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Recommended Conditions of Approval and Final Agency Approval Memos

**PLANNING COMMISSION HEARING – APRIL 2, 2025
RECOMMENDED CONDITIONS OF APPROVAL**

**Castello di Amorosa Winery
Application Number P19-00459
4045 North St. Helena Highway
APN 020-390-012 (SFAP) and 020-230-001 (SFAP)**

This permit encompasses and shall be limited to the project commonly known as Castello di Amorosa, located at 4045 North St. Helena Highway. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and therefore have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

This permit encompasses and shall be limited to:

- 1.1 Approval to modify an existing 250,000-gallon winery, previously approved under Use Permit No. U-278485 and subsequent modifications, to recognize and approve the following:
 - a. A maximum of 153 employees consisting of 77 full-time, 72 part-time, and four (4) seasonal employees. There shall be no more than 110 employees working at the winery at one time;
 - b. Visitation, tours and tasting, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
 - c. Conversion of areas previously permitted for production use to hospitality space (resulting in a total of approximately 31,600 s.f. of hospitality and accessory areas) as set forth in Condition 4.20.f. below;
 - d. A total of 177 parking spaces; and
 - e. Installation of a replacement well, serving as the Project Well to be used for the existing public water system.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers,

contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing may occur at a winery only where such activities are accessory and "clearly incidental, related, and subordinate to the primary operation of the winery as a production facility."

Tours and tastings (defined below) may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

A. Total Tours and Tastings

The visitation numbers listed below are the total permitted number of tours and tastings visitors. The total consists of the combination of Entitled Pre-WDO Public Visitation (Section B below) and By Appointment Visitation, recognized by this Permit. **All daily tours and tastings beyond the levels identified in section B. below shall be conducted by appointment only.** See "Tours and tastings" below.

Total Tours and Tastings

1. Frequency: 7 days per week, Monday through Sunday
2. Hours of visitation: 9 a.m. to 6 p.m.
3. Monday-Friday - Maximum number of persons per day: 1,000
4. Saturday - Maximum number of persons per day: 3,500
5. Sunday - Maximum number of persons per day: 2,000
6. Maximum number of persons per week: 10,500
7. Maximum number of persons per year shall not exceed: 427,541

"Tours and tastings" means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of visitors shall not occur during peak travel times 2:30 to 3:30 p.m. on weekdays and 2:00 to 3:00 p.m. on weekends.

A log book (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building and Environmental Services (PBES) Department upon request.

B. Entitled Pre-WDO Visitation

Existing Public Tours & Tastings shall be limited to the following:

1. Frequency: 7 days per week, Monday through Sunday
2. Hours of visitation: 9 a.m. to 6 p.m.
3. Summer (April 1-Dec 2nd) Weekday: 50 visitors
4. Summer (April 1-Dec 2nd) Weekend: 200 visitors
5. Winter (Dec 2 to April 1) Weekday: 25 visitors
6. Winter (Dec 2 to April 1) Weekends: 75 visitors
7. The area used for Public visitation shall be limited to 2,678 s.f. [Status Determination P19-00145]. The area, which shall be maintained separately, is the current tasting room, identified as the "Old Castle Main Tasting Room Bar" (Room 210 on the plans dated 8/14/24).

4.3 MARKETING

Marketing events shall be limited to the following:

- a. Type 1 – Wine & Food Pairing Luncheons
 - 1. Frequency: 38 times per year
 - 2. Maximum number of persons: 160
 - 3. Time of Day: 11 a.m. to 11 p.m.
 - 4. Food service: May be catered on-site
- b. Type 2 – Cellar Dinners
 - 1. Frequency: 54 times per year
 - 2. Maximum number of persons: 300
 - 3. Time of Day: 11 a.m. to 11 p.m.
 - 4. Food service: May be catered on-site
- c. Type 3 – Wine Club
 - 1. Frequency: 10 times per year
 - 2. Maximum number of persons: 400
 - 3. Time of Day: 11 a.m. to 11 p.m.
 - 4. Food service: May be catered on-site
- d. Type 4 – Wine Club Large Event
 - 1. Frequency: One (1) time per year
 - 2. Maximum number of persons: 900
 - 3. Time of Day: 11 a.m. to 11 p.m.
 - 4. Food service: Must be catered offsite.
 - 5. Portable restroom facilities must be used
- e. The marketing events listed here shall supersede and replace the Promotional events (No. 3) listed in the Marketing Plan approved March 22, 1995.
- f. Cooking classes and educational seminars conducted as needed to promote the winery and its products. [Pre-WDO Marketing Plan approved March 22, 1995]

"Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to the County Code. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's Use Permit. To be considered directly related to the education and development of customers or potential

customers of the winery, business events must be conducted at no charge except to the extent of cost recovery, and any business content unrelated to wine must be limited.

