

“E”

Use Permit Application Packet

Jessel Gallery and Prime Solum Tasting Room & Barrel Storage,
P12-00194 - UP
Planning Commission Hearing October 19, 2016



A Tradition of Stewardship
A Commitment to Service

Napa County

Planning, Building, and Environmental Services

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web www.countyofnapa.org email planning@countyofnapa.org

P12-00194
file No P15-00299

Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit RESUBMITTAL

Date Submitted: 9-11-15 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ 5000.00 Receipt No. 110001 Received by: JS Date: 9-11-15

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: JESSEL ART GALLERY AND PRIME SOLUM TASTING AND BARREL ROOM MASTER USE PERMIT

Assessor's Parcel No: 039-320-008 Existing Parcel Size: 6.65 ac.

Site Address/Location: 1019 Atlas Peak Road Napa CA 94558
No. Street City State Zip

Primary Contact: ☐ Owner ☐ Applicant ☒ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: David Knitter, Knitter & Knitter, LP - for BULLER

Mailing Address: 190 S. Orchard Ave. Vacaville CA 95688
No. Street City State Zip

Telephone No: (707) 969 - 8880 E-Mail: DaveK@KnitterLaw.com

Applicant (if other than property owner): Prime Solum, LLC; Bill Hill, Managing Member

Mailing Address: 1094 Soda Canyon Road Napa CA 94558
No. Street City State Zip

Telephone No: (707) 226 - 7007 E-Mail: bill.hill@PrimeVinePartners.com

Representative (if applicable): Monteverdi Consulting; George H Monteverdi, Principal

Mailing Address: PO Box 6079 Napa CA 94581
No. Street City State Zip

Telephone No: (707) 761 - 2516 E-Mail: George@MonteverdiConsulting.com

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

Please see the Project Description included with this application.

What, if any, additional licenses or approvals will be required to allow the use?

District Use Permit Regional _____

State ABC licensing Federal TTB licensing

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

Please see the Project Description included with this application.

Improvements, cont.

Total on-site parking spaces: 29 existing 52 proposed
Loading areas: 2 existing 2 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 1,140 s.f. or 0.03 acres
(septic system)

Employment and Hours of Operation

Days of operation: Mon-Sun existing Mon-Sun proposed

Hours of operation: Prime Solum (N/A); Jessel (10am-5pm) existing Prime Solum (9a-6p*); Jessel (10am-5pm**) proposed

Anticipated number of employee shifts: 1 (Jessel only) existing 1 (both entities) proposed

Anticipated shift hours: Prime Solum (N/A); Jessel (10am-5pm) existing Prime Solum (9a-6p*); Jessel (10am-5pm**) proposed

*Prime Solum will operate until 8pm on days when marketing events occur.

**Jessel Gallery "First Monday" events will occur 5pm-8pm

Maximum Number of on-site employees:

☐ 10 or fewer ☐ 11-24 ☐ 25 or greater (specify number) _____

Prime Solum (2 FT & 8 PT); Jessel (2 FT & 1 PT)

RECEIVED

MAR 22 2016

From: Crown Realty

707 255 0996

09/10/2015 10:07

#283 P.001/002

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.



Print Name of Property Owner

Print Name Signature of Applicant (if different)



9/10/15

Signature of Property Owner

Date

Signature of Applicant

Date

For Prime Solum Only

Supplemental Application for Winery Uses

Prime Solum is a Wine Tasting, Retail Sales and Barrel Aging Facility

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing		X - Parcel Zoning is CL	
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input checked="" type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Not applicable -- no crush, barrel aging only

Please identify the winery's...

Existing production capacity: _____ gal/y Per permit No: _____ Permit date: _____

Current maximum actual production: _____ gal/y For what year? _____

Proposed production capacity: _____ gal/y

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Prime Solum is a Wine Tasting, Retail Sales and Barrel Aging Facility

Maximum daily tours and tastings visitation:	<u>N/A</u> existing	<u>125 persons/day</u> proposed
Average daily tours and tastings visitation ¹ :	<u>N/A</u> existing	<u>80 persons/day</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>N/A</u> existing	<u>Mon-Sun; 10a-6p</u> proposed
Non-harvest Production hours ² :	<u>N/A</u> existing	<u>N/A</u> proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

For Prime Solum Only

Supplemental Application for Winery Uses

Prime Solum is a Wine Tasting, Retail Sales and Barrel Aging Facility

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing	X - Parcel Zoning is CL		
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...	<input checked="" type="checkbox"/> On-Site?		<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Not applicable -- no crush, barrel aging only

Please identify the winery's...

Existing production capacity: _____ gal/y Per permit No: _____ Permit date: _____

Current maximum actual production: _____ gal/y For what year? _____

Proposed production capacity: _____ gal/y

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Prime Solum is a Wine Tasting, Retail Sales and Barrel Aging Facility

Maximum daily tours and tastings visitation:	N/A	existing	120 persons/day	proposed
Average daily tours and tastings visitation ¹ :	N/A	existing	80 persons/day	proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	N/A	existing	Mon-Sun; 10a-6p	proposed
Non-harvest Production hours ² :	N/A	existing	N/A	proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin Prime Solum is a Wine Tasting, Retail Sales and Barrel Aging Facility

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery’s proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Prime Solum is a Wine Tasting, Retail Sales and Barrel Aging Facility. Jessel is a retail Art Gallery.
Please see the Project Description included with this application for a discussion
of proposed visitation to Prime Solum and the Jessel Gallery.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

Please see the Project Description included with this application.

Definitions

The below are paraphrased from County Code, please see referenced code sections for full text.

- Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees. *See Napa County Code §18.104.210*
- Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems. *See Napa County Code §18.104.220*
- Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes. *See Napa County Code §18.104.200*
- Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as “production facility” which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production. *See Napa County Code §18.104.200*

Conservation Development and Planning

Winery Production Process



A Tradition of Stewardship
A Commitment to Service

The Napa County Code contains various references to winery production and refers to production capacity as “the wine bottled or received” at a winery and refers to “bottling and storage of bottled wine and shipping and receiving of bulk and bottled wine” (Code Section 18.16.030(G)(4)).¹

This handout was developed by the County planning staff with the assistance of a number of local industry representatives to assist property owners and other interested parties in interpreting Napa County Code references to winery production. It does not create a new definition or regulation.

A winery’s total annual production equals either (1) the sum of all wine created through fermentation in a given year, plus the net total of all fermented bulk wine received and shipped in the same year, including all bottled wine received on the premises during the same year; or (2) the amount of wine bottled on the premises in the same given year, *whichever is greater*.

Using the diagram on the right, this means the greater of A – (B – C), or D. If B – C is a negative number, total production is equal to either A or D, whichever is greater.

This interpretation holds true for all physical winery facilities regardless of the number of business entities (e.g. Alternating Proprietors/Custom Crush) they accommodate or the date that their production capacity was established or recognized. However, wineries occupying multiple facilities are governed by the specific terms of their use permit or Certificate of Legal Non-conformity (CLN), which may vary.

Quantities represented by items A through D on the diagram can be determined by reviewing a winery’s annual submittals to the federal Bureau of Alcohol, Tobacco and Firearms (ATF). The County may periodically request a copy of these submittals (s) as a way to monitor compliance with previously adopted conditions/requirements. The County recognizes that annual variations can occur due to the grape harvest and the timing of finishing/bottling, and will generally review and average three to five consecutive years of data.

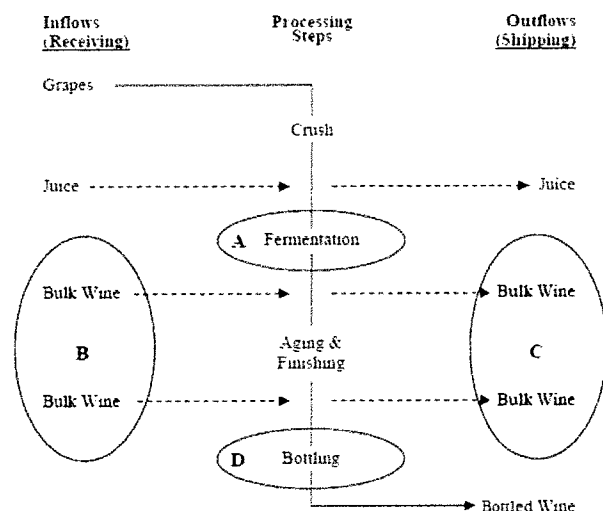


Figure 1. Winery Production Process

¹ The complexity of these statements can be attributed to the authors’ desire to avoid “double counting” bulk wine that is both received and bottled at a winery, and the fact that multiple vintages are present within a winery at any given time.

July 2008

Winery Coverage and Accessory/Production Ratio

Prime Solum is a Wine Tasting, Retail Sales and Barrel Aging Facility. Jessel is a retail Art Gallery.

Winery Development Area. Consistent with the definition at "a," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing _____ sq. ft. _____ acres

Proposed _____ sq. ft. _____ acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

_____ sq. ft. _____ acres _____ % of parcel

Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing _____ sq. ft. Proposed _____ sq. ft.

Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing _____ sq. ft. _____ % of production facility

Proposed _____ sq. ft. _____ % of production facility

Caves and Crushpads A winery is not proposed in this Application

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

☐ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)

☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area Existing: _____ sq. ft. Proposed: _____ sq. ft.

Covered crush pad area Existing: _____ sq. ft. Proposed: _____ sq. ft.

Uncovered crush pad area Existing: _____ sq. ft. Proposed: _____ sq. ft.

NOTE: A summary of project area square footage is provided for informational purposes within the attached Project Description and Project Site Plans.

Initial Statement of Grape Source

A winery is not proposed in this Application

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c),
I hereby certify that the current application for establishment or expansion of a winery
pursuant to the Napa County Winery Definition Ordinance will employ sources of
grapes in accordance with the requirements of Section 12419(b) and/or (c) of that
Ordinance.

Owner's Signature

Date

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>City of Napa</u>	<u>City of Napa</u>
Name of proposed water supplier (if water company, city, district):	<u>City of Napa</u>	<u>City of Napa</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use: (Jessel only)	<u>69</u> gallons per day (gal/d)	
Current water source:	<u>City of Napa</u>	<u>Well</u>
Anticipated future water demand: (Both entities)	<u>684*</u> gal/d	<u>N/A (City water)</u> gal/d
Water availability (in gallons/minute):	<u>N/A (City water)</u> gal/m	<u>N/A (City water)</u> gal/m
Capacity of water storage system:	<u>N/A (City water)</u> gal	<u>N/A (City water)</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>N/A</u>	

*Includes 150 gal/d associated with onsite Residential Studio

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste: (Both entities)	<u>sewage</u>	<u>N/A</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.): (Both entities)	<u>onsite septic</u>	<u>N/A</u>
Name of disposal agency (if sewage district, city, community system):	<u>N/A</u>	<u>N/A</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow): (Jessel only)	<u>69</u> gal/d	<u>N/A</u> gal/d
Anticipated future waste flows (peak flow): (Both entities)	<u>684*</u> gal/d	<u>N/A</u> gal/d
Future waste disposal design capacity: (Both entities)	<u>2,001</u> gal/d	<u>N/A</u> gal/d

*Includes 150 gal/d associated with onsite Residential Studio

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?

(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): N/A

Jessel Gallery ONLY

Winery Traffic Information / Trip Generation Sheet

Jessel is a retail Art Gallery

Traffic during a Typical Weekday

Number of FT employees: <u>2</u> x 3.05 one-way trips per employee	=	<u>6</u>	daily trips.
Number of PT employees: <u>1</u> x 1.90 one-way trips per employee	=	<u>2</u>	daily trips.
Average number of weekday visitors: <u>8</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>6</u>	daily trips.
Gallons of production: <u>N/A</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>0</u>	daily trips.
Total	=	<u>14</u>	daily trips.
Number of total weekday trips x .38	=	<u>5</u>	PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>2</u> x 3.05 one-way trips per employee	=	<u>6</u>	daily trips.
Number of PT employees (on Saturdays): <u>1</u> x 1.90 one-way trips per employee	=	<u>2</u>	daily trips.
Average number of weekend visitors: <u>8</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>6</u>	daily trips.
Total	=	<u>14</u>	daily trips.
Number of total Saturday trips x .57	=	<u>8</u>	PM peak trips.

Traffic during a Crush Saturday N/A - Jessel is a retail Art Gallery

Number of FT employees (during crush): _____ x 3.05 one-way trips per employee	=	_____	daily trips.
Number of PT employees (during crush): _____ x 1.90 one-way trips per employee	=	_____	daily trips.
Average number of weekend visitors: _____ / 2.8 visitors per vehicle x 2 one-way trips	=	_____	daily trips.
Gallons of production: _____ / 1,000 x .009 truck trips daily x 2 one-way trips	=	_____	daily trips.
Avg. annual tons of grape on-haul: _____ x .11 truck trips daily ⁴ x 2 one-way trips	=	_____	daily trips.
Total	=	_____	daily trips.
Number of total Saturday trips x .57	=	_____	PM peak trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>3</u> x 2 one-way trips per staff person	=	<u>6</u>	trips.
Number of visitors (largest event): <u>60</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>43</u>	trips.
Number of special event truck trips (largest event): <u>2</u> x 2 one-way trips	=	<u>4</u>	trips.

³ Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

⁴ Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).

Winery Traffic Information / Trip Generation Sheet

Prime Solum is a Wine Tasting, Retail Sales and Barrel Aging Facility

Traffic during a Typical Weekday

Number of FT employees: <u>2</u>	x 3.05 one-way trips per employee	=	<u>6</u>	daily trips.
Number of PT employees: <u>4</u>	x 1.90 one-way trips per employee	=	<u>8</u>	daily trips.
Average number of weekday visitors: <u>90</u>	/ 2.6 visitors per vehicle x 2 one-way trips	=	<u>69</u>	daily trips.
Gallons of production: <u>N/A</u>	/ 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>0</u>	daily trips.
Total		=	<u>83</u>	daily trips.
Number of total weekday trips x .38		=	<u>32</u>	PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>2</u>	x 3.05 one-way trips per employee	=	<u>6</u>	daily trips.
Number of PT employees (on Saturdays): <u>5</u>	x 1.90 one-way trips per employee	=	<u>10</u>	daily trips.
Average number of weekend visitors: <u>120</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>86</u>	daily trips.
Total		=	<u>102</u>	daily trips.
Number of total Saturday trips x .57		=	<u>58</u>	PM peak trips.

Traffic during a Crush Saturday N/A - No crush

Number of FT employees (during crush): _____	x 3.05 one-way trips per employee	=	_____	daily trips.
Number of PT employees (during crush): _____	x 1.90 one-way trips per employee	=	_____	daily trips.
Average number of weekend visitors: _____	/ 2.8 visitors per vehicle x 2 one-way trips	=	_____	daily trips.
Gallons of production: _____	/ 1,000 x .009 truck trips daily x 2 one-way trips	=	_____	daily trips.
Avg. annual tons of grape on-haul: _____	x .11 truck trips daily ⁴ x 2 one-way trips	=	_____	daily trips.
Total		=	_____	daily trips.
Number of total Saturday trips x .57		=	_____	PM peak trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>7</u>	x 2 one-way trips per staff person	=	<u>14</u>	trips.
Number of visitors (largest event): <u>125</u>	/ 2.8 visitors per vehicle x 2 one-way trips	=	<u>89</u>	trips.
Number of special event truck trips (largest event): <u>2</u>	x 2 one-way trips	=	<u>4</u>	trips.

³ Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

⁴ Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).

Traffic Information Sheet Addendum

Information for Caltrans Review

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Please provide separate **Winery Traffic Information / Trip Generation Sheets** for existing and proposed operations.

