




A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Hillary Gitelman
Director

MEMORANDUM

To: Sean Trippi, Planning Division	From: Peter Corelis, Engineering and Conservation Division 
Date: May 17 th , 2013	Re: Davis Estates Winery P12-000373, APN: 021-010-003

The Engineering Division received a re-submittal for a proposed use permit modification generally requesting the following:

To allow the conversion of an historic barn currently approved as a winery to a hospitality venue with an operational kitchen; increase the approved wine production capacity of 20,000 gallons per year to 30,000 gallons per year; construct a new winery building with outdoor production area, winery barn and caves; and improved access entrances and driveways associated with the proposed uses.

After careful review of the Davis Estates Winery use permit modification application package re-submittal the Engineering Division approves the use permit subject to the following conditions.

EXISTING CONDITIONS:

1. Existing access taken from Silverado Trail with three driveway entrances.
2. The existing development on the property includes a main residential structure, an existing cottage, an existing second residence, and an existing utility/ag barn, which are not part of the winery proposal. Existing structures to be modified per the use permit include a historic barn approved for winery use to be converted to a hospitality venue and kitchen.

APPROVAL CONDITIONS:

NEW AND IMPROVED DRIVEWAYS:

3. New and improved access driveways shall conform to the latest addition of the Napa County Road and Street Standards for a Common Drive (detail C-7, pg29) and shall be designed by a licensed Civil

engineer to withstand a minimum load of H2O and must have a minimum structural section of 5 inches of Class II Aggregate Base (AB) plus a 2 inches of Hot Mixed Asphalt (HMA) or equivalent.

PARKING:

4. Any parking proposed by the applicant or required by the Planning Department as a condition of this use permit shall be designed to support a minimum of H2O loading.
5. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

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 Storm water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
7. 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 of changes in runoff.
8. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
9. All grading shall conform to the requirements of the 2007 California Building Code: Appendix J – Grading, including surface preparations, benching, fill material specifications, compaction and maximum slopes, as required.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

10. The application shall incorporate Site Design, Source Control, and Treatment Control Best Management Practices to comply with County and State water quality standards.
11. It shall be shown that post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event if more than 10,000 square feet of new or redeveloped impervious surface is proposed. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions and shall include analyses of all site areas for which work is proposed and causing hydrologic changes. 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.

12. Any new 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.
13. All areas that are proposed to be utilized for winery crush operations shall be covered as proposed and drain only to approved sanitary waste systems.
14. Final inspection and issuance of the certificate of occupancy will require the recordation of a notarized Maintenance and Operation Agreement with the Recorder's Office signed by designees of the County and the owner. The agreement will identify all BMPs built as part of the project and required scheduled maintenance thereof, and include legible and reproducible 8½" x 11" reference exhibits clearly showing the approved BMPs to be used for quick identification and inspection, to run with the title to the land.

OTHER RECOMMENDATIONS:

15. If the construction activity results in a disturbance greater than one acre of total land area, the permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. 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.
16. The submitted traffic study addressed impacts to Larkmead Lane and increased driveway volumes. No left turn on Silverado Trail is required at this time.
17. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
18. Applicant shall obtain all required permits prior to excavation of the proposed cave, including the issuance of a grading permit or grading exemption for the disposal of the cave spoils generated.
19. 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 Peter Corelis at (707) 259-87571.

For questions about traffic items please contact Paul Wilkinson with the Department of Public Works at (707) 253-4290.



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Hillary Gitelman
Director

MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: June 24, 2013	Re: Use Permit Modification for Davis Family Estates, 4060 Silverado Trail AP # 021-010-003 File # P12-00373

The application requesting approval to increase wine production to 30,000 gallons per year, convert a historic barn to a hospitality building with commercial kitchen and construct new winery buildings and a cave among other items identified in the revised application materials dated April 1, 2013 has been reviewed. This Division 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 Division prior to issuance of any building permits for said areas.
2. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
3. A permit to construct the proposed process waste treatment system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
4. A permit to construct the proposed sanitary waste treatment system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
5. Plans for the proposed process waste and sanitary waste treatment systems shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be

accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by these systems will be approved until such plans are approved by this Division.