Careful consideration shall be given to the intent of the event, the proportion of the business event's non-wine-related content, and the intensity of the overall marketing plan (County Code).

All marketing event activity, excluding quiet clean-up, shall cease by 11:00 pm. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include, but not be limited to, valet service or off-site parking and shuttle service to the winery.

Auction Napa Valley (ANV) events need not be included in a participating winery's marketing plan because they are covered by ANV's Category 5 Temporary Permit. The winery may utilize any ANV event authorized in this permit for another charitable event of similar size.

4.4 ON-PREMISES CONSUMPTION **[RESERVED]**

4.5 RESIDENCE OR NON-WINERY STRUCTURES

Unless specifically authorized by this permit or a previously approved permit, the existing three (3) residences and the farm management building (located on APN 020-230-001 SFAP) shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If a residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

4.6 GRAPE SOURCE **[RESERVED]**

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation logbooks, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

4.8 RENTAL/LEASING

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically

authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).

4.9 GROUND WATER MANAGEMENT - WELLS

This condition is implemented by the Planning, Building and Environmental Services Department:

The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County, if the PBES Director determines that substantial evidence¹ indicates that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. If data indicates the need for additional monitoring, and if the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In order to support the County's groundwater monitoring program, well monitoring data as discussed above will be provided to the County if the Director of PBES determines that such data could be useful in supporting the County's groundwater monitoring program. The project well will be made available for inclusion in the groundwater monitoring network if the Director of PBES determines that the well could be useful in supporting the program.

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (2:30 to 3:30 p.m. on weekdays and 2:00 to 3:00 p.m. on weekends). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

¹ Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

4.12 PARKING

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized marketing events allowed per COA No. 4.3 above.

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

The operation and maintenance of the reservoir shall be in conformance with the Napa County Mosquito Abatement District's program for eliminating mosquito sources and managing mosquito-breeding areas in order to reduce mosquitoes to a tolerable and healthful level.

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.
- b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.
- d. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as “A-Frame” signs, is prohibited.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES –
OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated March 20, 2025.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated March 17, 2025.
- c. Building Division operational conditions as stated in their Memorandum dated March 6, 2025.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated March 21, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. The use of any of the areas approved for conversion for use as hospitality space, as described in COA 1.1.c. and 4.20.f., shall not occur prior to completion of the drilling and installation of the replacement Project Well and the operation of the updated water system, as further detailed here and in County Division memorandums. The permittee shall obtain any and all other required Local, State and Federal permits necessary to implement and operate this Project.
- b. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects, submitted by the applicant dated August 31, 2023, shall continue to be implemented and evidence of continued implementation and operation shall be provided to PBES staff upon request.
- c. No activities associated with the winery or parking for the winery shall occur on the Residential Parcel – APN 020-230-001, excluding a portion of the expanded Visitor parking lot authorized under this permit. Any proposed

conversion of the Farm Management Building to Winery use for hospitality or production activities shall require a new modification to the winery use permit.

- d. The replacement well (serving as the Project Well) pumping rate shall not exceed 40 gallons per minute (gpm). The replacement well shall be equipped with a pump or flow metering device that restricts the operational pumping rate to 40 gpm or less.
- e. Sales of wine related gift items, winery souvenirs, and promotional items may be sold in the tasting room. [Entitled Pre-WDO Marketing Plan approved March 22, 1995]. The tasting room referenced is identified as the "Old Castle Main Tasting Room Bar" (Room 210 on plans dated 8/14/24).
- f. The use of areas designated as "ADD/CHG ACC" on plan sheets UPM-19 and UPM-20, dated 8/14/24, for hospitality activities shall not occur until a Final Certificate of Occupancy is granted by the County Building Official to change the occupancy. Conversion of the Barrel Room (Room 133) shown on the referenced plans shall not occur unless and until such conversion is authorized by a separate modification to the winery use permit.
- g. Pursuant to COA Nos. 4.2 and 4.3 above, the permittee shall, for a period of three (3) years, maintain and submit to the PBES Department for review and evaluation, logged records of weekly and monthly tours and tasting visitors, marketing event guests, and the location of such activities. Submittal of this information shall begin 30 days upon approval of this Major Modification and shall be provided to the PBES Department twice a year (on January 31st and June 30th) or sooner upon the Department's request.

Three (3) years after submittal of required visitation logs, the Planning Commission shall hold a publicly noticed monitoring hearing. The hearing shall focus on whether the Permittee has complied with the tours and tastings visitors and marketing event visitation limits approved by COA Nos. 4.2 and 4.3.

Within 30 days upon approval of this Major Modification the permittee shall submit a \$2,000 monitoring deposit to the Planning Division to fund staff time associated with the required monitoring hearing. The Permittee shall be responsible for reimbursing the Planning Division in the event that the monitoring costs exceed \$2,000.