Napa County Winery Traffic Generation Characteristics

Employees

Half-hour lunch: All - 2 trips/day (1 during weekday PM peak)
Hour lunch: Permanent Full-Time – 3.2 trips/day (1 during weekday PM peak)
Permanent Part-Time – 2 trips/day (1 during weekday PM peak)
Seasonal: 2 trips/day (0 during weekday PM peak)—crush
see full time above—bottling
Auto Occupancy: 1.05 employees/auto

Visitors

Auto occupancy:
Weekday = 2.6 visitors/auto
Weekend = 2.8 visitors/auto

Peaking Factors:

Peak Month: 1.65 x average month
Average Weekend: 0.22 x average month
Average Saturday: 0.53 x average weekend
Peak Saturday: 1.65 x average Saturday
Average Sunday: 0.8 x average Saturday
Peak Sunday: 2.0 x average Sunday

Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved

Average 5-Day Week (Monday-Friday) - 1.3 x average weekend

Average Weekday: 0.2 x average 5-day week

Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved

Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

Service Vehicles

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)

Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr

Case Goods (250 days/yr): 0.8 trips/1000 gal/yr



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services - David Morrison, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Jessel Gallery/Prime Solum UP APN 039-320-008

Project number if known:

Contact person: George H Monteverdi, Monteverdi Consulting

Contact email & phone number: George@MonteverdiConsulting.com

Today's date: September 10, 2015

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Doing	Plan To Do	ID #	BMP Name
<input type="checkbox"/>	<input checked="" type="checkbox"/>	BMP-1	Generation of on-site renewable energy <i>If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.</i> Design TBD. For Prime Solum.
<input type="checkbox"/>	<input type="checkbox"/>	BMP-2	Preservation of developable open space in a conservation easement <i>Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.</i>

Already Plan
Doing To Do

☐ ☐ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**

The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

☐ ☒ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

The design has not yet been done but Prime Solum would like to qualify for CALGREEN status

☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives
- ☐ employee carpool or vanpool
- ☐ priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other:

Estimated annual VMT

Potential annual VMT saved

% Change

SEP -7 2016

Napa County Planning, Building
& Environmental Services

Already Plan
Doing To Do

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BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

The design has not yet been done but Prime Solum would like to qualify for CALGREEN status

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BMP-8 Solar hot water heating

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

Prime Solum plans to install a solar hot water heating system

☐
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BMP-9 Energy conserving lighting

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

Prime Solum

☐
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BMP-10 Energy Star Roof/Living Roof/Cool Roof

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

Prime Solum intends to have and insulated cool roof

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BMP-11 Bicycle Incentives

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

Prime Solum intends to install a bicycle parking area.

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BMP-12 Bicycle route improvements

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Applicants will improve Atlas Peak Road along the frontage of the subject property with a Class II and Class III bike lane, as directed by the Napa County Public Works Department.

Already Plan
Doing To Do

☐ ☒ **BMP-13 Connection to recycled water**

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

If recycled water becomes available Prime Solum would like to hook up and use for landscape watering

☐ ☒ **BMP-14 Install Water Efficient fixtures**

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

Prime Solum plans to install such fixtures. Likewise, existing water fixtures in the apartment residence located in the Jessel building will be replaced with water-efficient fixtures.

☐ ☐ **BMP-15 Low-impact development (LID)**

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

☐ ☐ **BMP-16 Water efficient landscape**

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

☐ ☒ **BMP-17 Recycle 75% of all waste**

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

☐☒

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

☐☒

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

☐☐

BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Prime Solum plans to do this.

☐☐

BMP-21 Electrical Vehicle Charging Station(s)

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

☐☐

BMP-22 Public Transit Accessibility

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

RECEIVED

MAR 28 2016

Already Plan
Doing To Do

☐ ☐ **BMP-23**

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

☐ ☒ **BMP-24 Limit the amount of grading and tree removal**

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

☐ ☒ **BMP-25 Will this project be designed and built so that it could qualify for LEED?** Level to be determined

BMP-25 (a) ☐

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b) ☐

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c) ☐

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

☐ ☒ **BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?**

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

☐ ☐ **BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Plan
Doing To Do

☐☒

BMP-28 Use of recycled materials

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

Prime Solum intends to do this.

☐☒

BMP-29 Local food production

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.

Prime Solum intends to do this.

☐☒

BMP-30 Education to staff and visitors on sustainable practices

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

Prime Solum intends to do this.

☐☐

BMP-31 Use 70-80% cover crop

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

☐☒

BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site

By selecting this BMP, you agree not to burn the material pruned on site.

☐☒

BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?

Prime Solum winery in the City of Napa

☐☐

BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?

Comments and Suggestions on this form?

Sources:

1. *Napa County Bicycle Plan*, NCTPA, December 2011
2. *California Air Pollution Control Officers Associate (CAPCOA)*. January 2008. *CEQA and Climate Change*
3. *Napa County General Plan*, June 2008.
4. *California Office of the Attorney General*. 2010. *Addressing Climate Change at the Project Level* available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System*. Washington, DC: United States Green Building Council, Inc.
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings*. Sacramento, CA: California Energy Commission.
7. *U.S. Department of Energy (2010). Cool roof fact sheet*.
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs*". *Energy Star*. Retrieved 2013-05-01.
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
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12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departementcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES**

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) Jessel Gallery & Prime Solum			
BUSINESS SITE ADDRESS 1019 Atlas Peak Rd.			
BUSINESS SITE CITY Napa	STATE CA	ZIP CODE 94558	
CONTACT NAME Bill Hill, Prime Solum		PHONE 707/328-6264	

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4 HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4a Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 5 UST FACILITY (formerly SWTCC Form A) UST TANK (one page per tank) (formerly Form II)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 6 NO FORM REQUIRED TO CUPA
E. HAZARDOUS WASTE Generate hazardous waste?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 9 EPA ID NUMBER - provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 10 RECYCLABLE MATERIALS REPORT <small>(one per recycler)</small>
Treat hazardous waste on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 11 ON-SITE HAZARDOUS WASTE TREATMENT - FACILITY ON-SITE HAZARDOUS WASTE TREATMENT - UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 12 CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 13 REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14 HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14a Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 14b See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)

Business Activities

Please submit the Business Activities page, the Business Owner/Operator Identification page, and Hazardous Materials Inventory - Chemical Description pages for all submissions. (Note: the numbering of the instructions follows the data element numbers that are on the Unified Program Consolidated Form (UPCF) pages. These data element numbers are used for electronic submission and are the same as the numbering used in Division 3, Electronic Submittal of Information). Please number all pages of your submittal. This helps your CUPA or AA identify whether the submittal is complete and if any pages are separated.

1. FACILITY ID NUMBER - Leave this blank. This number is assigned by the Certified Unified Program Agency (CUPA) or Administering Agency (AA). This is the unique number which identifies your facility.
2. EPA ID NUMBER - If you generate, recycle, or treat hazardous waste, enter your facility's 12-character U.S. Environmental Protection Agency (U.S. EPA) or California Identification number. For facilities in California, the number usually starts with the letters "CATT". If you do not have a number, contact the Department of Toxic Substances Control (DTSC) Telephone Information Center at (916) 324-1781, (800) 61-TOXIC or (800) 61-86942, to obtain one.
3. BUSINESS NAME - Enter the full legal name of the business. This is the same as the terms "Trading Name" or "Doing Business As" that might have been used in the past.
103. BUSINESS SITE ADDRESS - Enter the street address where the facility is located. No post office box numbers are allowed. This information must provide a means to geographically locate the facility.
104. BUSINESS SITE CITY - Enter the city or unincorporated area in which business site is located.
105. ZIP CODE - Enter the zip code of business site. The extra 4 digit zip may also be added.
106. CONTACT - Enter a contact person's name.
107. PHONE - Enter a contact phone number.
4. HAZARDOUS MATERIALS -
Check the box to indicate whether you have a hazardous material onsite. You have a hazardous material onsite if:
 - It is handled in quantities equal to or greater than 500 pounds, 55 gallons, or 200 cubic feet of compressed gas (calculated at standard temperature and pressure).
 - It is handled in quantities equal to or greater than the applicable federal threshold planning quantity for an extremely hazardous substance listed in 40 CFR Part 355, Appendix A.
 - Radioactive materials are handled in quantities for which an emergency plan is required to be adopted pursuant to Part 30, Part 40, or Part 70 of Chapter 10 of 10 CFR, or pursuant to any regulations adopted by the state in accordance with these regulations.
 If you have a hazardous material onsite, then you must complete the Business Owner/Operator Identification page and the Hazardous Materials Inventory - Chemical Description page, as well as an Emergency Response Plan and Training Plan.
 (Not Subject to the Act if you exceed only a local threshold, but do not exceed a state threshold.)
- 4a. REGULATED SUBSTANCES - Refer to 19 CFR 277.05 for regulated substances. Check the box to indicate whether your facility has CalARP regulated substances stored onsite.
5. OWN OR OPERATE UNDERGROUND STORAGE TANK (UST) - Check the appropriate box to indicate whether you own or operate USTs containing hazardous substances as defined in Health and Safety Code (HSC) 25113. If "YES", then you must complete one UST Facility page and UST Tank pages for each tank. You must also submit a plot plan and a monitoring program plan.
6. OWN OR OPERATE ABOVEGROUND PETROLEUM STORAGE TANK OR CONTAINER - Check the appropriate box to indicate whether there are ASTs onsite which exceed the regulatory thresholds. (There is no UPGF page for ASTs.) This program applies to all facilities storing petroleum in aboveground tanks. Petroleum means crude oil, or any fraction thereof, which is liquid at 60 degrees Fahrenheit temperature and 14.7 pounds per square inch absolute pressure (HSC 25276.0 (g)). The facility must have a cumulative storage capacity greater than 1,320 gallons for all ASTs. NOT Subject to the Act (exemptions):
 - An aboveground petroleum storage tank (AST) facility with one or more of the following (see H&S 25276.2 (g)):
 - A pressure vessel or boiler which is subject to Division 5 of the Labor Code,
 - A storage tank containing hazardous waste if a hazardous waste facility permit has been issued for the storage tank by DTSC,
 - An aboveground oil production tank which is regulated by the Division of Oil and Gas,
 - Certain oil-field electrical equipment including but not limited to transformers, circuit breakers, or capacitors.
9. HAZARDOUS WASTE GENERATOR - Check the appropriate box to indicate whether your facility generates hazardous waste. A generator is the person or business whose acts or processes produce a hazardous waste or who causes a hazardous substance or waste to become subject to State hazardous waste law. If your facility generates hazardous waste, you must obtain and use an EPA identification number (ID) in order to properly transport and dispose of it. Report your EPA ID number in #2. Hazardous waste means a waste that meets any of the criteria for the identification of a hazardous waste adopted by DTSC pursuant to HSC 25141. "Hazardous waste" includes, but is not limited to, federally regulated hazardous waste. Federal hazardous waste law is known as the Resource Conservation and Recovery Act (RCRA). Unless explicitly stated otherwise, the term "hazardous waste" also includes extremely hazardous waste and acutely hazardous waste.
10. RECYCLE - Check the appropriate box to indicate whether you recycle more than 100 kilograms per month of recyclable material under a claim that the material is excluded or exempt per 18 CCR 49.2. Check "YES" and complete the Recyclable Materials Report pages. If you either recycled more or recycled excluded/recyclable materials which were generated onsite, check "NO" if you only send recyclable materials to an off-site recycler. You do not need to report.
11. ONSITE HAZARDOUS WASTE TREATMENT - Check the appropriate box to indicate whether your facility engages in onsite treatment of hazardous waste. "Treatment" means any method, technique, or process which is designed to change the physical, chemical, or biological character or composition of any hazardous waste or any material contained therein, or removes or reduces its harmful properties or characteristics for any purpose. "Treatment" does not include the removal of residues from manufacturing process equipment for the purposes of cleaning that equipment. Amendments (effective 6/1/95) add exemptions from the definition of "treatment" for certain processes under specific limited conditions. Refer to HSC 25149.5 (b) for these specific exemptions. Treatment of certain hazardous wastes is required for all facilities. Refer to H&S 25260.8 for toxicologic information. Please contact your CUPA to determine if any exemptions apply to your facility. If your facility engages in onsite treatment of hazardous waste then complete the Onsite Hazardous Waste Treatment Notification - Facility page and one set of Onsite Hazardous Waste Treatment Notification - Unit pages with waste and treatment process information for each unit.
12. FINANCIAL ASSURANCE - Check the appropriate box to indicate whether your facility is subject to financial assurance requirements for closure of an onsite treatment unit. Unless they are exempt, Permit by Rule (PBR) and Conditionally Authorized (CA) operations are required to provide financial assurance to closure pursuant to 22 CCR 66000.0 (g) and H&S 25260.8. If your facility is subject to financial assurance requirements or claiming an exemption, then complete the Certification of Financial Assurance page.
13. REMOTE WASTE CONSOLIDATION SITE - Check the appropriate box to indicate whether your facility consolidates hazardous waste generated at a remote site. (Not Subject to the Act if you are a hazardous waste generator that collects hazardous waste initially at remote sites and subsequently transports the hazardous waste to a consolidation site you also operate. You must be eligible pursuant to the conditions in HSC 25110.00. If your facility consolidates hazardous waste generated at a remote site, then complete the Remote Waste Consolidation Site Annual Notification page.
14. HAZARDOUS WASTE TANK CLOSURE - Check the appropriate box to indicate whether the tank being closed would be classified as hazardous waste after its contents are removed. Classification could be based on:

- Your knowledge of the tank and its contents	- The nature rule
- Testing of the tank	- The listed wastes in 40 CFR 261.31 or 40 CFR 261.32.
- Inability to remove hazardous materials stored in the tank.	

 If the tank being closed would be classified as hazardous waste after its contents are removed, then you must complete the Hazardous Waste Tank Closure Certification page.
- 14a. RCRA LQG - Check the appropriate box to indicate whether your facility is a Large Quantity Generator. If YES, you must have or obtain a US EPA ID Number.
- 14b. HOUSEHOLD HAZARDOUS WASTE COLLECTION - Check the appropriate box to indicate whether your facility is a HHA Collection site.
15. LOCAL REQUIREMENTS - Some CUPAs or AAs may require additional information. Check with your CUPA before submitting the UPGF to determine if any supplemental information is required.



4. Presentation of Stewardship
Agreement to Service

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

Unified Programs (Hazardous Materials Business Plan, Hazardous Waste, Extremely Hazardous Substances, Aboveground Storage Tanks, and Underground Storage Tanks):

Be sure to complete the Napa County Department of Environmental Management Business Activities Form included in the Use Permit Application Package. Essentially, facilities that store hazardous materials above threshold planning quantities (55 gallons of liquid, 200 cubic feet of compressed gas, or 500 pounds of a solid), generate hazardous waste(s), handle extremely hazardous substances (aqueous ammonia, anhydrous ammonia, peracetic acid, sulfur dioxide gas, etc), store petroleum products in excess of 1,320 gallons in aboveground tanks, and/or plan on storing hazardous substances in underground storage tanks shall contact the Napa County Department of Environmental Management at 707.253.4471 to obtain the required permits in addition to completing the required forms. Please keep in mind that facilities that are required to complete a Hazardous Materials Business Plan shall file said plan within 30 days of bringing above threshold planning quantities of hazardous materials onsite.

Stormwater:

There are two different stormwater programs that facilities may qualify for in Napa County. The first program is based on the State of California Water Resources Board's (SWRCB) Industrial Permitting program. If a facility has a regulated Standard Industrial Classification (SIC) Code, it must register with the SWRCB by completing a Notice of Intent and complete a Stormwater Pollution Prevention Plan. Additional information, including a list of regulated SIC codes, may be found at:

http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

The most prevalent regulated industry in Napa County is wineries with a SIC code of 2084.

The second program requires facilities that do not have a regulated SIC code but may still pose a threat to stormwater obtain a permit from Napa County, but the preparation of a SWPPP is not required.

