under separate memo.

NEW DRIVEWAY:

2. No changes to the driveway access have been approved.

PARKING:

3. All parking proposed by the applicant, or required by the Planning Commission as a condition of this use permit, including existing parking areas must have a minimum structural section of 5 inches of

Class II Aggregate plus a double seal coat or equivalent. (County Road and Street Standards, Page 82, D-8).

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

TRAFFIC:

5. No additional traffic conditions are required at this time.

SITE IMPROVEMENTS:

6. 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.
7. 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.
8. All changes to the Civil site 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 storm water management plans shall be submitted with the building permit. A plan check fee will apply.
9. 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.
10. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
11. Project must remain compliant with County stormwater runoff construction management regulations during all phases of construction.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

12. Any increase in impervious surface and re-development which exceed 10,000sq ft of disturbed area will require the applicant to comply with Napa County Post-Construction storm water runoff regulations over the entire site. Improvement plans shall address the retention of increased runoff as required. 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.

13. Any increase in 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
14. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.

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 or drew.lander@countyofnapa.org.

INTER-OFFICE MEMO

TO: Sean Trippi
Conservation, Development, and Planning Department

FROM: Brian Hampton
Fire Department

DATE: December 21, 2011

SUBJECT: Cliff Lede Vineyards
P11-00438 APN# 031-220-023

SITE ADDRESS: 1473 Yountville Cross Road

The Napa County Fire Marshal staff has reviewed the Use Permit application to increase production from 60,000 gallons a year to 80,000 gallons per year, allow use of an 1,102 square foot room for appointment only wine tasting. We would like to recommend the following comments and/or corrections be incorporated as project conditions if the Planning 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. Install steamer fire hydrants to within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
3. Install a KNOX CABINET #1306 with a KNOX all weather housing unit#1201 at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
4. Install blue dot reflectors 12-inches of center line in front of all fire hydrants.
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 commercial type cooking equipment shall be protected by an automatic fire extinguishing system. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
15. All structures exceeding 3,600 square feet shall be equipped with an automatic fire sprinkler system with water flow monitoring to a central receiving station shall be installed. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to any installation.
16. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.
17. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.
18. Provide all weather emergency vehicle access roads to within 150 feet of any exterior portion of the proposed facility.