- h. Within one (1) year following approval of this modification, evidence shall be provided to the Planning Division that the public water system is operating with the replacement well.

The Director of PBES may extend the one (1) year period upon determination of good cause. Any request for extension of time must be submitted in writing by the permittee and received by the Director two (2) weeks prior to the end of the timeline specified herein. The Director will determine the extension timeframe.

Failure to submit this evidence with one (1) year, or any extension(s) granted by the Director, shall result in the permittee reverting back to operational levels previously entitled under Use Permit No. U-278485-UP, as noted in Status Determination P19-00145 and COA 4.21 Previous Conditions Exhibit A.

4.21 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the winery use as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition, environmental, building and/or other applicable permit applications.

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated March 20, 2025.
- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated March 17, 2025.
- c. Building Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated March 6, 2025.
- d. Fire Marshal plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated March 21, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (CBC) or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL **[RESERVED]**

6.4 LANDSCAPING – PLAN SUBMITTAL **[RESERVED]**

6.5 COLORS **[RESERVED]**

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES **[RESERVED]**

6.7 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.8 ADDRESSING **[RESERVED]**

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

6.12 PERMIT PREREQUISITE MITIGATION MEASURES **[RESERVED]**

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

- a. Within 30 days of approval of this modification, the Permittee shall submit an updated well drilling application to the Environmental Health Division (E23-00112).
- b. The applications and plans submitted to the Environmental Health Division for the replacement well permit and the amended public water system permit, and to the Building Division for the electrical associated with the well pump, shall include construction detail to demonstrate the new well will be installed per the parameters set forth in the Water Availability Analysis, prepared by Bartelt Engineering, dated August 14, 2024. The application and plans shall include:
 1. Location – Within the area identified on the WAA Well Location Exhibit. No closer than 130 feet from Nash Creek and no further than 700 feet from Nash Creek.
 2. Construction Depth – Greater than 245 feet below ground surface or deeper than a relative elevation of 241 feet, whichever is lower.
 3. Perforation depth – A minimum of 150 feet below ground surface or at a relative elevation of 341 feet, whichever is lower.
 4. Surface seal depth – Minimum 50 feet.
 5. Pumping Rate – Inclusion of a pump or flow metering device that restricts the operational pumping rate to 40 gallons per minute (gpm) or less.

Following installation and operation of the replacement well, the existing project well shall promptly be demolished per County Code Section 13.12.480.

- c. Upon inspection of the public water system permit by the Environmental Health Division, the Permittee shall submit evidence to the Planning Division demonstrating installation of the well and associated equipment per COA No. 6.15.b.
- d. No tree removal is approved as part of this project. Should incidental tree removal occur, trees removed shall be replaced onsite with fifteen-gallon trees at a ratio of 2:1 at locations approved by the director.
- e. The Project Construction Best Management Practices (BMP) for Northern Spotted Owl shall be included with the submittal of all permits associated with ground disturbing activities, including but not limited to building permits, grading permits, and well drilling permits. The BMP shall include the following:
 - i. All ground disturbing activities shall occur outside of the NSO nesting season (February 1st - August 31st) or

- ii. A qualified biologist shall perform at least one year of six-visit surveys for nesting northern spotted owl in accordance with Section 5.5 the U.S. Fish and Wildlife Service's (USFWS) "Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls (Revised January 9, 2012)". If nesting northern spotted owls are detected during surveys, California Department of Fish and Wildlife (CDFW) and the USFWS shall be consulted with regarding avoidance and minimization measures prior to beginning project activities. If take of northern spotted owl may occur, the Permittee shall obtain a CESA Incidental Take Permit prior to starting project construction. If northern spotted owl are observed during construction activities, all construction shall cease immediately and CDFW and the USFWS shall be consulted. In this event, construction activities shall not resume without CDFW's written permission. Past and current results (including negative results) for northern spotted owl surveys shall be submitted to the Spotted Owl Database by contacting owlobs@wildlife.ca.gov.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.

4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES **[RESERVED]**

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL **[RESERVED]**

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. Departments and/or agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence.

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS **[RESERVED]**

9.3 GATES/ENTRY STRUCTURES **[RESERVED]**

9.4 LANDSCAPING **[RESERVED]**

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

- a. Prior to the Planning Division's final inspection of a building permit(s) associated with the conversion of production spaces to hospitality spaces, as set forth in Condition 4.20.f, the Permittee shall submit to the Planning Department a final "Accessory to Production Ratio" plan showing each area within the buildings that was issued a building permit authorizing conversion of that area. The Plan shall include approved building permit numbers for reference, and an updated Accessory to Production Ratio calculation for the winery.

