



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks


Main: (707) 253-4351
Fax: (707) 253-4627

Steven E. Lederer
Director

GROUNDWATER MEMORANDUM

DATE: October 08, 2012

TO: Conservation Development and Planning Department

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

SUBJECT: Dunn Vineyard, APN# 018-180-040, P12-00199

The applicant requests to establish a Use Permit for an existing small winery exemption, and to increase production from 5,000 gpy to 20,000 gpy. Applicant wishes to continue using the existing facility with the increased capacity. The project parcel is located on White Cottage Road North in Angwin.

COMMENTS:

1. The parcel is located in the "Hillside" region.
2. The winery has an approved production of 5,000 gpy.
3. The existing usage is estimated to be 2.49 AF/yr.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 39-acre parcel is located in the Hillside area with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 19.50 AF/Year. The estimated water demand of 2.66 AF/Year is below established threshold for the property.

Based on the information provided, the projected groundwater usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



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Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

MEMORANDUM

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|---|--|
| To: Napa County Planning Department, Linda St. Claire | From: Christine Secheli, Assistant Director |
| Date: May 16, 2013 | Re: Application for Use Permit Located at 805 White Cottage Rd. N., Angwin Assessor Parcel # 018-180-040 File # P12-00199 |

We have reviewed the above proposal including the wastewater feasibility report dated April 30, 2013 prepared by REB Engineering and recommend 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 Division.
2. To secure a permit to modify and expand the existing standard sewage treatment system the applicant must submit plans with a plan check fee to this Division for review and approval. The plans must show the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area, the proposed trench detail, the location of the site evaluation soil profile pits and all other site features such as storm drainage, wells, roads, slope, etc. The plans must be drawn to scale. If alternative sewage treatment system plans are required, such plans shall fulfill this requirement.
3. Because the existing sewage disposal system is being utilized and modified for this project, an inspection of the sewage disposal system must be performed by a licensed sewage contractor and a report submitted to this Division for review and approval. This report must be submitted along with the plan noted in 2 above.
4. 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, etc.

cc: Dunn Vineyards, c/o Randall Dunn, PO Box 886, Angwin, CA 94508

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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

| | |
|--|---|
| To: Linda St. Claire Planning Division Planning, Building & Environmental Services | From: Patrick C. Ryan Engineering & Conservation Division Planning, Building & Environmental Services |
| Date: November 29, 2012 | Re: Secondary Review – Dunn Vineyards Improvements P12-00199 APN 018-180-040 |

The Engineering Division received a submittal of a proposal for a Use Permit for Dunn Vineyards, 805 South White Cottage Road, Angwin, generally requesting the following:

Establish Use Permit for existing Small Winery Exemption and increase production from 5,000 gallons per year to 20,000 gallons per year. Continue use of existing 6,750 square foot winery, 6,800 square foot cave, 1900 square foot covered crush pad (to be covered), 10 or fewer employees, 5 parking spaces, upgraded waste water system, visitation of a maximum of 5 person per week by appointment only and no marketing plan.

After careful review of Dunn Vineyards Use Permit modification package the Engineering Division has determined that the subject use permit is complete. The following conditions shall be met prior to issuance of future building and/or grading permits:

1) Improvement, Grading & Drainage Plans

- a) The existing drive shall be improved to meet the standards outlined by the County of Napa Road and Street Standards for 'Common Drive Type II.'
- b) Detailed Site Plan, Profile, and Cross-Section of the proposed 'Common Drive' as described and detailed in the County of Napa Road & Street Standards.
- c) Detailed Sections of proposed hammerhead, drive apron, and any additional facilities for the common drive.
- d) A hydraulics/hydrology study of the proposed conditions as it pertains to the drainage of the subject property.
- e) Detailed Erosion & Sediment Control Plan as outlined by the subject projects active NPDES General Permit Waste Discharge Identification (WDID) No. 2 28I022618.

2) Additional Information Required

- a) Written statement or documentation from the adjacent properties granting an easement and/or right-of-way for the proposed/existing common drives intrusion onto parcel numbers: 018-180-020 & 018-180-022.

Please be advised that once we receive the above information other issues may arise requiring further submittal items that have not yet been identified or specified above.

If you have any additional questions or concerns please feel free to contact Patrick Ryan at (707) 253-4892 or Patrick.Ryan@countyofnapa.org.