6. The applicant shall maintain regular monitoring of the above ground waste water treatment system as required by this Division which includes submitting quarterly monitoring reports. An annual operating permit is required for the waste water system.
7. An annual alternative sewage treatment system monitoring permit must be obtained for the sanitary waste treatment system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
8. The second dwelling unit must be connected to the proposed sanitary waste treatment system and the plans required in #4 above shall be designed to include the second dwelling unit. A sewage destruction permit must be obtained from this Division prior to destroying any part of the existing sanitary waste treatment systems.
9. The applicant shall provide portable toilet facilities for guest use during events of 50 persons or more as indicated in the septic feasibility report. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
10. 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.
11. 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.
12. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at:
http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

13. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

14. 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.
15. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.



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pete.munoa@fire.ca.gov

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Fax: (707) 967-1474
Cell: (707) 299-7645

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Hillary Gitelman - Director
Planning, Building and Environmental Services

FROM: Pete Muñoa, Fire Department

DATE: November 7, 2012

SUBJECT: Davis Estates Winery 4060 Silverado Trail, Calistoga, CA
File # P12-00373 APN 021-010-003

I have reviewed the "Use Permit Modification (Major)" application. I recommend that the following items shall be incorporated as project conditions or mitigation measures if the 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. Based on the use and occupancy of the cave as described in the use-permit application we have classified this cave to be a Type III wine cave.
3. The caves for this project will require automatic fire sprinkler protection and a fire alarm system due to the Type III wine cave classification.
4. An approved automatic fire sprinkler system will be required for all proposed structures 3,600 feet or greater. The production building will require an automatic fire sprinkler system installed and maintained in accordance with the *National Fire Protection Association Standard (NFPA) #13 (Installation of Automatic Sprinkler Systems 2002 edition)*. A minimum of 60 minutes of water storage to operate the sprinkler system will be required.
5. The minimum required fire flow for the protection of the proposed project is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 12,000 gallons. The fire flow is based on the square footage of the

building and the construction type and has been reduced by 50% since the building will require automatic fire sprinkler protection. The fire flow and storage volume in a sprinklered building is in addition to the water demand for the sprinkler system.

6. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard (NFPA) #20 (Installation of Stationary Pumps for Fire Protection 2003 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source.
7. The private fire service mains shall be installed and maintained in accordance with the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.
8. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the California Fire Code, 2010 edition. Fire hydrants shall be placed within 250 feet of all exterior portions of the building.
9. All post indicator valves, control valves, waterflow devices and fire pumps will also require monitoring by an approved remote station or central alarm monitoring company. The fire alarm system shall be designed and installed in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition)*.
10. Fire apparatus access roads shall be provided to within 150 feet of all portions of the structures. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
11. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
12. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
13. The applicant shall be responsible for maintaining 10 feet of defensible space along each side of the roadway. This defensible space zone shall include the removal of all dead fuel, dry grass mowed to less than four inches in height, the removal or cutting of all brush, the removal of small trees less than 8 inches in diameter and the removal of all ladder fuel on existing trees up to 8 feet in height, within 10 vertical feet of each side of the roadway.
14. A defensible space zone shall be created around all structures. This defensible space zone shall be 100' from all portions of a structure. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site.

15. The Type III winery cave shall have a minimum of two exits and all exits must be clearly identified. All exits shall be illuminated when the winery cave is occupied and the fixtures providing exit illumination shall be supplied from a dedicated circuit or source of power used only for exit illumination. All exit doors shall have single action, common knowledge hardware.
16. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
17. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
18. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4" in height for the building, contrasting in color with their background and shall be illuminated.
19. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
20. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb or on signs.
21. An approved access walkway shall be provided to all exterior doors and openings required by either the California Fire Code or the California Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.
22. Buildings with high piled storage exceeding 12 feet in height shall be equipped with smoke and heat vents and curtain boards in accordance with the California Fire Code, 2010 edition.
23. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the California Fire Code 2010 edition.
24. All fire extinguishers shall be current in service with a minimum rating of 2A10BC and be provided within 75 feet of travel distance from any portion of the facility and shall be mounted 3 1/2 to 5 feet to the top of the extinguisher.

