




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: June 28 th , 2013	Re: P13-00116 Cliff Lede Vineyards Winery APN 031-220-023

The Engineering Division received a submittal of a proposal for a modification to a use permit generally requesting the following:

To modify the existing approved use permit to allow increases to winery production from 80,000 gallons per year to 120,000 gallons per year; convert 1,086 square feet of a 1,900 square feet existing mechanical/storage building to a winery production and processing facility; utilize an existing process wastewater pond facility to treat expected increase in process waste from the proposed increase in production. The proposed modifications are for the Cliff Lede Vineyards Winery located at 1473 Yountville Cross Road in the County of Napa.

After careful review of the Cliff Lede Vineyard Winery Use Permit modification application package the Engineering Division provides the following facts, findings, and recommended conditions for approval:

EXISTING CONDITIONS:

1. Existing access taken from Yountville Cross Road via a paved drive. Paved access provided to the existing mechanical storage building and existing firetruck turnaround.
2. Access from Yountville Cross Road is served by an existing left turn lane at the tasting room.
3. Existing process waste generated from the site is treated in two (2) existing process wastewater ponds.
4. Existing stormwater surface drainage partially collects in an existing open ditch and leaves the site at the southern parcel boundary through a culvert.

RECOMMENDED CONDITIONS:

SITE IMPROVEMENTS:

5. Any 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.
6. 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.
7. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

8. The application shall incorporate Site Design and Source Control Best Management Practices to comply with County and State water quality standards.
9. 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.
10. All areas that are proposed to be utilized for winery crush, production and processing operations shall be covered as proposed and plumbed to drain only to approved process waste facilities.

OTHER RECOMMENDATIONS:

11. 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.
12. 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 shall be submitted with the building permit. A plan check fee will apply.

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.



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, Principal Planner	From: Christine Sechelt, Assistant Director
Date: May 17, 2013	Re: Application for Cliff Lede Vineyards Located at Yountville Crossroads Assessor Parcel # 31-220-023 File # P13-00116

The Environmental Health Division has reviewed the above proposal has the following comments and conditions should the project be approved:

1. The wastewater feasibility report submitted by Summit Engineering dated March 28, 2013 verifies the existing process wastewater treatment and disposal system is adequate for the proposed increase in production. A file review shows all required easements are in place allowing the use of the adjoining parcel for vineyard irrigation with the treated process water. Nothing additional is required at this time.
2. Within 30 (thirty) days of initiation of the use of the new production area (change from mechanical), an updated Hazardous Materials Business Plan or a Business Activities Page shall be submitted and approved by this Division.



A Tradition of Stewardship
A Commitment to Service

**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: Sean Trippi
Planning, Building, and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: April 29, 2013

Subject: Cliff Lede Vineyards

P13-00116 APN# 031-220-023

SITE ADDRESS: 1473 Yountville Cross Road, Yountville CA, 94588

The Napa County Fire Marshal's Office has reviewed the request for increase in production from 80,000 to 120,000 gallons and the conversion of 1,086 of 1,900 square feet of mechanical / storage building for use as winery production. We are requiring the following be provided as part of the request.

- 1) Provide additional 2A10BC fire extinguishers throughout as needed.

A handwritten signature in black ink, appearing to read "Pete Muñoa".

Pete Muñoa



A Tradition of Stewardship
A Commitment to Service

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: May 7, 2013

Planning Use Permit #: P13-00116

APN: 031-220-023

Owner: Cliff Lede Vineyards

Description of Use Permit: Modification to an existing winery to increase production from 80,000 gallons a year to 120,000 gallons a year and convert approximately 1086 square feet of an existing 1900 square foot mechanical building into wine production space.

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.

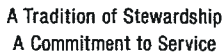
The plans provided for Use Permit application #P13-00116 does not provide enough information in sufficient clarity and detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building construction permits. The 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 wall that separates the Mechanical room from the Wine Production area may be required to be a one-hour fire-resistance rated separation where any piece of equipment in that room is over 400,000 BTU per hour input in accordance with CBC Section 508 and CBC Table 508.2.5, or provide automatic fire-extinguishing system.
Note: Provide the BTU input rating of all equipment in the mechanical room so that we can verify separation requirements at time of building permit application.
3. At time of building permit application and plan submittal; indicate on the floor plan any and all barrel storage areas, including storage configuration and height of rack storage to determine code requirements.
4. Wine production equipment, such as wine fermentation tanks, required to be anchored by the manufacturer's installation instructions or if required to be hard wired, shall be provided with adequate anchoring in accordance with the installation instructions or by a design prepared by a licensed design professional (engineer).

All 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 to 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



RECEIVED
APR 25 2013
NAPA COUNTY
DEPT OF PUBLIC WORKS

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

Hillary Gitelman
Director

TO: PUBLIC WORKS, TRAFFIC

APPLICATION TITLE: Cliff Lede Vineyards APN: 31-220-023

DESCRIPTION OF PROJECT: Increase production from 80,000 to 120,000; convert 1,086 sq ft of a 1,900 sq ft mech/storage building to winery production use; AB 2004

RESPONSE REQUEST DATE: 4/22/13 RESPONSE RETURN DATE: 5/2/13 *
PLEASE RESPOND VIA E-MAIL TO: Sean. trippi @countyofnapa.org
OR FAX TO (707) 299- ; TELEPHONE#: 299-1353

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

- LT Lane for tasting Room is existing
- No LT lane for winery - ?
- No increase in visitation -
- E-mail response -

Name of contact person: _____ Telephone #: _____

Email:

Title: _____

Date: _____

- * completeness