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Conservation Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

Building Inspection Division Planning Use Permit Review Comments

Date: June 13th, 2013

Planning Use Permit #: P12-00192

APN: 018-180-040

Owner: Dunn Vineyards, LLC

Description of Use Permit: This permit is to establish a Use Permit at an existing small winery to increase production from 5,000 gallons per year to 20,000 gallons per year.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards at this time; the Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit; it is a Planning entitlement only and does not in itself authorize any construction or change in occupancy.

The plans provided for Use Permit application #P12-00199 does not provide enough information in sufficient clarity and detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building construction permits. The following comments are provided to bring the applicant aware of some of the code items that will need to be addressed in plan review when the applicant submits plans and applies for a Building Permit.

1. This facility will be required to comply with the California Code of Regulations, Title 24, and local ordinances that are adopted at the time of building permit application. At the time of this letter the current editions adopted are the **2010** Building, Plumbing, Mechanical, Electrical, Energy, Residential and the Green Building Standards Code.
2. The 2nd unit that was converted to winery use without the required building permits apply for the required Building permit for the "Change in Use". A complete set of drawings, prepared by a California licensed design professional, shall be submitted to the Building Official for review and approval. Any work that was performed and concealed prior to permit issuance will be required to be exposed for inspection and approval.
3. Any Plumbing, Electrical or Mechanical work that was performed in the cave without required permits shall provide the Building Official with drawings describing the work performed. Work concealed prior to inspection and approval shall be exposed for inspection and approval prior to issuance of a Certificate of Occupancy.

Issues of compliance with the California Building Standards Codes, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any question please do not hesitate contact me at (707) 253-4417.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Architect (Business and Professions Code, Chapter 3, Division 3 and California Building Code Chapter 1).

Darrell Mayes, CBO

Chief Building Official
County of Napa
Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
Phone: (707) 253-4417
Fax: (707) 299-4434
E-mail: darrell.mayes@countyofnapa.org



A Tradition of Stewardship
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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 Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Linda St. Claire
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: June 11, 2013

Subject: P12-00199 APN# 018-180-040

SITE ADDRESS: Dunn Vineyard 850 White Cottage Road North, Angwin CA 94508

The Napa County Fire Marshal's Office has reviewed the Use Permit application for the project located at the address above. I am requesting that the comments below be incorporated into the project conditions should the Planning Commission approve this 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. All fire department access roads shall comply with Napa County Public Works Road and Street Standards.
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.
5. The required fire flow for this project is 200 GPM for a 60 minute duration with 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2010 edition may be required to meet or exceed the required fire flow for the project.

6. Provide 6,000 gallons of water dedicated for fire protection. **Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.**
7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 14 foot clear vertical clearance.
8. All driveways and roads shall comply with the Napa County Public Works Road and Street Standards.
9. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
10. All fire hydrants shall be painted chrome/safety yellow.
11. Approved steamer fire hydrants shall be installed within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2010 edition.
12. Currently serviced and tagged 2A 10BC fire extinguishers shall be mounted 3.5 to 5 feet from the top of all extinguishers to the finished floor and be reachable within 75 feet of travel distance from any portion of every building.
13. All exit doors shall open without the use of a key or any special knowledge or effort.
14. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
15. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
16. Install laminated 11" x 17" site plans and building drawings in NCFD specified KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.
17. Beneficial occupancy will not be granted until all fire department issues have been, tested and finalized.
18. Provide 100 feet of defensible space around all structures.
19. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
20. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
21. Fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.

22. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
23. Technical assistance in the form of a Fire Protection Engineer or Consultant acceptable, and reporting directly to the Napa County Fire Marshal's Office. The Fire protection Engineer or Consultant shall be provided by the applicant at no charge to the County for the following circumstances:
 - a. Independent peer review of alternate methods proposals.
24. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and/or as described above.
25. All post indicator valves and any other control valve for fire suppression systems shall be monitored off site by a Central Station or Remote receiving Station in accordance with NFPA 72 2010 edition.
26. Any and all caves shall comply with the California Building Code and Napa County Fire Department Cave Standards.
27. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.

A handwritten signature in dark ink, appearing to read "Pete c. Muñoa", with a stylized flourish at the end.

Pete Muñoa
Fire Marshal