Please provide accurate information as this information will be used to determine what conditions, if any, will be placed on the Use Permit Application. If questions arise, you are encouraged to contact the Napa County Department of Environmental Management at 707.253.4471 for further assistance.



A Tradition of Stewardship
A Commitment to Service

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To:	All interested parties (applicants, engineers, property owners)	From:	Department of Environmental Management
Date:	Revised March 7, 2011 Revised November 2009 January 2004	Re:	Procedure to verify septic system and cave clearance distances

The clearance distances between caves and septic systems were established to ensure that appropriate health and safety considerations have been made with respect to the location of cave structures and septic systems. Napa County Code, Section 13.28.040 establishes minimum clearance distances between septic systems and cave structures and this memo describes the process for demonstrating the proposed cave meets the appropriate clearance. In developing the clearance distances and this procedure, the potential impact of cave drains on existing septic systems was considered as well as the potential impact of the septic system on a cave.

The following procedure will be used to verify distances between the cave and septic system(s) meet the minimum clearance distances specified in County Code, Section 13.28.040:

Prior to this Department recommending approval of Use Permit applications and building permit applications not requiring a Use Permit, an accurate legible plan showing all existing septic systems within 1500 feet of the cave must be submitted for review and approval. Full scaled drawings of the cave structure must be submitted showing cave tunnel elevations. Additionally, if a cave is proposed upgradient of an existing or proposed septic system the plan must include details on cave drainage to evaluate the potential impact on existing or proposed septic systems located downgradient of the cave structures.

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JESSEL ART GALLERY AND PRIME SOLUM TASTING AND BARREL ROOM

**MASTER USE PERMIT PROJECT DESCRIPTION
(Revised 5/18/2016)**

Owner/Applicant: Delores Buller, Trustee of the Buller Family 2005 Trust
Post Office Box 737
Rail Road Flat, CA 95248

Project Address and Location:

1019 Atlas Peak Road
Napa, CA 94558
APN 039-320-008

Zoning District: CL Commercial Limited

General Plan: RR Rural Residential

Applicant Representatives:

Main contact:

George Monteverdi, Principal
Monteverdi Consulting
Post Office Box 6079
Napa, CA 94581
707/761-2516
george@monteverdiconsulting.com

With copies to:

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Post Office Box 5662
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707/479-2856
tcarey.law@gmail.com

David Knitter, Attorney at Law
Knitter & Knitter, LLP
190 S. Orchard Avenue, Suite C-200
Vacaville, CA 95688
davek@knitterlaw.com

Ron Ruggiero, Property Manager
Crown Realty
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Napa, CA 94558
707/255-0880 x 101
Ron_Ruggiero@yahoo.com

William Hill, Principal
Prime Solum
707/328-6264
bill.hill@primevinepartners.com

BACKGROUND

The project site is a 6.65-acre parcel (Napa County Assessor's Parcel No. 039-320-008) located on the west side of Atlas Peak Road approximately 0.07 miles from its intersection with Monticello Road/State Highway 121. The parcel was the site of the historic Hedgeside Distillery (now Del Dotto Winery) and over the years was split between Residential and Industrial zoning. In 1985, the County rezoned the entire parcel to the CL Commercial Limited District.

The parcel contains multiple existing commercial and residential uses and structures. As shown on the Existing Site Plan (Sheet A1.10) prepared by Paul Kelley, Architect, and incorporated as part of this application, existing residential uses include a single family residence located on the northwest corner of the parcel and a studio apartment above the Jessel Gallery building on the southern portion of the parcel.

Four use permits authorizing commercial uses are active on the parcel:

<u>Project Name</u>	<u>County File No.</u>	<u>Approval Date</u>
Napa Drayage and Warehouse	U-737879	circa 1980
Del Dotto Winery	98225-UP	1999
Del Dotto Winery	98230-UP	1999
Whetstone Wine Cellars (Tasting Room)	P12-00008	2013

Since 1984, Jessel Gallery has occupied two buildings located on the southern portion of the property: (1) a 6,882 square foot main gallery building facing Atlas Peak Road and (2) a 4,013 square foot warehouse building lying west of the gallery. The latter building was the location identified in Use Permit U-737879 as the Napa Drayage and Warehouse business once operated by the Buller family. Napa County records indicate that Jessel Gallery's use of these two buildings for art studio and gallery purposes has been an issue with the County a number of

times over the past 30 years; it is the intention of this application to finally resolve this situation.

Prime Solum operates a Bonded Winery Premise at 459 Walnut Street in the City of Napa. It wishes to use the former Napa Drayage and Warehouse building as a tasting, retail sales and barrel aging room. No crushing, primary fermentation, pressing, barrel washing, processing or bottling will occur at the 1019 Atlas Peak Road project site. All such activities will continue to be conducted at the Walnut Street winery location.

THE PROJECT

The purpose of this application is to obtain a Master Use Permit authorizing the commercial use and improvement of the Jessel Gallery and former Napa Drayage and Warehouse buildings and the surrounding outdoor areas.

A. MASTER USE PERMIT

Jessel Gallery/Main Gallery Building/Lower Level

Requested Uses:

1. Art studio and gallery with accessory office uses and retail art sales
2. Wine tasting (indoor and outdoor) and retail wine sales
3. Retail sales (less than 5,000 square feet of gross floor area)
4. Art classes (two classes per week, 5-8 persons per class)
5. "First Monday" Event (one per month, 60 persons per event)

Number of Visitors: 8 per day, no visitation on day of "First Monday" Event

Number of Employees: 2 full-time, 1 part-time

Days and Hours of Operation: Monday-Sunday, 10:00 AM to 5:00 PM
"First Monday" Event, 5:00 PM to 8:00 PM

Floor Area: Existing Main Gallery – 6,882 SF
Existing Covered Loading Dock – 197 SF
Existing Deck #1 – 813 SF
Existing Deck #2 – 88 SF

Food Service: All food catered and prepared off-site or prepared on-site by a caterer using its own equipment. All food preparation equipment will be cleaned offsite by the caterer. All service ware will be recyclable/compostable, disposable or will be cleaned offsite by the caterer.

Prime Solum/former Napa Drayage and Warehouse Building

Requested Uses:

1. Wine tasting (indoor and outdoor) and retail and wholesale wine sales
2. Retail sales (less than 5,000 square feet of gross floor area) including, without limitation, the sale of groceries and prepackaged food items, and the display and sale of art and antiques
3. Storage of up to 60 barrels of wine per Use Permit U-737879 for aging and accessory tasting purposes
4. Retail sale of food prepared by caterers off-site, or on-site with their own equipment, for consumption with wine tasting or take out
5. Accessory office uses
6. Events (one per week, 125 persons per event)

No crushing, primary fermentation, pressing, barrel washing, processing or bottling will occur in the warehouse building. All appropriate licenses required by California ABC and Federal TTB will be obtained for the tasting and barrel storage uses.

Number of Visitors: 125 per day, 10 per day on day of Jessel "First Monday" Event

Events will occur indoors and outdoors at the warehouse building. If the number of visitors not attending the event, combined with those attending the event, total more than 125, porta-potties will be provided to ensure that the capacity of the project wastewater disposal system is not exceeded.

Number of Employees: 2 full-time, 8 part-time.

Days and Hours of Operation: Monday-Sunday, 9:00 AM to 8:00 PM

Floor Area:

- Existing Warehouse (to be converted to retail use) – 4,013 SF
- Existing Storage Loft (to be replaced with new) – 242 SF
- Existing Covered Loading Dock (to be replaced with new) – 186 SF
- Existing Patio (to be replaced with New Enclosed Indoor Area) – 800 SF
- Proposed Storage Loft – 329 SF
- Proposed West Enclosed Indoor Area – 2,023 SF
- Proposed East Enclosed Indoor Area – 1,372 SF
- Proposed South Uncovered Deck – 464 SF

The areas shown on Sheet A3.20 as "Proposed Enclosed Indoor Areas" have been designed to make full enclosure optional in the event that Prime Solum wishes to leave them as covered decks for a period of time.

Food Service: All food catered and prepared off-site or prepared on-site by a caterer using its own equipment. All food preparation equipment will be cleaned offsite by the caterer. All service ware will be recyclable/compostable, disposable or will be cleaned offsite by the caterer.

HISTORIC RESOURCES:

The Jessel Gallery Building was identified as having historical significance in the Phase One Historic Assessment prepared by PAST Consultants, LLC and dated July 30, 2013, which is attached and made a part of this application. Any required improvements to that building (primarily for ADA and Fire Code compliance) will follow the US Secretary of the Interior's Standards for Rehabilitation of Historic Structures.

WATER SUPPLY:

Two newly installed municipal (City of Napa) water connections currently supply potable water to the project site for domestic and emergency fire suppression purposes. A copy of the recorded Declaration of Covenants and Agreement Regarding Water Service executed by the City Public Works Director is attached and made a part of this application.

Water for fire suppression purposes will be supplied by the existing City water connection (existing structures only) and a new water storage tank (proposed Prime Solum covered patios) in compliance with the fire code requirements applicable at time of building permit issuance. Beneficial occupancy will not be granted until all required fire and life safety improvements have been installed, tested and finalized.

WASTEWATER DISPOSAL:

A new engineered wastewater treatment and disposal system will be installed to accommodate flows generated by the project. A Septic Feasibility Report for the Jessel Art Gallery and Prime Solum tasting Room prepared by Delta Consulting and Engineering is attached and made a part of this application.

ACCESS:

The project site has an existing driveway with direct access to Atlas Peak Road, which is a designated County Collector Road.

ROAD SETBACKS:

Under Napa County Code section 18.112.080, the required building setbacks are 30 feet from the centerline of Atlas Peak Road and 70 feet from the centerline of Monticello Road/State Highway 121. The existing Main Gallery Building is more than 75 feet and the existing

Warehouse Building is more than 150 feet from the centerline of Atlas Peak Road. Both buildings are more than 350 feet from the centerline of State Highway 121.

PARKING:

Based on an analysis of the existing and proposed building square footages and uses, the total parking requirement should be 67 spaces. After a 10% reduction for the shared uses of Jessel Gallery and the Prime Solum Tasting Room, which have been described in the project statement as well as the septic feasibility report, the total number of proposed spaces is 61. This includes 3 accessible spaces, 21 compact spaces, and 37 standard spaces.

Area for an additional 6 spaces has been reserved and shown on the site plan, in the case that Jessel and/or Prime Solum experiences congestion or higher-than-expected parking demand at some point in the future.

Consistent with Napa County Code section 18.28.070, the parking areas have been located and designed to minimize the view of parked vehicles from public streets and adjacent residential uses, landscaped at a ratio of one tree per six parking spaces and located outside of the required road setbacks.

SIGNAGE:

Blue directional signs shall be placed in areas acceptable to the Napa County Department of Public Works directing visitors to the access driveways to the Jessel Gallery and Prime Solum tasting room.

LANDSCAPING/LIGHTING:

Consistent with Napa County Code section 18.28.075, all required landscaping will utilize drought tolerant plantings, existing vegetation and planters where possible. Lighting will be shielded and directed downward onto the project site and not visible from adjacent properties and streets.

APN: 039-320-008

Napa County Planning, Building
& Environmental Services

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Consultant:

Use Permit Exhibits
Jessel Gallery/Prime Solum
 1019 Atlas Peak Road, Napa, CA 94558
 APN: 039-320-008

Seal:

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Date: February 29, 2016

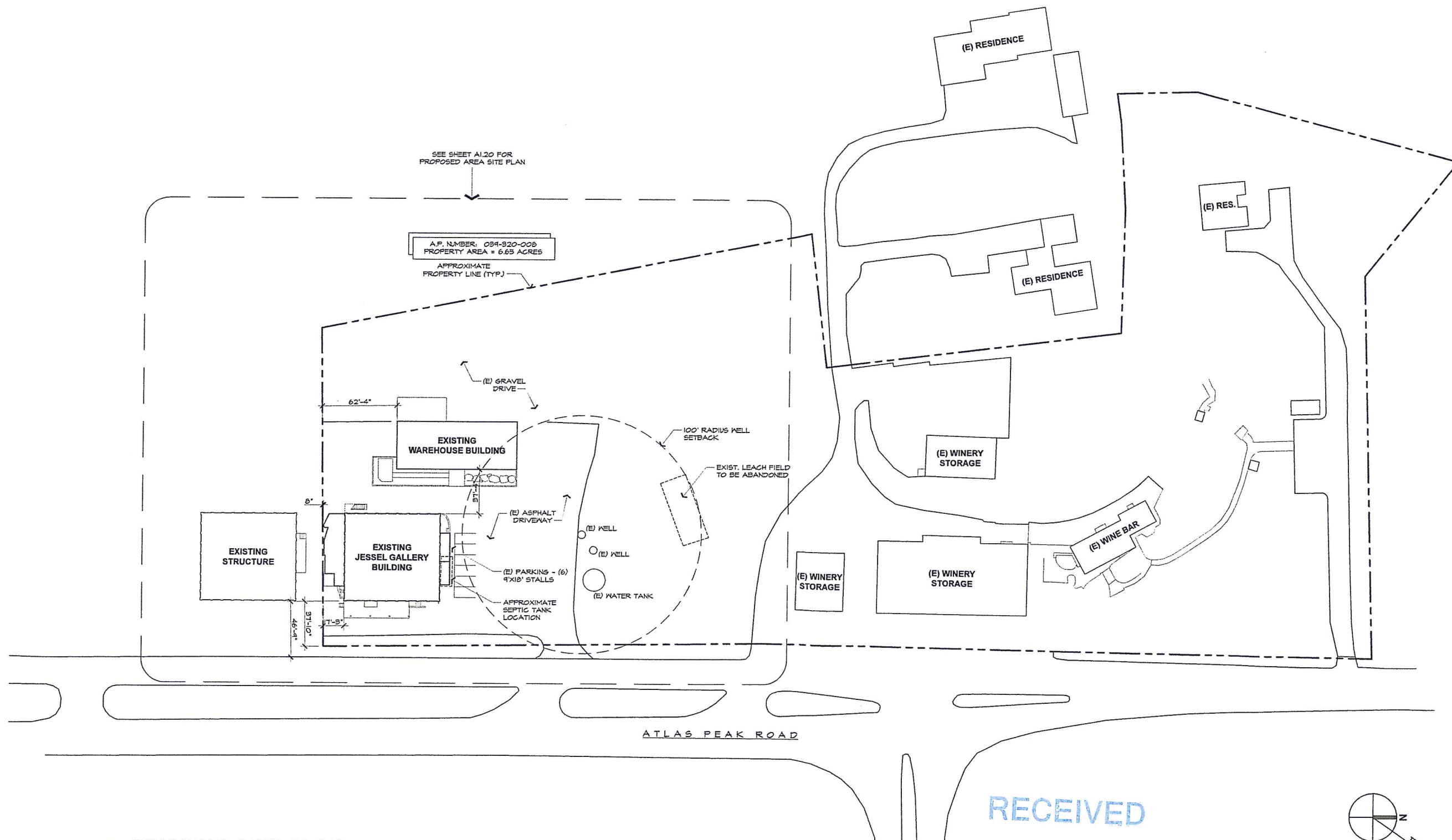
Project No:

Sheet Title:

EXISTING SITE PLAN

Sheet #:

A1.10

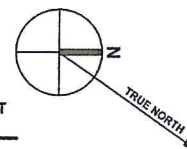


A EXISTING SITE PLAN
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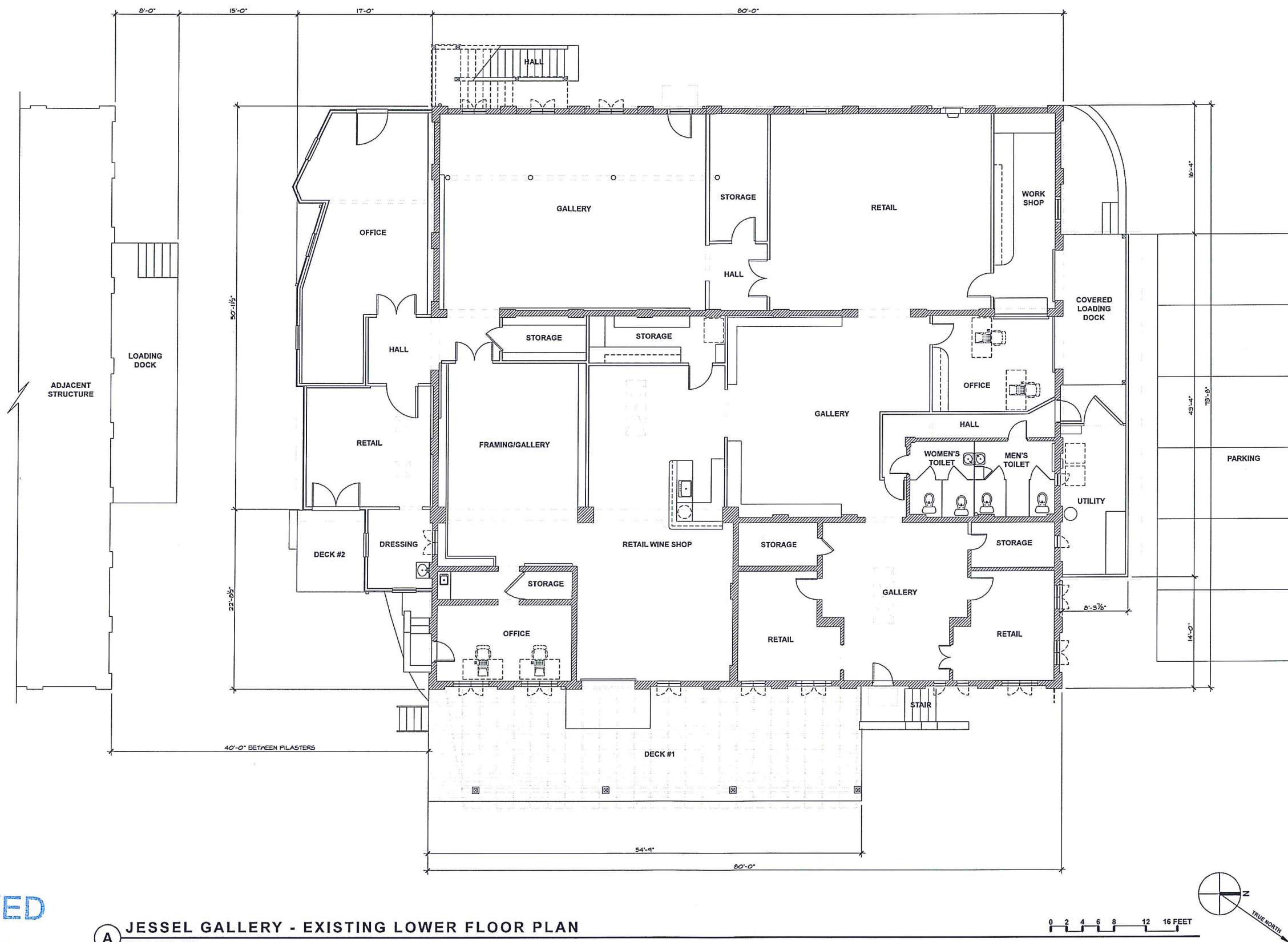
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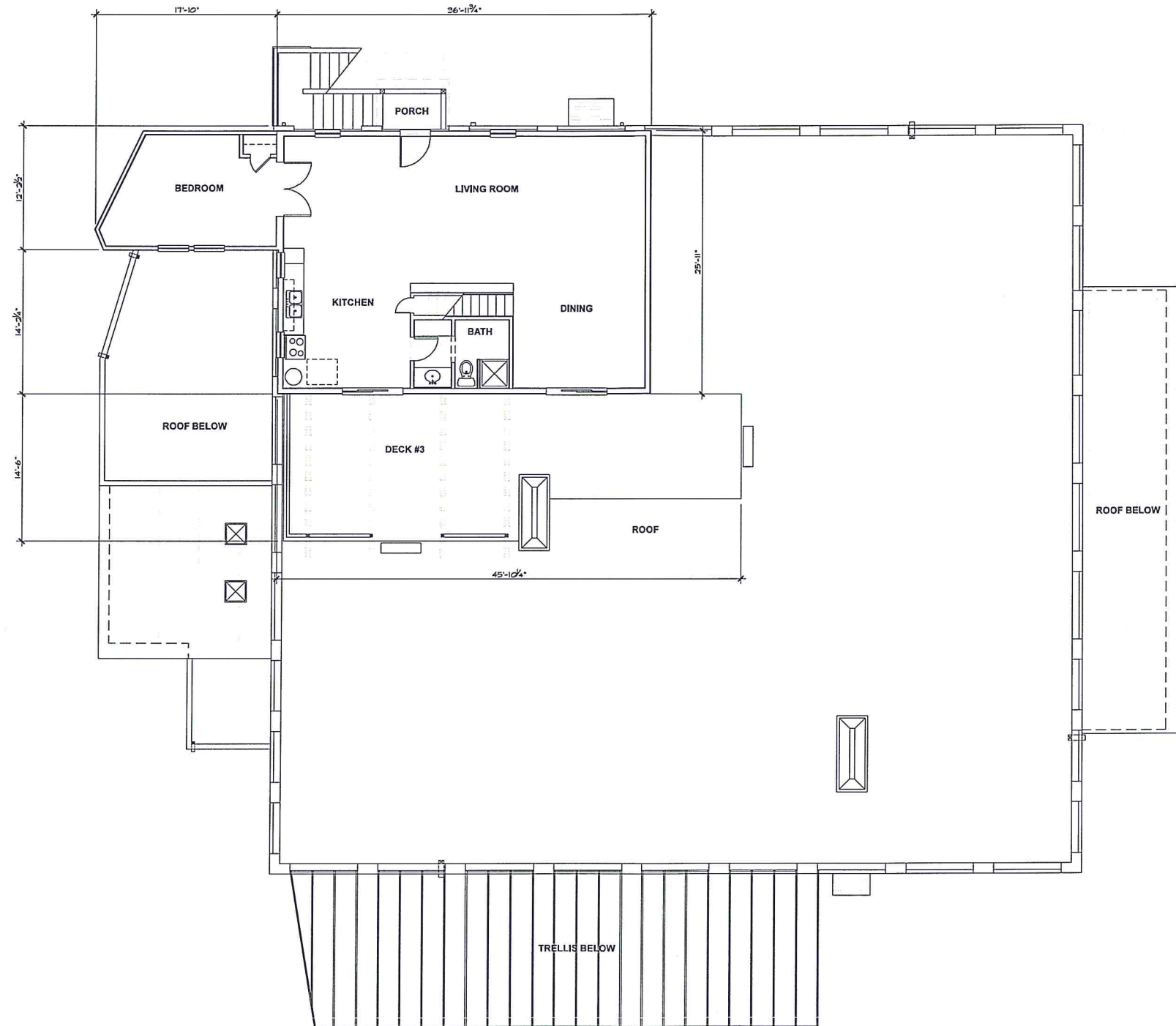
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A JESSEL GALLERY - EXISTING LOWER FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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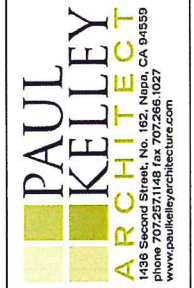
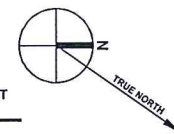
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B JESSEL GALLERY - EXISTING UPPER LEVEL / ROOF PLAN
SCALE: 3/16" = 1'-0"

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Use Permit Exhibits
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1019 Atlas Peak Road, Napa, CA 94558
APN: 039-320-008

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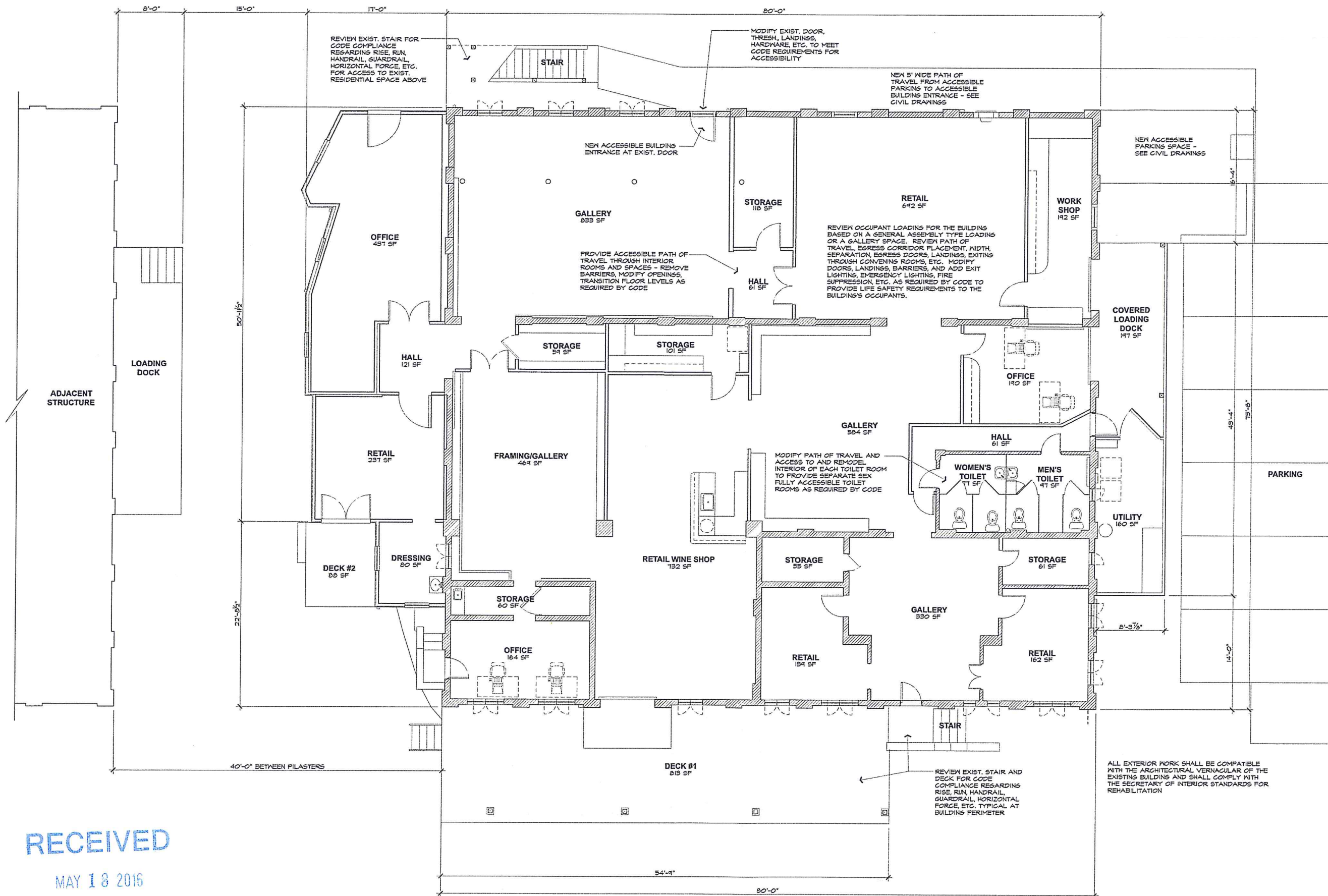
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Date: January 12, 2016

Project No:

Sheet Title:
JESSEL GALLERY -
EXISTING
UPPER LEVEL / ROOF
PLAN

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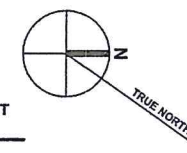
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& Environmental Services

JESSEL GALLERY - PROPOSED LOWER FLOOR PLAN

SCALE: 3/16" = 1'-0"

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PAUL KELLEY ARCHITECT
1110 Wyatt Avenue, Napa, CA 94559
phone 707.257.1148 fax 707.256.1027
www.paulkelleyarchitecture.com

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1019 Atlas Peak Road, Napa, CA 94558
APN: 039-320-008

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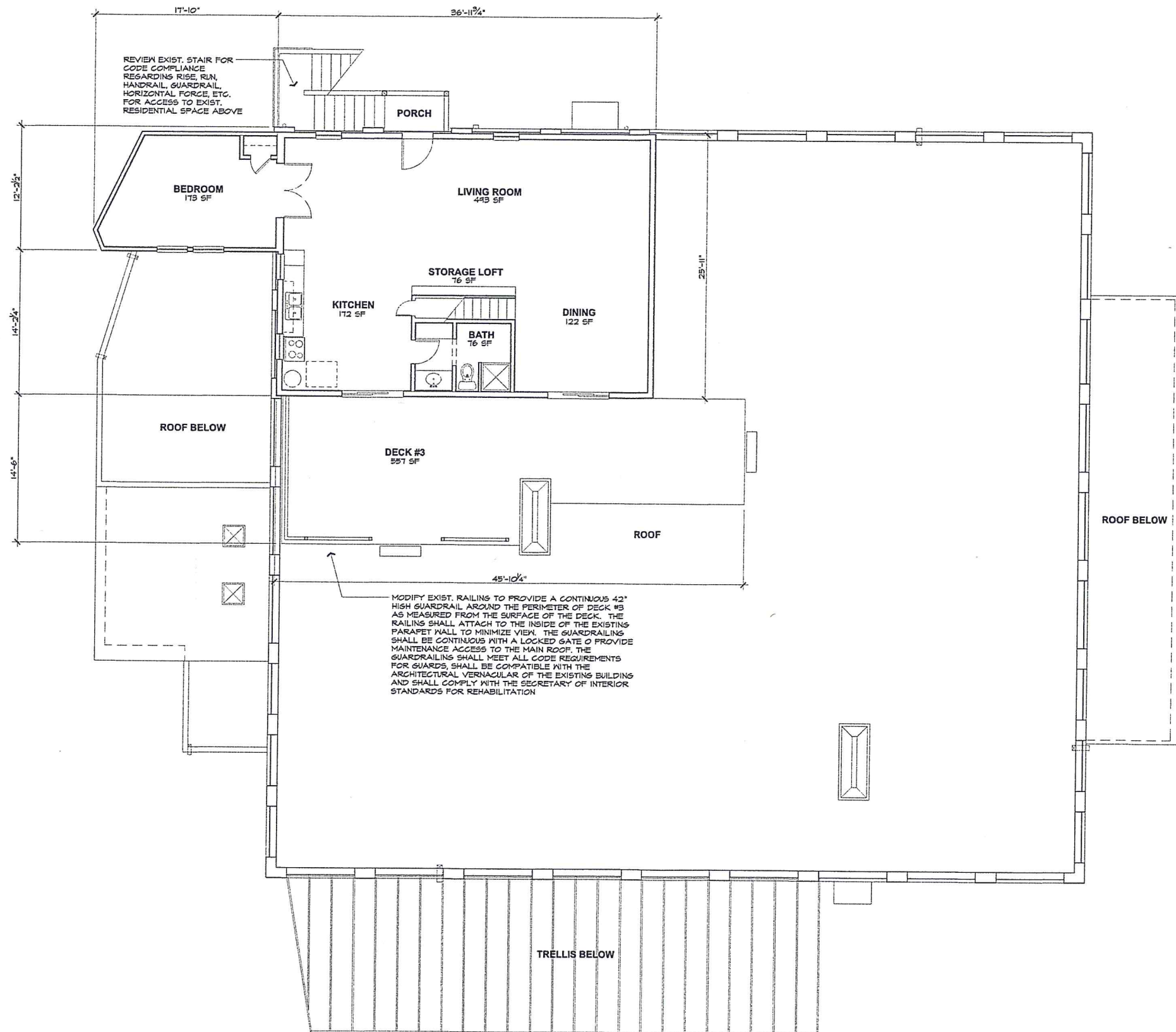
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Sheet Title:

JESSEL GALLERY - PROPOSED LOWER FLOOR PLAN

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A2.30



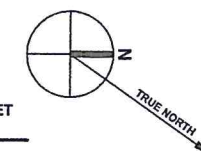
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D JESSEL GALLERY - PROPOSED UPPER LEVEL / ROOF PLAN
SCALE: 3/16" = 1'-0"

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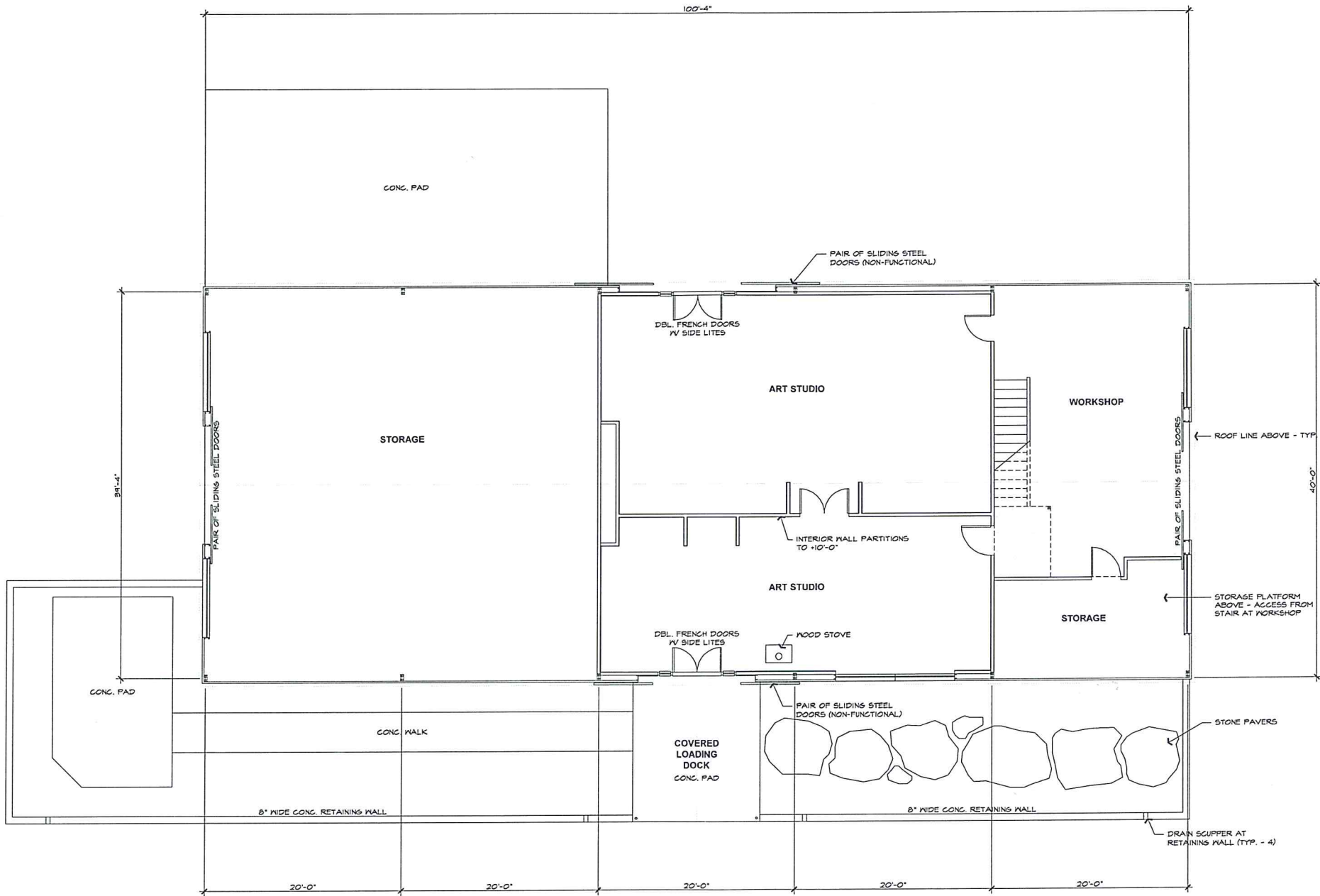
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**JESSEL GALLERY - PROPOSED
UPPER LEVEL / ROOF
PLAN**

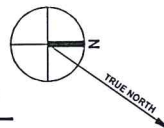
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A PRIME SOLUM - EXISTING WAREHOUSE FLOOR PLAN
SCALE: 3/16" = 1'-0"

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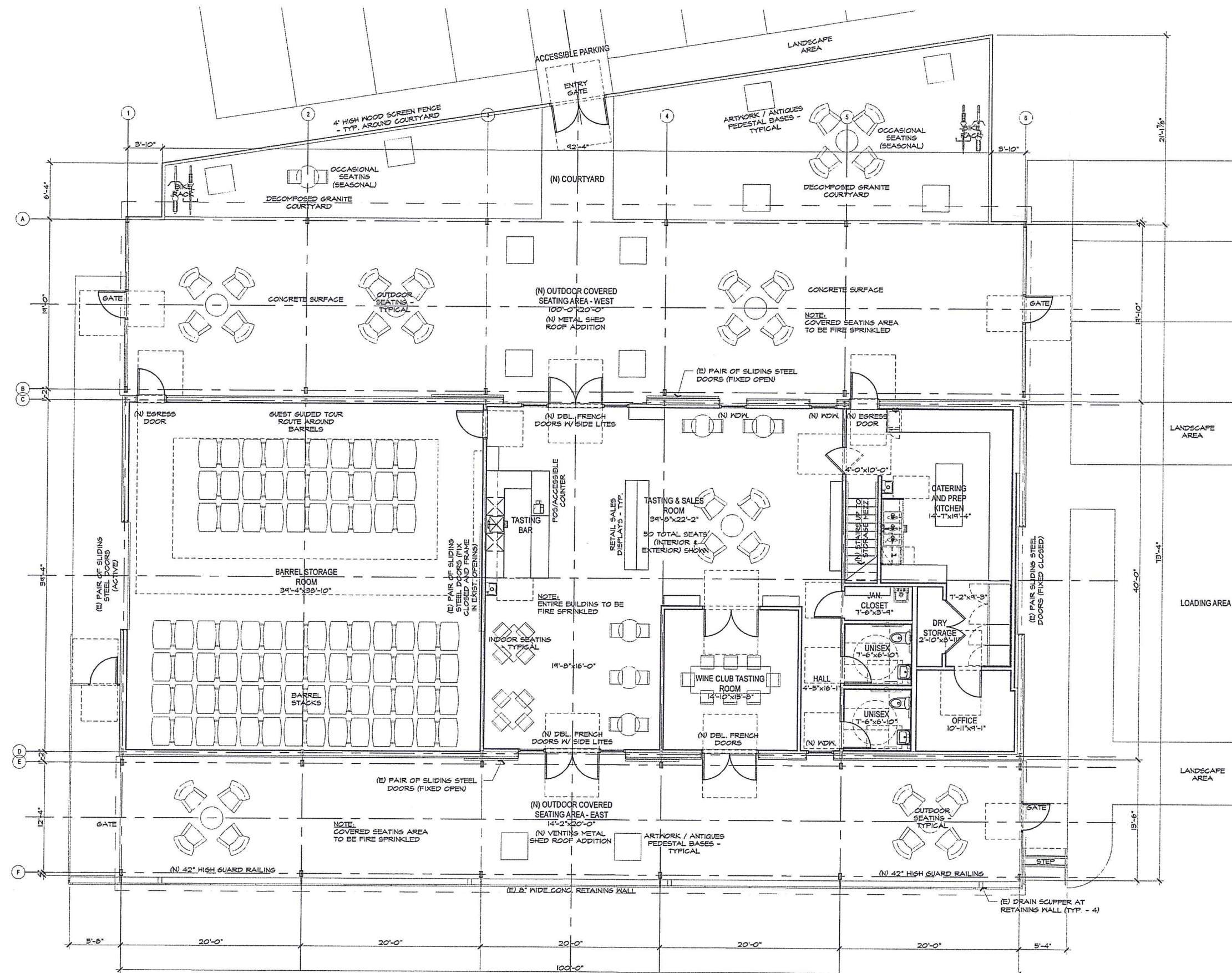
Date: **January 12, 2016**

Project No: _____

Sheet Title: **PRIME SOLUM - EXISTING WAREHOUSE FLOOR PLAN**

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A3.10



PRIME SOLUM - PROPOSED MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

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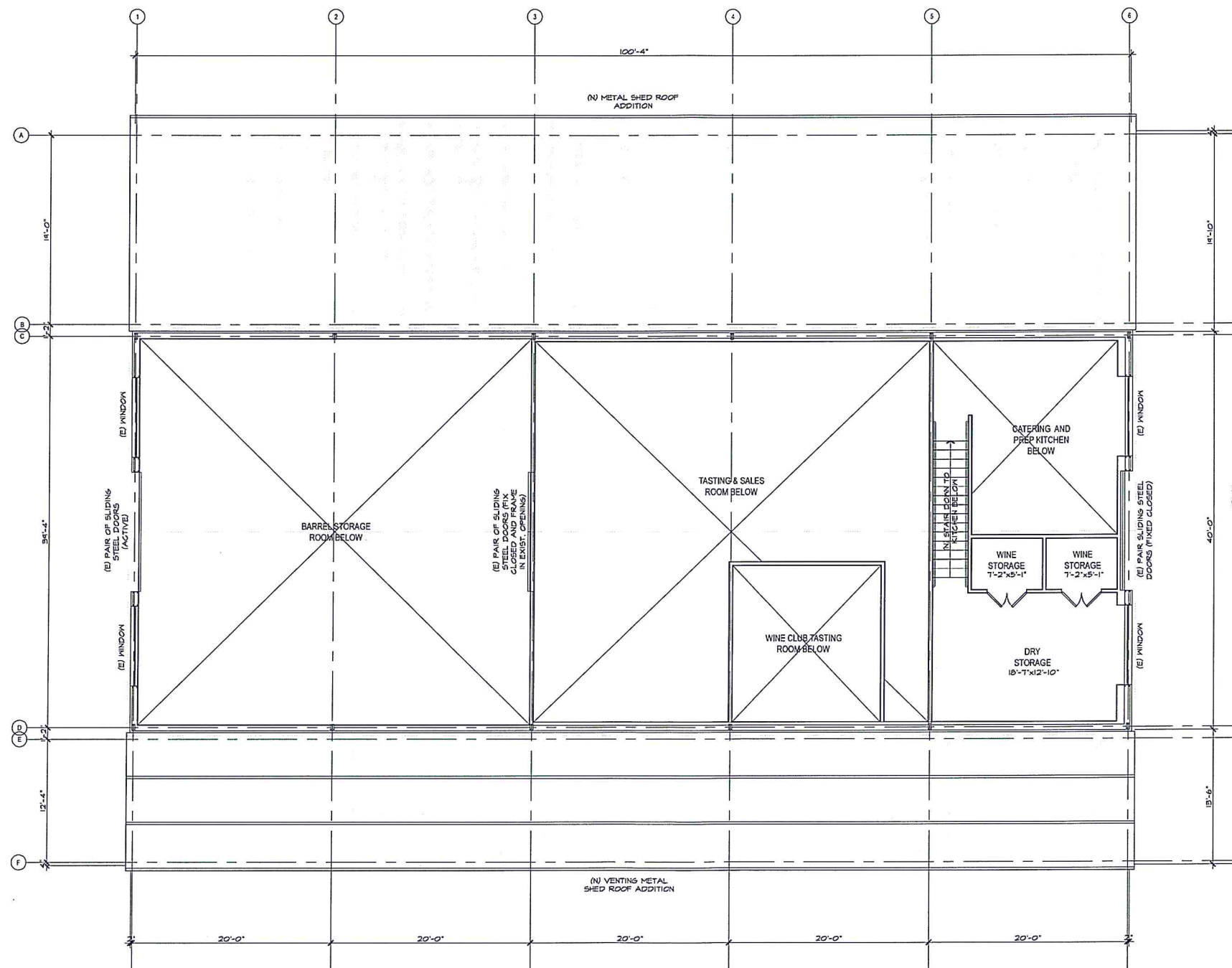
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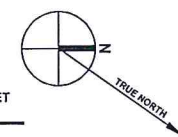
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B PRIME SOLUM - PROPOSED MEZZANINE PLAN
SCALE: 3/16" = 1'-0"

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Date: January 12, 2016

Project No:

Sheet Title:

PRIME SOLUM -
PROPOSED
MEZZANINE PLAN

Sheet #:

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3 EXTERIOR -



4 EXTERIOR -



5 EXTERIOR -



6 EXTERIOR -



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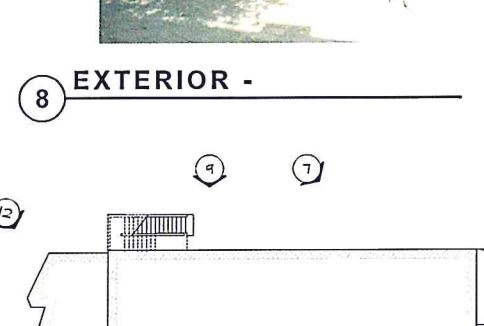
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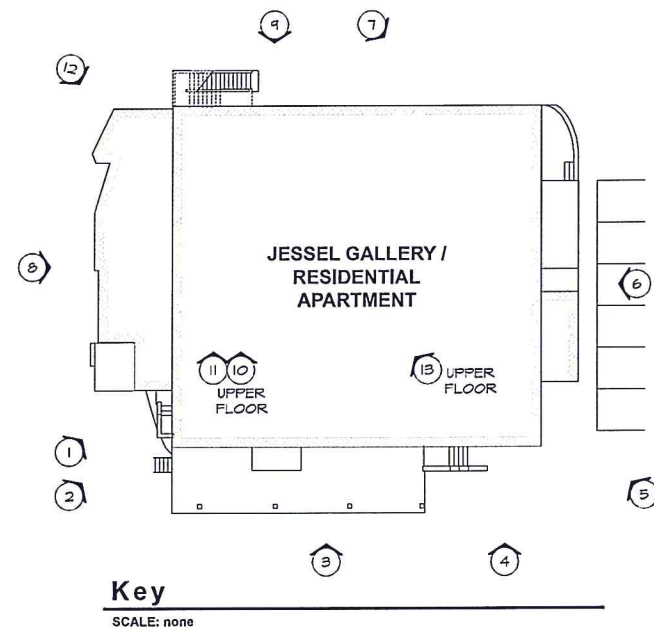
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13 EXTERIOR -



14 EXTERIOR -



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Date: January 12, 2016
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Sheet Title:
JESSEL GALLERY - EXISTING EXTERIOR PHOTO ELEVATIONS