25. All exit doors shall be operable without the use of a key or any special knowledge or effort.
26. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, 2010 edition.
27. A Knox cabinet will be required to allow emergency vehicle access to the site. An alarm system is required and the Knox box/cabinet is suggested to have "tamper monitoring".
28. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
- A minimum of 2 master keys to the structure(s) for emergency access.
 - 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
 - 2 scaled floor plans of all structures showing doors, offices, etc.
 - Napa County Hazardous Materials Business including all MSDS forms, etc.
 - **A digital file of the site and floor plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
29. When the Napa County Fire Department deems it necessary for Fire and Life Safety, the owner, agent or lessee shall put in writing the intended use of the cave areas; i.e. storage, processing of wine at a winery and/or assembly use areas. This information will be based off the use permit requirements.
30. The applicant shall provide the Fire Department the ability to communicate between emergency personnel inside the cave.
31. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
32. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
33. Technical assistance in the form of a fire protection engineer or consultant will be acceptable reporting directly to the NCFD. Information and interpretation shall be provided by the applicant at no charge to the County for independent peer review of alternate methods and materials proposals.
34. 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.
35. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established rate as adopted by the Napa County Board of Supervisors by resolution.

Please contact the Napa County Fire Marshal's Office at (707) 967-1419 with questions on this document.

Pete Muñoa
Fire Marshal



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Conservation Development and Planning

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Hillary Gitelman
Director

Building Inspection Division Planning Review Comments

Date: December 6, 2012

Planning Use Permit #: P12-00373

APN: 021-010-003

Owner: Mike Davis

Description of Use Permit: Major modification to an existing approved winery to convert an historic barn into a hospitality venue with a kitchen, new winery production an administration building, Class 3 caves and cut and cover structure into the hillside that will house fermentation and aging areas, with a small tasting room structure over the cut and cover structure along with offices, restrooms and an employee kitchen and break room.

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 #P12-00373 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 items are just a reminder of some of the codes and standards that will be required of the project.

1. This facility will be required to comply with the California Code of Regulations, Title 24, Parts 1,2, 3, 4, 5, 6, 11 and all local ordinances that are adopted at the time of building permit application. At the time of this letter the current editions of the codes adopted are the **2010** Building, Plumbing, Mechanical, Electrical, Energy, and the Green Building Standards Code.
2. The historic barn shall be required to comply with California Code of Regulations Title 24, Part 8, which is the California Historical Building Code.
3. The kitchen serving the hospitality area shall be required to comply with the California Code of Regulations, Title 24, Part 4, which is the California Mechanical Code, Chapter 5 Part II – for Commercial Hoods and Kitchen Ventilation.

All other 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
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Department of Public Works

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Steven E. Lederer
Director

GROUNDWATER MEMORANDUM

DATE: November 09, 2012

TO: Planning, Building and Environmental Services

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

SUBJECT: Davis Estates Winery, APN# 021-010-003, P12-00373

The applicant requests a major modification for a previously approved use permit including an increase in production from 20,000 gpy to 30,000 gpy, increased marketing and visitation, and associated site/structural work. The project parcel is located on Silverado Trail in Calistoga.

COMMENTS:

1. The parcel is located in the "Hillside" region.
2. The existing water use for the parcel is estimated to be 9.91 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 114.32-acre parcel is located in the hillside area with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 57.16 AF/Year. The estimated water demand for the parcel of 10.18 AF/Year is below established threshold for the property.

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

No further analysis is necessary.



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OCT 31 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

FILE #: P12-00373
Conservation Development and Planning

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Hillary Gitelman
Director

* completeness comments

**PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS**

TO: SHERIFF
APPLICATION TITLE: Davis Estates Winery APN: 021-010-003
DESCRIPTION OF PROJECT: See narrative

RESPONSE REQUEST DATE: Oct 25, 2012 RESPONSE RETURN DATE: Nov 8, 2012 *
PLEASE RESPOND VIA E-MAIL TO: Sean. frippi @countyofnapa.org
OR FAX TO (707) 299-

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? ☐ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☐ Yes ☐ No
3. Attach your agencies comments, or list below: ☐ Comments attached
☐ Comments below.

1) ADEQUATE LIGHTING ON BUILDINGS AND
IN PARKING AREAS
2) EASY ACCESS OR CODE TO SECURITY GATE TO
GAIN ACCESS ONTO PROPERTY & MAIN
BUILDINGS

Name of contact person: _____ Telephone #: _____
Email: _____
Title: _____
Date: 10/31/2012