



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: April 9, 2012	Re: Application for Use Permit Modification Hall Winery, 401 St. Helena Highway South Assessor Parcel # 027-120-061 & -062 File # P11-00452

We have reviewed the request to revise construction phasing including adding phase four. Additionally, the application includes requests to restore the Petersen-Bergfeld building, to construct a new production building, hospitality building, terrace, outdoor kitchen and restroom pavilion among other items as detailed in the project narrative received December 6, 2011.

The applicant shall be aware the California Retail Food Code (Cal Code) allows only certain food preparation activities to occur outdoors in *reasonable proximity* to a fully enclosed food facility. The location of the BBQ as shown in use permit submittal is not located in reasonable proximity to the proposed commercial kitchen. The applicant and architect are encouraged to contact this Department prior to submitting building plans for the kitchen to discuss requirements of Cal Code and the scope of the outdoor kitchen.

This Department has no objection to approval of the application with the following conditions of approval:

1. 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 issuance of any building permits for said areas. All food preparation, storage and related areas must comply with the California Retail Food Code. An annual operating permit will be required.
2. A permit for all new sewer lines installed to connect new buildings to existing waste water systems 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 the installed and approved systems.

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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. 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: Jarrod Denton, Signum Architecture, LLP, 1104 Adams Street, Suite 203B, St. Helena, CA 94574
Hillary Gitelman, CDPD
Lisa Clark, DEM



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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:	April 10, 2012	Re:	Hall Winery VMM, APN#027-120-061/062, #P11-00452VMM

The application will allow a revision to the phasing plan, including utilizing the second floor of the historic Peteren-Berfeld building for the approved marketing events; construction of a 19,3000 sq ft production building in lieu of the approved 30,000 sf production building; construction of a new 9,965 sf, two-story hospitality building to be used for public and by appt. visitors and retail sales. The building would be located north of the approved production buildings; Construction of a new two-story, 5,500 sf office attached to the east side of the production buildings; construction of 25 additional pervious parking spaces; construction of a new 990sf outdoor terrace, to be located behind the historic Petersen-Bergfeld Winery building; Construction of an outdoor kitchen and restroom pavilion, consisting of 500 sf kitchen space and 375 sf of restrooms. The final fourth phase consists of construction of a new hospitality building (upon completion of this phase, the total square footage devoted to public tasting will not exceed the 3,080 sf, approved in 2006); Construct a 19,000 sf production building #1 (referred to in the 2006 approval as the bottling and administration building) to be located north of the Peterson-Bergfeld building; Construction production buildings 3.2 and 3.3 totaling 29,000 sf; and refurbish the existing 1700 sf distillery building for accessory use, contemplated for use as a display area for viticulture, enological and historical artifacts.

EXISTING CONDITIONS:

1. Access is taken from Highway 29 approximately 800ft South of the St. Helena City Limits. Left turn lane is existing and functional.
2. Parcel is currently developed with existing winery. Driveway currently meets County standards.
3. All public parking area is asphalt.
4. Construction area parking is compacted gravel.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. N/A.

DRIVEWAY:

2. Changes to the driveway access shall maintain visibility at the connection with the St. Highway and any proposed one-way travel lanes shall be no less than 14ft wide. Turning radius' must be maintained.

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: February 6, 2012

SUBJECT: Hall Winery
P11-00452 APN#027-120-061 & 062

SITE ADDRESS: 401 ST Helena Highway South

The Napa County Fire Marshal staff has reviewed the Use Permit application to Construct a 19,300 square foot production building, construct a 9,965 square foot two story hospitality building, construct a two story 5,500 square foot office building, construction of a 29,000 square foot production building, restore historic Petersen-Bergfield building. We would like to request 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 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. Your fire flow for this project is 3,750 gallons per minute (GPM) for a 3 hour duration duration at 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20 2002 edition may be required to meet the required fire flow for the project. The required fire flow shall be reduced in half as an automatic fire sprinkler system shall be required throughout all buildings.
8. 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.
9. 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.
10. All exit doors shall be operable without the use of a key or any special knowledge or effort.
11. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
12. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval.
13. 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.
14. 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.
15. 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.
16. 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.
17. All emergency vehicle access roads shall be installed per the Napa County Road and Street Standards.

18. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.
19. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.
20. Provide 100 feet of defensible space around all structures per Public Resources Code (PRC 4291).
21. Provide 10 feet of defensible space on both sides of your driveway for the entire length per Public Resources Code (PRC 4291).