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15 EXTERIOR -



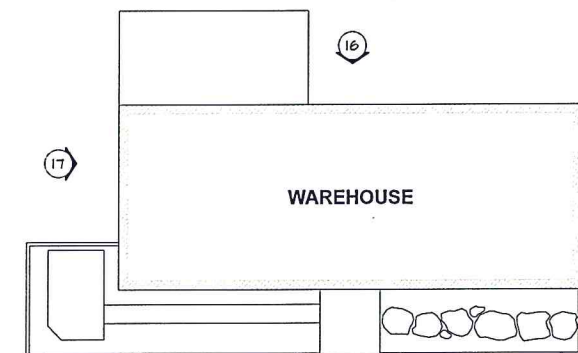
16 EXTERIOR -



17 EXTERIOR -



18 EXTERIOR -



Key

SCALE: none



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Date: January 12, 2016

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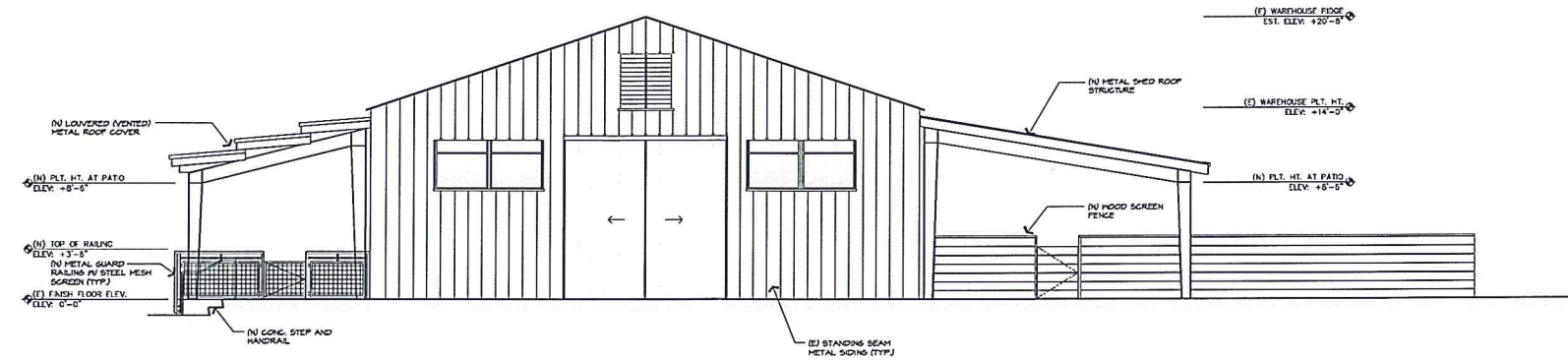
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PRIME SOLUM -
EXISTING EXTERIOR
PHOTO ELEVATIONS

Sheet #:
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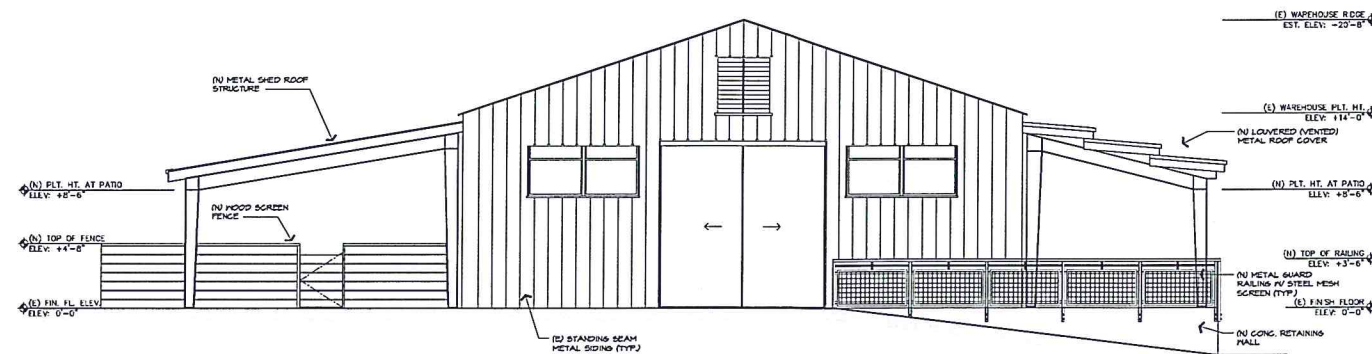
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1 NORTHWEST ELEVATION



2 SOUTHEAST ELEVATION

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& Environmental Services

PRIME SOLUM - PROPOSED EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

0 2 4 6 8 12 16 FEET

PAUL KELLEY ARCHITECT
1438 Second Street, No. 102, Napa, CA 94559
Phone: 707.257.1148 Fax: 707.256.1027
www.paulkelleyarchitect.com

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Consultant:

Use Permit Exhibits
Jessel Gallery/Prime Solum
1019 Atlas Peak Road, Napa, CA 94558
APN: 039-320-008

Scale:

REVISIONS

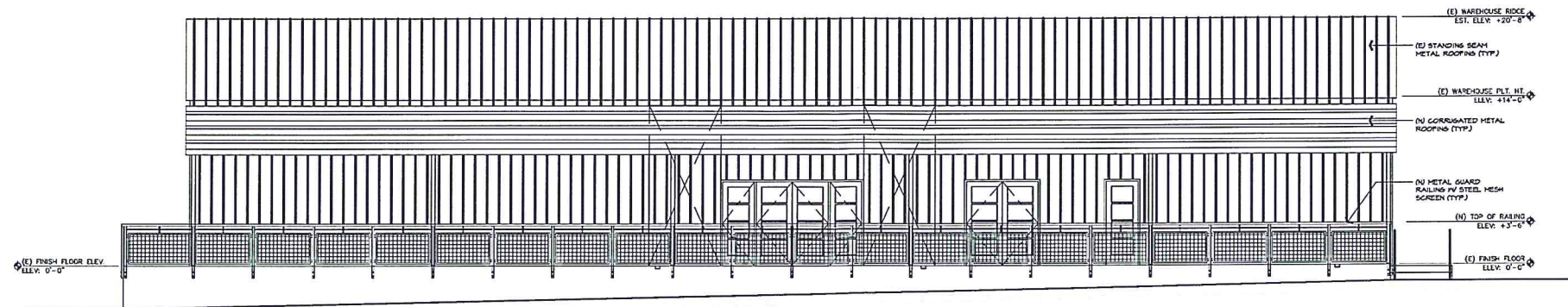
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Date: January 12, 2016

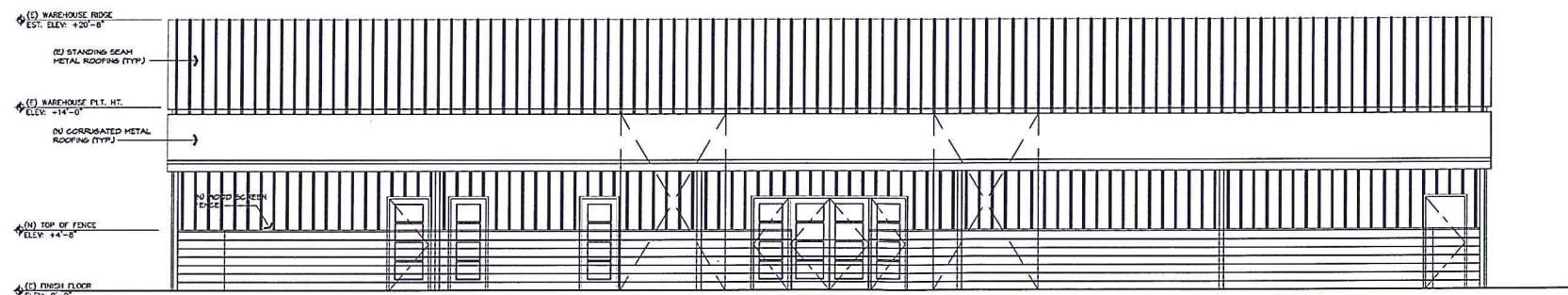
Project No:

Sheet Title:
PRIME SOLUM -
PROPOSED EXTERIOR
ELEVATIONS

Sheet #:
A5.10



3 NORTHEAST ELEVATION



4 SOUTHWEST ELEVATION

PRIME SOLUM - PROPOSED EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

0 2 4 6 8 12 16 FEET

PAUL KELLEY ARCHITECT
1438 Second Street, No. 102, Napa, CA 94559
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Consultant:

Use Permit Exhibits
Jessel Gallery/Prime Solum
1019 Atlas Peak Road, Napa, CA 94558
APN: 039-320-008

Scale

REVISIONS

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Date January 12, 2016

Project No:

Sheet Title:
PRIME SOLUM -
PROPOSED EXTERIOR
ELEVATIONS

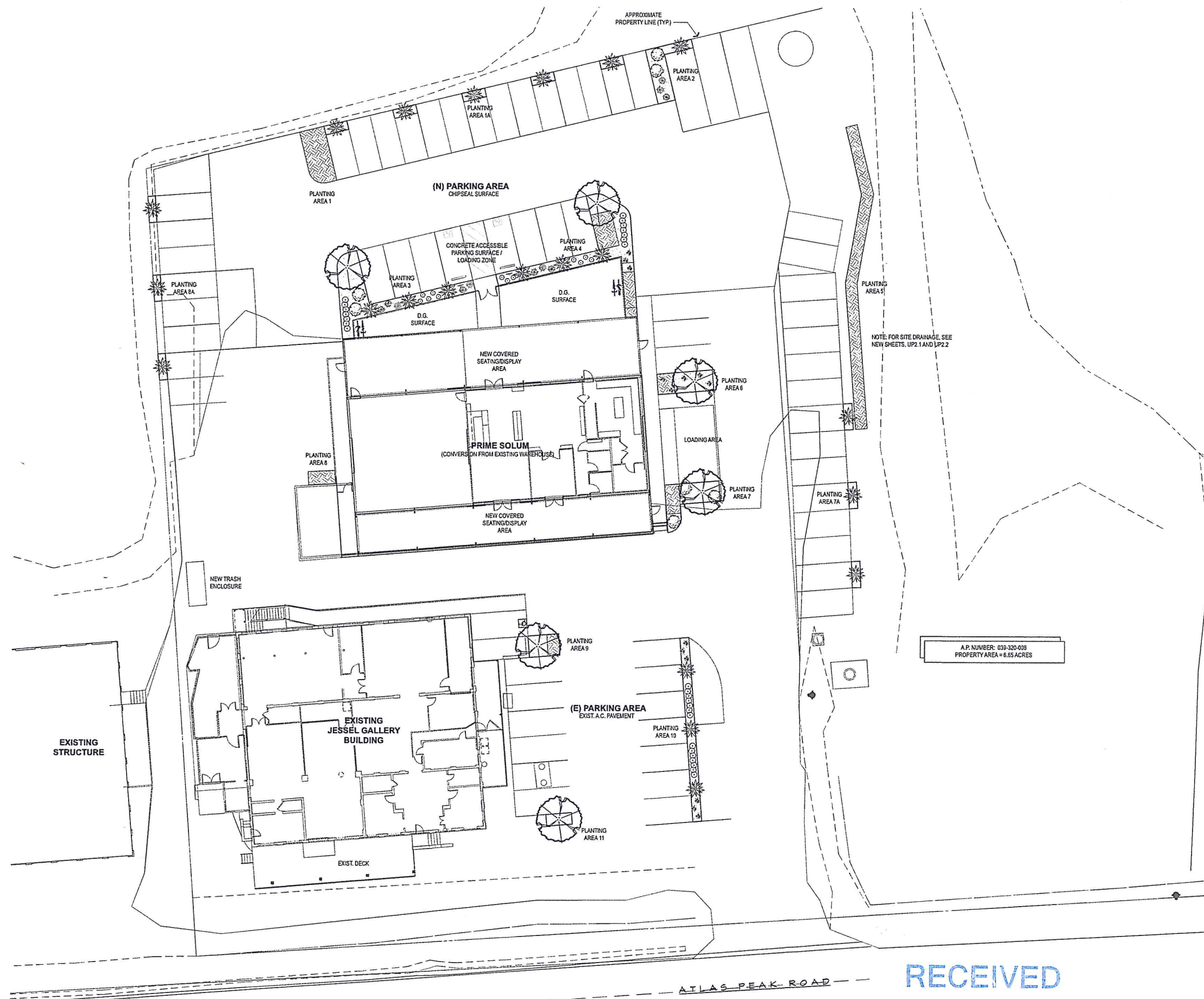
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FEB 16 2016

Napa County Planning, Building
& Environmental Services



PLANT MATERIALS LEGEND		
SYMBOL	COMMON NAME	SIZE
	FRUITLESS OLIVE	24" BOX
	ITALIAN CYPRESS	15 GAL.
	RED FLAX	5 GAL.
	LITTLE OLIVE DWARF OLIVE	5 GAL.
	WHEELERS DWARF	1 GAL.
	PURPLE FOUNTAIN GRASS	1 GAL.
	FEATHER GRASS	1 GAL.
	BIORETENTION AREAS: BIORETENTION SOIL (NO MOW) PLANT WITH A MIXTURE OF GRASSES AND GROUNDCOVER SUCH AS FESTUCA BLUE FESCUE AND ELLIUM BLUE	500
	PLANTING AREAS: PLANT WITH OCCASIONAL MIXTURE OF GROUND COVERS INCLUDING FESTUCA BLUE FESCUE, THYME, ELLIUM BLUE, EMERALD CARPET MANZANITA, BREATH OF HEAVEN	1 GAL./FLATS

PLANTING AREA SUMMARY

PLANTING AREAS:	FOOTAGE:
AREA 1	156 SF
AREA 1A (5 TREE WELLS)	120 SF
AREA 2	144 SF
AREA 3	366 SF
AREA 4	477 SF
AREA 5	420 SF
AREA 6	133 SF
AREA 7	169 SF
AREA 7A (3 TREE WELLS)	81 SF
AREA 8	41 SF
AREA 8A (3 TREE WELLS)	81 SF
AREA 9	76 SF
AREA 10	189 SF
AREA 11	35 SF

TOTAL AREA: 2,488 SF

- NOTES:
1. PLANTING AREAS INCLUDE BIORETENTION AND LANDSCAPE AREAS COMBINED.
 2. SEE PLANTING LEGEND FOR SUGGESTED PLANT PALATE.
 3. TOTAL PLANTING AREA IS LESS THAN 2,500 SF, THEREFORE NO WELO ANALYSIS IS REQUIRED.

Use Permit Exhibits Jessel Gallery/Prime Solum

1019 Atlas Peak Road, Napa, CA 94558
APN: 039-320-008

REVISIONS

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Date: May 17, 2016

Project No: 150503

Sheet Title:

PROPOSED
LANDSCAPE PLAN

Sheet #:

L1.20

PAUL KELLEY ARCHITECT
1110 Wyatt Avenue, Napa, CA 94559
Phone 707.257.1148 fax 707.266.1027
www.paulkelleyarchitecture.com

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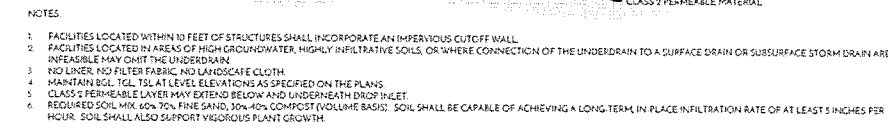
Sheet Title:

THE APPLICANT IS REQUESTING A USE PERMIT FOR THE CONTINUED OPERATION OF AN EXISTING ART GALLERY (JESSEL) AND A PROPOSED TASTING ROOM (PRIME SOLUM). THE PROJECT WILL INCLUDE REMODEL OF THE INTERIOR OF AN EXISTING STORAGE BUILDING AND CONSTRUCTION OF OUTDOOR PATIOS, PATHWAYS, LANDSCAPING, AND PARKING AREAS.

