



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](http://www.co.napa.ca.us/publicworks)

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

**Steven Lederer**  
Director

## MEMORANDUM

To:	Shaveta Sharma <Shaveta.Sharma@countyofnapa.org> Planning, Building and Environmental Services Department	From:	Paul Wilkinson, Associate Engineer Public Works
Date:	May 13, 2014	Re:	P13-00140 – Castellucci Family Winery

I completed the initial review of the revised Traffic Impact Report for the Proposed Castellucci Family Winery along Zinfandel Lane and Silverado Trail. The report addresses the issues that arose from the public comment.

1. The discussion regarding the placement of the entrance to the winery along Silverado Trail instead of along Zinfandel Lane indicates that there are several potential safety issues with regards to the placement along Silverado Trail that are lessened to some extent if the entrance is placed alongside Zinfandel Lane. Staff agrees with the assessment.
2. The report indicates that the prevailing speed along Zinfandel Lane between Silverado Trail and the Napa River Bridge is approximately 40 mph. County staff conducted an independent speed survey of the area and concurs with the assessment presented by the applicant's traffic engineer. County traffic engineering staff will prepare a resolution lowering the existing speed limit along that stretch of road and will investigate the possibility of placing additional advisory signing for the bridge crossing.
3. County Staff had determined that the left turn pocket as designed will conform to County design standards.
4. A search of accident records by County staff indicate that the accident rate along Zinfandel Lane is below the State-wide accident rate for similar facilities.



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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

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TO: Charlene Gallina  
Planning, Building and Environmental Services

FROM: Pete Muñoa  
Fire Department

DATE: June 6, 2013

Subject: P13-00140 APN# 025-160-006

**SITE ADDRESS: 3 Zinfandel Lane, St. Helena CA 94574**

The Napa County Fire Marshal's Office has reviewed the Use Permit & Variance application for a 30,000 Gallon winery with visitation and marketing. 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 at 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. 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.



Pete Muñoa  
Fire Marshal



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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	PSC
Date: September 3 <sup>rd</sup> , 2013	Re: Castelluci Family Winery Use Permit & Variance P13-00140, APN: 025-160-006	

The Engineering Division received a submittal for a proposed use permit and setback variance generally requesting the following:

*To allow establishment of a winery with a production capacity of 30,000 gallons per year with visitation and marketing within the required 600-foot setback from Silverado Trail and Zinfandel Lane. The proposed number of full time employees is two (2). The proposed number of part-time employees is two (2). Winery access off Zinfandel Lane will be improved to meet current Napa County Road and Street Standards.*

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

### EXISTING CONDITIONS:

1. Existing access taken from Zinfandel Lane via a 12 foot wide gravel driveway serving an existing residential structure.
2. Parcel 025-160-006 located in a regulated Federal Emergency Management Agency (FEMA) 1-percent-annual-chance Zone AE floodplain with an adopted regulatory floodway from the Napa River flooding source.

### RECOMMENDED CONDITIONS:

### SITE IMPROVEMENTS:

3. 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.
4. Proposed drainage for the development shall be shown on improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. The plan shall also indicate the path of changes in runoff.
5. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".

#### **ACCESS REQUIREMENTS**

6. Proposed winery access off Zinfandel Lane shall meet the current Napa County Road and Street Standards requirements for a commercial/common drive, including an overall width of 20 feet comprised of 18 feet of paved travelway and 2 feet of driveable shoulder, both meeting H20 live loading structural criteria.
7. A new access road is proposed to serve the garage and existing house. If the road will serve a residential dwelling it must meet the requirements of a residential driveway. If the length of the residential driveway exceeds 150 feet an intervisible turnout shall be included at a logical point along the driveway, generally at the midpoint. Should the residence be used in conjunction with the commercial use of the winery, a standard commercial drive will be required.
8. A firetruck turnaround shall be provided within 50 feet of every building.

#### **POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS**

9. The application shall incorporate Site Design and Source Control Best Management Practices to comply with County and State water quality standards. A preliminary Stormwater Runoff Management Plan (SRMP) was submitted with the application indicating approximately 5,169 cubic feet of excess runoff from the 2-year, 24-hour storm is required to be captured and infiltrated with a drawdown time of 24 to 48 hours. Any facilities implemented to address the capture and treatment of excess runoff volume shall require a maintenance and operation agreement to be recorded with the property to ensure continuous mitigation of the site stormwater impacts.
10. Any new 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. 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.



12. All required construction permits must be obtained prior to construction of the facilities and appurtenances proposed in this use permit application. A floodplain permit must be applied for separately with the Planning, Building, and Environmental Services, Engineering Division for any work proposed in the floodplain. No floodway encroachments are permissible, unless accompanied by a no-rise/no-impact flood study and application to FEMA of a Conditional Letter of Map Revision (CLOMR).

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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David Morrison  
Director

## MEMORANDUM

To: Shaveta Sharma, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: April 8, 2014	Re: Castelluci Winery, 3 Zinfandel Lane APN: 025-160-006 Project #: P13-00140

The application requesting approval to construct a new 30,000 gallon per year winery as detailed in application materials dated May and August 2013 has been reviewed. This Division has no objection to approval of this 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. An annual food permit will be required.
2. All proposed catered 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, the applicant shall refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
3. 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.
4. Prior to drilling or destroying any wells, a well permit must be obtained from this Division by a licensed well drilling contractor.
5. Plans for the proposed subsurface drip alternative sewage treatment system 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 this system will be approved until such plans are approved by this Division.



6. A permit to construct the proposed subsurface drip alternative sewage 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.
7. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
8. 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.

9. 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. The building permit submittal must include a site plan identifying the location of the proposed leach field and reserve areas.
10. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
11. 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.
12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
13. 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. The garbage and recycling enclosure must

meet the enclosure requirements provided during use permit process and be included on the building permit submittal.

14. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.