



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: Shaveta Sharma, Planning Division

From: Peter Corelis, Engineering and  
Conservation Division

Date: November 1<sup>st</sup>, 2013

Re: P13-00267  
Brand Winery Use Permit Mod  
APN: 032-010-088

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

*To approve the use of a previously approved residential recreation room for storage for winery purposes in conjunction with an increase in daily visitations, expanded marketing events, and use of the adjacent outdoor tasting area, all located at the top of a knoll to be included in the winery coverage area. A request for an exception to the Napa County Road and Street Standards is included with the application to allow adoption of the private access driveway for use as a commercial driveway serving the new tasting/marketing events for portions of the driveway that cannot be improved to the full commercial driveway standard due to existing physical and environmental constraints. The proposed project is located at the Brand Winery at 90 Long Ranch Road in the County of Napa.*

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

### EXISTING SITE CONDITIONS/FINDINGS:

1. Existing access to the parcel taken from Long Ranch Road, a private common drive, which connects to Sage Canyon Road. An approximately 2,425 foot long residential paved/gravel roadway varying in widths between 14 to greater than 20 feet connects the winery facility with the knoll where tasting and events are proposed. The driveway is less than the standard width due to several manmade and natural features, including a gated entrance with pillars, vines and endposts, specimen trees, and steep slopes. The driveway contains a rocklined ditch varying in condition and adjacent grade allowing for an all-weather driveable surface at several locations.
2. Parking for the knoll site is limited to flat areas located in vineyard avenues and turnaround areas.

8. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".
9. Clearing of vegetation, grading of land, and/or any other soil disturbing activities on existing slopes greater than 5% shall only take place between April 1<sup>st</sup> and October 15<sup>th</sup> of any given year.

**OTHER RECOMMENDATIONS:**

10. 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.



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Pete Parkinson  
Interim Director

MEMORANDUM

To: Shaveta Sharma, Project Planner From: Kim Withrow, Environmental Health Supervisor

Date: December 23, 2013 Re: Brand Winery  
APN: 032-010-088  
Project #: P13-00267

The application requesting approval to increase daily visitors, expand marketing and request approval for outdoor tasting area as described in application materials has been reviewed. This Division has no objection to approval of this application with the conditions of approval for P09-00039 dated June 15, 2009 and the additional conditions:

1. 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](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.

2. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
3. The applicant shall provide portable toilet facilities for guest use at the picnic site during occasional events as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.