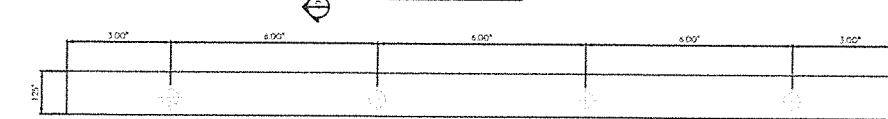
1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE. SURVEY PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS, BASED ON A FIELD SURVEY OF NOVEMBER, 2015 PERFORMED BY HORIZON LAND SURVEYS, INC.
3. THIS SURVEY IS ON AN ASSUMED DATE, APPROXIMATELY NAVD 83. THE BEARINGS OF THIS SURVEY ARE MAGNETIC.
4. NO SITE BENCHMARK IS INDICATED.
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	UTILITY POLE		SEWER MANHOLE/POLE WITH ID
	WELL TYPE MANHOLE		STORM DRAIN MANHOLE/POLE WITH ID
	SIGN		WATER VALVE
	WELL		WATER SERVICE & DCV
	STREET LIGHT		FCG/PPV WITH CHECK VALVE
	TREE		FIRE HYDRANT WITH GATE VALVE
	TREE TO BE REMOVED		CLEANOUT
	SANITARY SEWER		PROPOSED CONTOUR
	GAS LINE		SOLID STORM DRAIN
	WATER LINE		PERFORATED STORM DRAIN
	EASTING CONTOUR		GRADE STAKE
	TOP OF BANK GRADE/PEAK		OVERLAND RELEASE ROUTE
	PROPERTY LINE		
	CENTERLINE		

AS	AGGREGATE TYPE	PM	PIPE INSULANT	PW	PROCESS WASTE
AC	ASPHALT CONCRETE	PRM	PIPE RIGID INSULATION RATE HOP	R	RADIUS
AD	AIR DRAIN	FL	FLUSH LINE/PIPE	RC	REINFORCED COMPACTION
ARV	AIR RELEASE VALVE	PC	POSSIBLE MANHOLE	RH	RIGHT
AN	ANCU DRAIN	FS	FINISH SURFACE	ROW	RIGHT OF WAY
BPE	BASE FLOOD ELEVATION PER F&M	GS	GRAVEL	RSL	RUNWAY LEADER
BT	BOTTOM THIM	GL	GUTTER LINE	ASD	ADJUSTED CLOSURE HST
BO	BLOWOFF	GR	GRADE	RN	RUNWAY
BCR	BACK CURB RETURN	HP	HIGH POINT	S	STONE (FEET/FOOT)
BCR1	REGULAR CURB RETURN	IVEL	INVERT ELEVATION	SAS	SEAL
BS	BOTTOM OF STAIRS	INST	INSTALL	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	INV	INVERT	SDR	SEWER INLET
CB	CATCH BASIN	IRH	IRON PIPE	SE	SEWER MECHANICAL DRAWINGS
CGH	CURB AND GUTTER	ISB	IRREGULATION	SED	SEWER LINDSPE DRAWINGS
CHU	CONCRETE MASONRY UNIT	JH	JOINT HOLE	SLV	SLEEVE
CHU1	CONCRETE PIPE	LF	LINEAL FEET/FOOT	SHD	SEWER MECHANICAL DRAWINGS
C	CENTERLINE	LH	LAMP HOLE	SP	SEWER PLOWING DRAWINGS
CD	CLEARANCE	LF	LOW POINT	SS	SEWER SANITARY
CCOM	COMMITMENT	MH	MANHOLE	SSCO	SEWER SANITARY CLOSURE DUST
CE	CURB	MON	MONUMENT	SSFM	SEWER SANITARY FLUSH HOLE
CEV	CURB VALVE	N	NORTH	SSMH	SEWER SANITARY MANHOLE
CW	COLD WATER	NW	NORTHWEST	ST	STANDARD
D	DECOMPOSED GRAVEL	OC	OPEN CENTER	STD	STANDARD
D1	DUCTILE IRON PIPE	OG	ORIGINAL GROUND	SW	SIDEWALK
D2	DUCTILE IRON PIPE	OH	OVERHEAD	TC	TOP OF CURB
D3	DUTCHMAN	OH1	OVERHEAD LINE	TTC	TOP FACE OF CURB
D4	DUTCHMAN	PF	PROFESSOR	TW	TOP OF CONCRETE
DWG	DRAWING	PC	PORTLAND CEMENT CONCRETE	TS	TOP OF STAIRS
E	EAST	PCD	PRESSURE DISTRIBUTION	TOF	TOP OF CURB
EE	EXISTING	PE	PACIFIC GAS AND ELECTRIC	TV	VERTICAL
EE1	EXISTING RETURN	P	POINT OF INTERSECTION	TV1	VERTICAL
EG	EXISTING GROUND	PR	POST REDUCED VALVE	VM	VALLEY GUTTER
EG1	EDGE OF GRAVEL	PR1	PROPERTY LINE	VM1	VALLEY GUTTER
EG2	EDGE OF TARMAC	PR2	POINT OF REVERSE CURVE	WM	WATER
ENV	ENVIRONMENTAL	PS	POUNDS PER SQUARE INCH	WM1	WATER METER
TC	FACE OF CURB	PV	PUBLIC UTILITY TIE	WS	WATER SERVICE
FC	FREE END CONNECTION	POV	POINT OF VIEW	WV	WATER VALVE
FG	FINISH GRADE	PVE	POINT OF VERTICAL INTERSECTION		



1 BIORETENTION FACILITY
NO SUBDRAIN NOT TO SCALE



VICINITY MAP

PROJECT SITE
1019 ATLAS PEAK RD
NAPA, CA 94558
APN: 032-320-008

Vichy Springs

Union

MAP FROM USGS 7.5 MIN SERIES MAP NAME: NAPA

SCALE: 1"=2000'

SCALE IN FEET



APPLICANT:	PRIME SOLUTION LLC BILL HILL 1094 SODA CANYON RD NAPA, CA 94556	ARCHITECT:	PAUL KELLEY ARCHITECT, INC 1110 WYATT AVE. NAPA, CA 94559 PAUL KELLEY (707) 257-1146
SITE ADDRESS	1019 ATLAS PEAK RD NAPA, CA 94558	APPLICANT'S REPRESENTATIVE:	MONTEVERDI CONSULTING P.O. BOX 6079 NAPA, CA 94581 GEORGE MONTEVERDI, PH.D (707) 761-2316
ASSESSOR PARCEL #: PARCEL SIZE COUNTRY ZONING	039-320-008 6.65 ACRES CL		
SURVEYOR:	HORIZON LAND SURVEYS, INC 2456 CARRIAGE PLACE NAPA, CA 94550 JEFFREY DILLBERG, PLS 7073321-5723		
CIVIL ENGINEER:	MADRONE ENGINEERING 1485 MAIN STREET, SUITE 302 ST. HELENA, CA 94574 JOEL DICKERSON, P.E. 7073502-9260		

UP1.0 COVER SHEET
UP2.0 PROPOSED SITE PLAN
UP2.1 GRADING PLAN
UP2.2 GRADING PLAN
UP2.3 CIRCULATION PLAN

Napa County Planning, Building
& Environmental Services

1 UPDATED SHEET INDEX
2 NO CHANGES THIS SHEET

ON THE OTHER HAND, THE REAL INCENTIVE HERE, AS AN ELEMENT OF PROFESSIONAL SERVICE, ARE THE PROSPECTS OF ADVANCEMENT AND ACTIVITY IN THE FUTURE. IN ANOTHER SENSE, THE "WRITING" OF THE CONTRACT, THE AUTOMATICITY OF THE CONTRACTING, WILL NOT BE A DISINCENTIVE FOR ONE PART OF THE CONTRACTING COMMUNITY. ON THE OTHER HAND, ALL CONTRACTING COMMUNITIES IN THE FUTURE MAY BE ATTRACTED TO THE CONTRACTING COMMUNITY. IN FACT, THE REAL INCENTIVE IS THE CONTRACTING COMMUNITY. IN FACT, THE REAL INCENTIVE IS THE CONTRACTING COMMUNITY. IN FACT, THE REAL INCENTIVE IS THE CONTRACTING COMMUNITY.



madrone
engineering
1483 Main Street, Suite 102

USE PERMIT PLANS
 COVER SHEET

PRIME SOLUM + JESSEL
1019 ATLAS PEAK RD
NAPA, CA 94558
APN: 039-320-008
PROJECT 15-005



EVERY PERSON PLANNING TO DO
CALL USA AT 811 PRIOR TO EXCAVATION



DATE	ISSUE
1/13/16	USE PERMIT
2/29/16	REVISION 1
5/13/16	REVISION 2

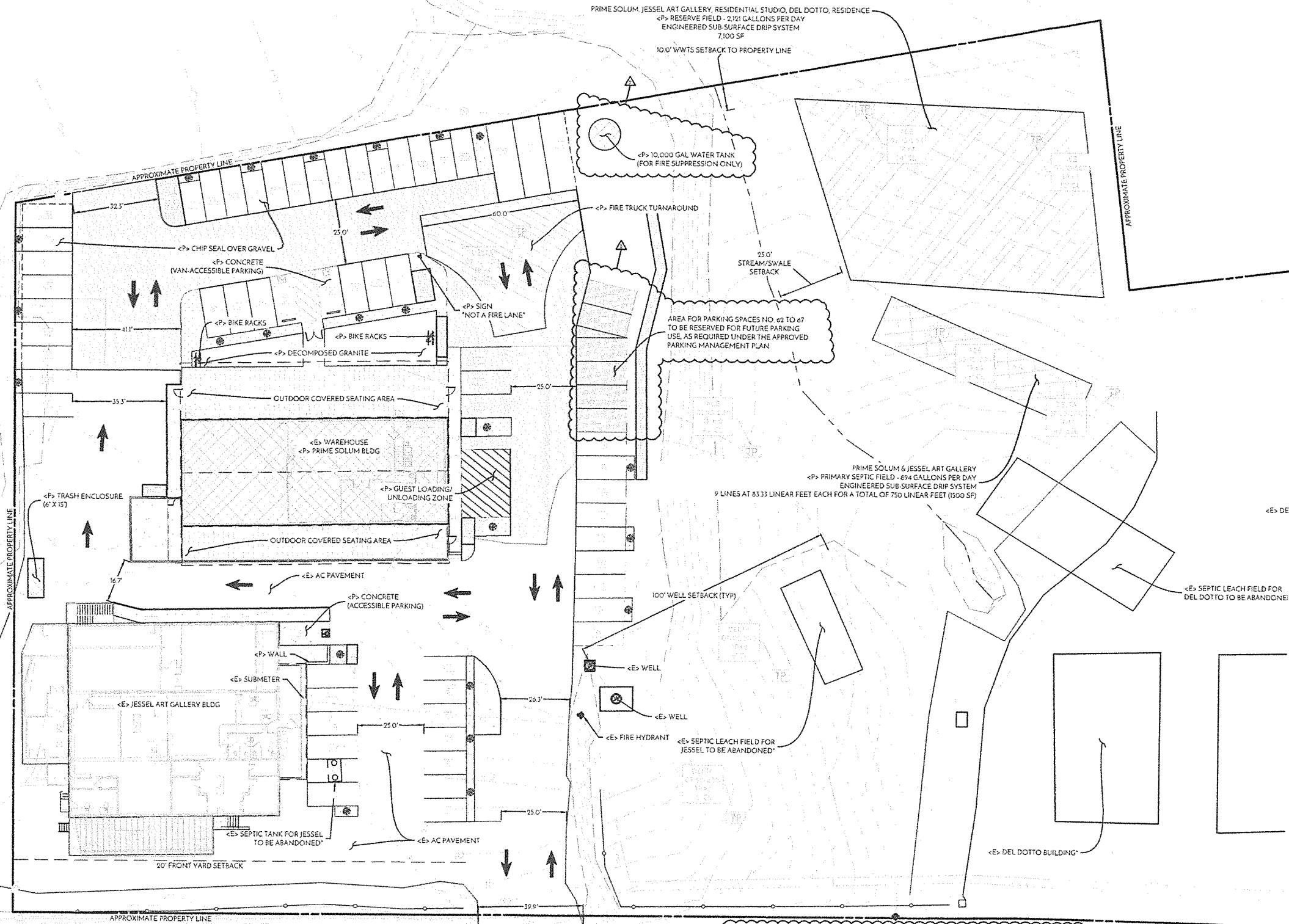
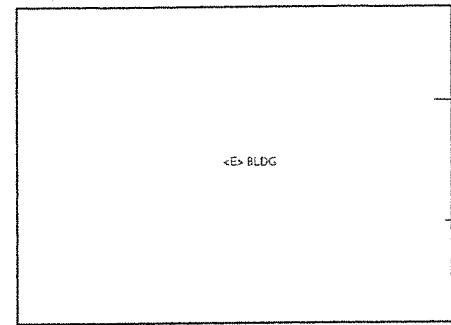
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UP1.0

HARDSCAPE LEGEND

TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	AREA (ACRES)	PERVIOUS/ IMPERVIOUS
BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	NEW ROOF	3,470	0.080	IMPERVIOUS
	WALLS	15	0.000	IMPERVIOUS
PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	2,500	0.057	IMPERVIOUS
SIDEWALKS AND PATHS	GRAVEL	0	0.000	IMPERVIOUS
ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	11,165	0.254	IMPERVIOUS
OFF-SITE IMPERVIOUS IMPROVEMENTS	CONCRETE	0	0.000	IMPERVIOUS
PARKING SPACES	CHIP SEAL	6665	0.153	IMPERVIOUS
OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	1,150	0.026	PERVIOUS
	PLANTING	1,615	0.037	PERVIOUS
	(FUTURE PARKING) (TO BE CHIP SEAL)	1,077	0.025	PERVIOUS
	BIORETENTION	650	0.020	PERVIOUS
TOTAL		28,537	0.655	

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA: 23,815 SF
TOTAL DISTURBED SOIL AREA: 31,500 SF (0.72 AC)



PARKING SPACE CALCULATIONS			
AREA DESCRIPTION	AREA (SQUARE FEET)*	PARKING REQUIREMENT**	NO. OF SPACES REQUIRED
JESSEL BLDG. RETAIL	1,982	1 PER 250 SF	8
JESSEL BLDG. WAREHOUSE/STORAGE	4,446	1 PER 1,000 SF	5
JESSEL BLDG. RESIDENCE	N/A	N/A	2
PRIME SOLUM: INTERIOR TASTING	2,485	1 PER 120 SF	21
PRIME SOLUM: EXTERIOR TASTING	3,461	1 PER 120 SF	29
PRIME SOLUM: WAREHOUSE	1,860	1 PER 1,000 SF	2
TOTAL			67
TOTAL (LESS 10% REDUCTION FOR SHARED USE)			61
ACCESSIBLE SPACES:			3
COMPACT SPACES (35%):			21
STANDARD SPACES:			37

*PER ARCHITECTURAL PLANS
**PER NAPA COUNTY CODE, SECTION 18.110.030

REVISIONS

- ADJUSTED LIMIT OF AC PAVEMENT
- ADJUSTED HARDSCAPE TABLE
- ADDED "NOT A FIRE LANE" SIGN
- ADDED PARKING SPACES NO. 62 TO 67 (FUTURE USE)
- REVISED LANDSCAPE AREAS, ADDED TREES
- ADDED WATER TANK

RECEIVED

MAY 18 2016

Napa County Planning, Building & Environmental Services

PROPOSED SITE PLAN

USE PERMIT PLANS

PROPOSED SITE PLAN

PRIME SOLUM + JESSEL

1019 ATLAS PEAK RD

NAPA, CA 94558

APN: 039-320-008

PROJECT: 15-005



FOR YOUR PROTECTION, TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THIS PLAN.



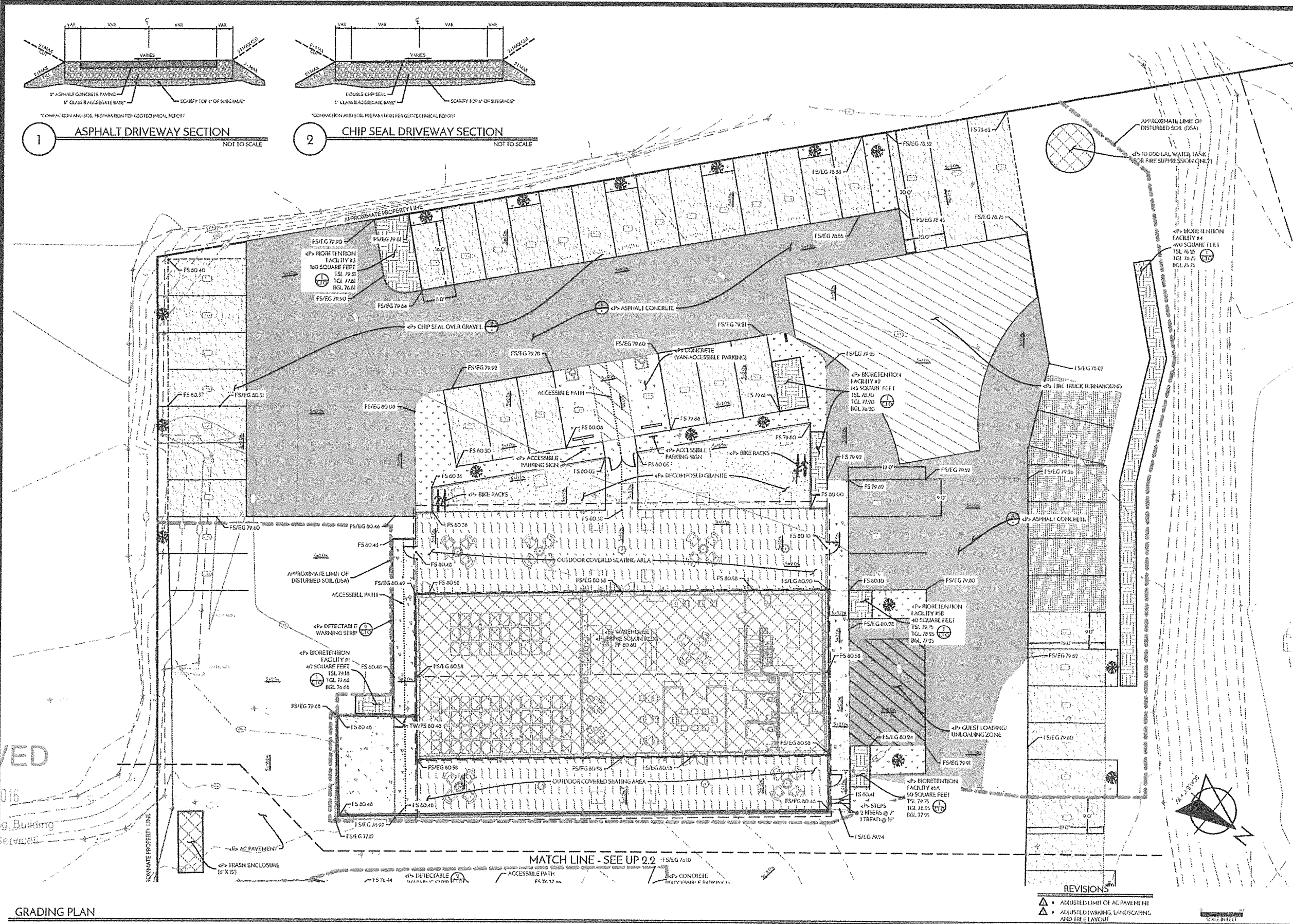
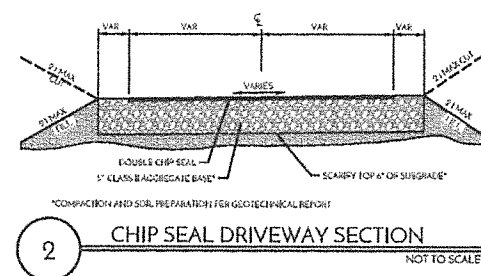
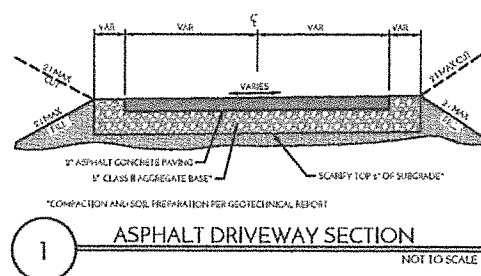
DATE: 05/13/16
USE PERMIT: 02/29/16
REVISION 1: 05/13/16
REVISION 2: 05/13/16

Sh-ET2

UP 2.0

madrone
1445 Main Street, Suite 102
San Rafael, California 94901
Tel: 707.522.6200

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MATCH LINE - SEE UP 2.2

- REVISIONS
- △ ADJUSTED LIMIT OF AC PAVEMENT
 - △ ADJUSTED PARKING, LANDSCAPING AND TREE LAYOUT

RECEIVED

MAY 18 2016

Napa County Planning, Building & Environmental Services

GRADING PLAN

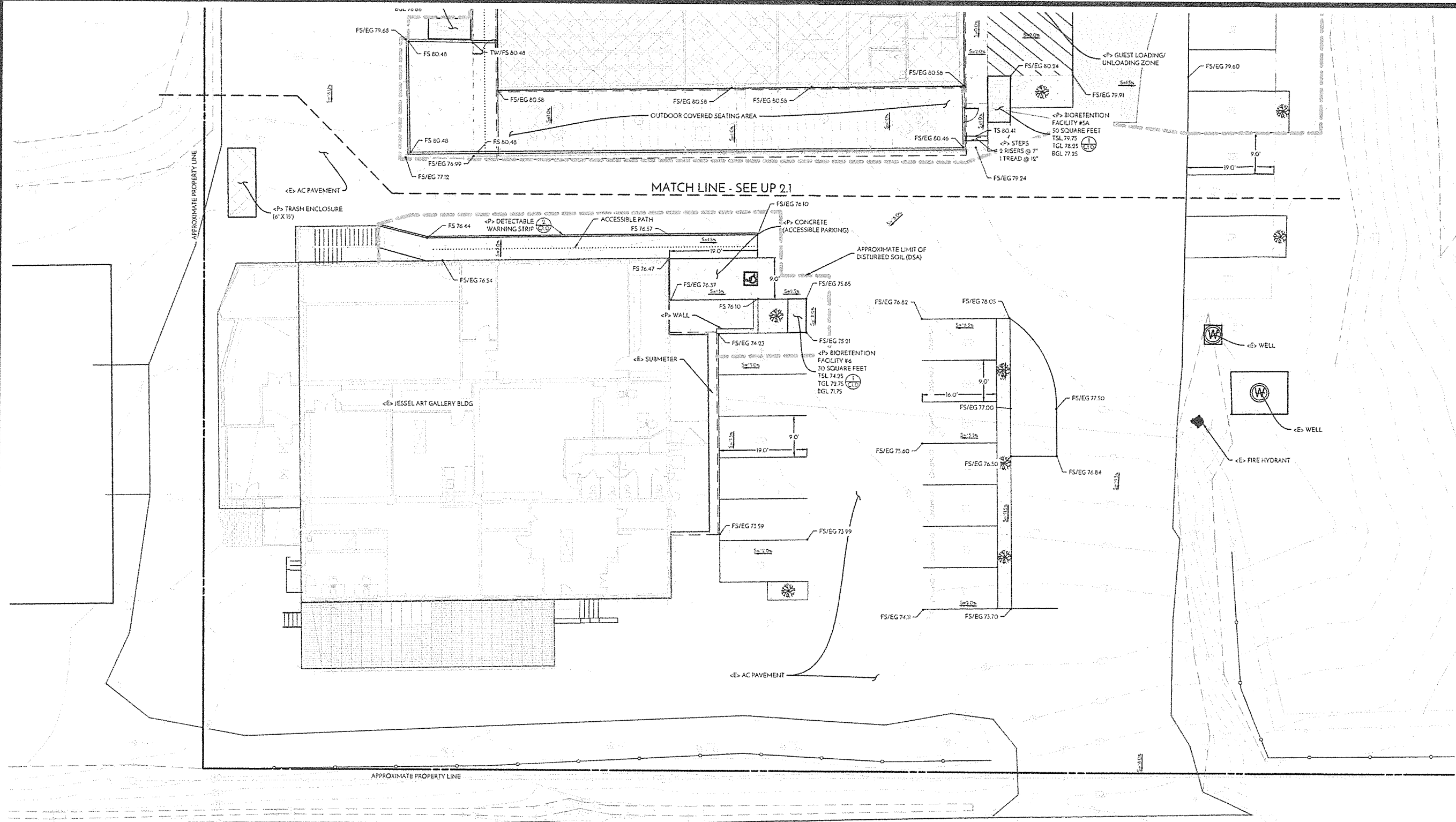
PRIME SOLIM + JESSEL
1019 ATLAS PEAK RD
NAPA, CA 94558
APN: 032-320-008
PROJECT 15.03

USE PERMIT PLANS
GRADING PLAN



DATE: 05/15/2016
DRAWN: JESSEL
CHECKED: JESSEL
APPROVED: JESSEL

UP 2.1



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engineering
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USE PERMIT PLANS GRADING PLAN

PRIME SOLUM + JESSEL
1019 ATLAS PEAK RD
NAPA, CA 94558
APN: 039-320-008
PROJECT 15 005



DATE: 01/13/16
ISSUE: USE PERMIT
02/12/16 REVISION 1
05/13/16 REVISION 2

SHEET

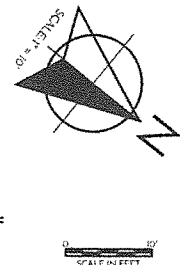
UP 2.2

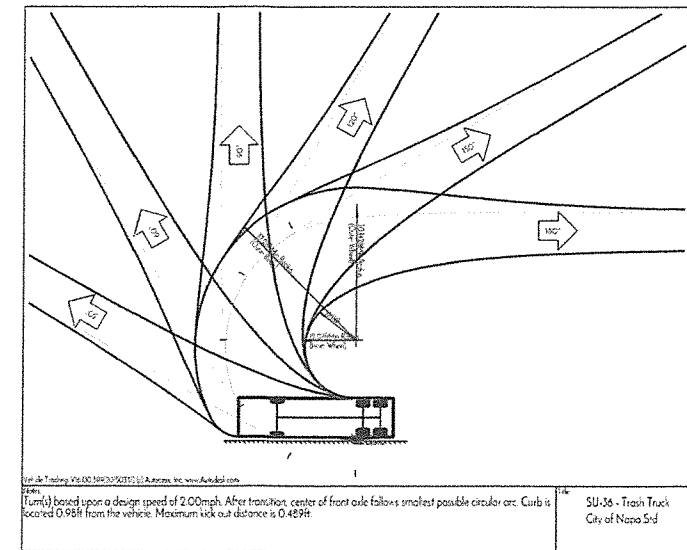
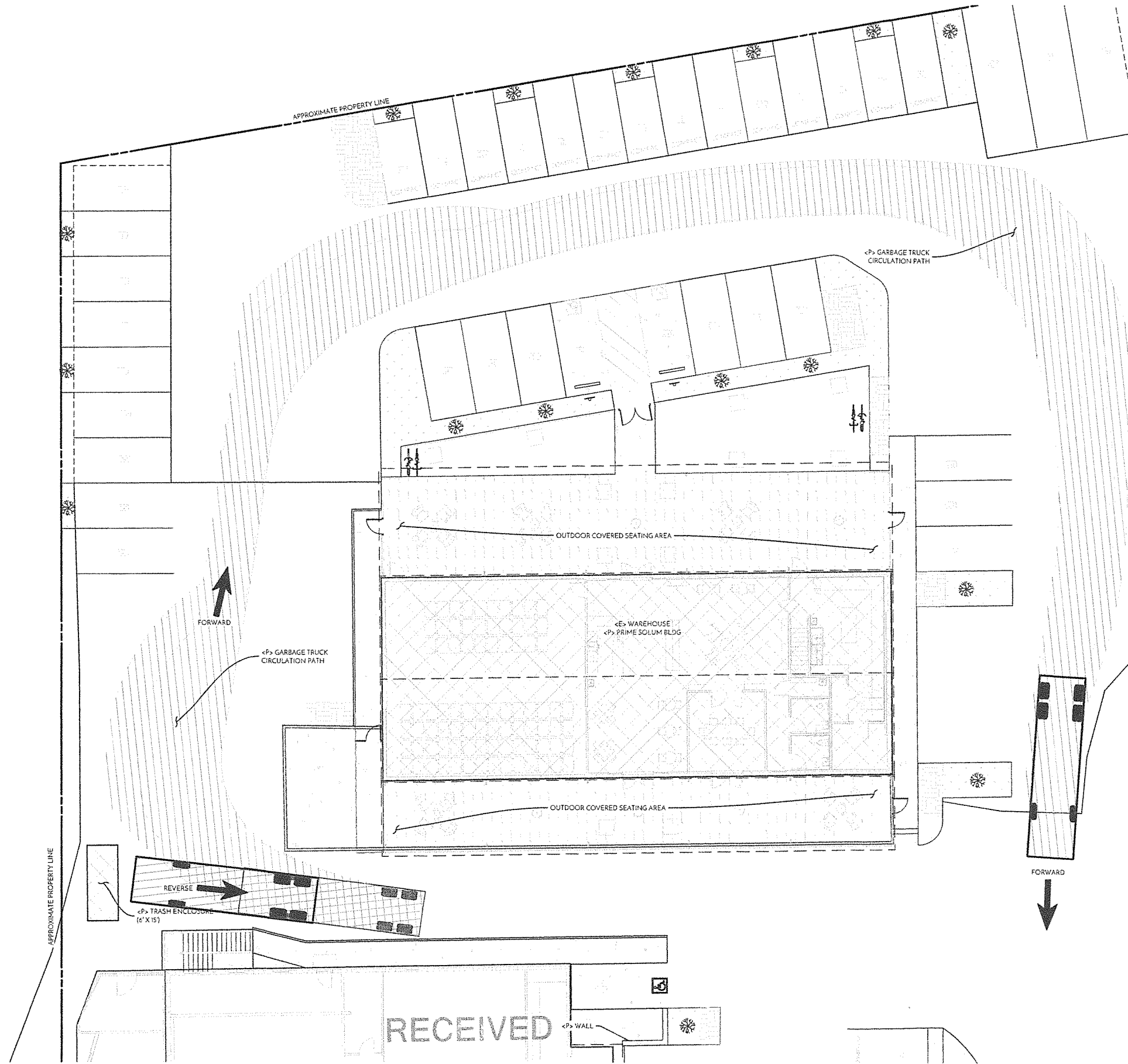
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GRADING PLAN

Napa County Planning Building
& Environmental Services

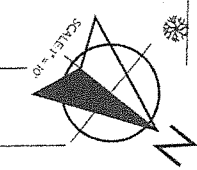
REVISIONS
• NO CHANGES THIS SHEET
• NO CHANGES THIS SHEET





VEHICLE TEMPLATE

PER CITY OF NAPA SOLID WASTE AND RECYCLING ENCLOSURE STANDARDS



<E> WELL

SCALE IN FEET

REVISIONS	
Δ	CREATED NEW SHEET TO SHOW GARBAGE TRUCK CIRCULATION
Δ	NO CHANGES THIS SHEET

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USE PERMIT PLANS
 CIRCULATION PLAN

PRIME SOLUM + JESSEL
 1019 ATLAS PEAK RD
 NAPA, CA 94558
 APN: 039-300-008
 PROJECT: 15-005



EVER BEFORE PLANNING TO DIG, CALL US AT 800-PRO-TO-EXCAVATION
 FOR NEARBY UTILITY LOCATIONS
 SEE WWW.USACITY.ORG

DATE	ISSUE
01/13/16	USE PERMIT
02/29/16	REVISION 1

SHEET

UP 2.3