EXHIBIT A

PLANNING COMMISSION HEARING – APRIL 2, 2025

PREVIOUS CONDITIONS OF APPROVAL

**Castello di Amorosa Winery
Application Number P19-00459
4045 North St. Helena Highway
APN 020-390-012 (SFAP) and 020-230-001(SFAP)**

- 4.21 The permittee shall comply with the following previous conditions of approval for the winery use as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

Operational conditions from previous entitlements that are not modified with application No. P19-00459-MOD are listed below.

A. U-278485 (Approved January 6, 1988)

Scope – Established a new winery

1. The permit be limited to the establishment of a 250,000 gallon/year winery totaling 115,000 square feet to be built in phases with tours and tastings and related wastewater disposal ponds in accordance with attached plot plan and associated materials. Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.

Visitation Details (Status Determination P19-00145) **[Revised by P19-00459]**

1. ~~Frequency: 7 days per week, Monday through Sunday~~
2. ~~Hours of visitation: 9 a.m. to 6 p.m.~~
3. ~~Summer (April 1-Dec 2nd) Weekday: 50 visitors~~
4. ~~Summer (April 1-Dec 2nd) Weekend: 200 visitors~~
5. ~~Winter (Dec 2 to April 1) Weekday: 25 visitors~~
6. ~~Winter (Dec 2 to April 1) Weekends: 75 visitors~~

Employee Details (Status Determination P19-00145) **[Revised by P19-00459]**

~~25 employees during crush and 15 employees during non-crush.~~

11. Except as permitted by County ordinance, no outside social activities including picnicking, ~~outside dining, wine tasting,~~ live music, outdoor festivals, or other activities of a similar nature. **[Revised by P19-00459]**

12. ~~Retail sales shall be limited to wine produced and bottled by the winery. Retail sales may commence following the construction of the winery.~~ **[Revised by P19-00459]**

B. U-278485 (Modification) (Approved July 27, 1989)

Scope – Reduced the size of the winery and tasting room

2. Reduction in size of proposed public tasting room from 3,625 to 2,678 square feet.

C. Use Permit Modification #94077 Condition of Approval No. 8 - Marketing plan approved March 22, 1995

A Marketing Plan consisting of: **[Revised by P19-00459]**

- a. ~~Retail sales conducted in the tasting and sales room from 9-6:00 pm from March through October and from 9-5:00 pm from November through February.~~
- b. ~~Public tours and tastings from 9-6:00 pm from March through October and 9-5:00 pm from November through February. Tours and tastings may be offered at any event at the winery.~~
- c. ~~Promotional events for up to 300 people in the courtyard, hall and grounds, with or without sit down lunches and/or dinners or buffets.~~
- d. ~~Cooking classes and educational seminars conducted as needed to promote the winery and its products.~~
- e. ~~Gift shop: Sales of wine related gift items winery souvenirs and promotional items will be sold in the tasting room.~~
- f. ~~Marketing off-site including sending a newsletter with offers of wine and related products for sale.~~
 - i. ~~Newsletter: A newsletter will be sent monthly or less frequently as needed with offers of wine and related products for sale, soliciting the availability of the winery for events.~~
 - ii. ~~Wine of the Month Club: A wine of the month club will be instituted sending wine to customers' homes or businesses periodically.~~
 - iii. ~~Competitive Tastings: the winery's products will be entered in local, regional, national and international tasting events.~~
 - iv. ~~Promotional Tastings: The winery will attend various charitable functions, fairs, and similar events to pour wine or donate wine for such purposes.~~

~~v.—Advertising: The winery will advertise, locally, regionally, nationally and internationally, its wines, its winery, and its public tours and tastings.~~

D. #96117-MOD (Approved December 2, 1996)

4. The water tank tower of 1,638 sq. ft., including the top deck, shall not be open to the public nor used for other winery related uses including storage. No area of this structure shall be “habitable”.

E. 97445-UP (Approved November 3, 1999)

1. Item (3) expansion of the wine storage caves from 24,749 square feet to 30,000 square feet.
6. Any future request for an increase in the approved production capacity could require compliance with the “75 percent rule” set forth in Section 18.104.250(C) of the County Code if it is determined that such production increase is related to this expansion of facilities.



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Brian D. Bordona
Director

MEMORANDUM

To:	Emily Hedge, Planning	From:	Jeannette Doss, Engineering <i>JD</i>
Date:	March 20, 2025	Re:	Castello di Amorosa Use Permit Mod – Engineering CoA 4045 State Highway 29, Calistoga, CA P19-00459 APN 020-390-012-000 and 020-230-001-000

The Engineering Division received a referral for comment on a modification to an existing use permit. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS:

1. Existing access taken from State Highway 29 via an existing paved driveway.
2. The existing parcels are split for assessor purposes (SFAP) and are approximately 40 acres and 68.9 acres, respectively.
3. Site is currently development with winery.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.
2. The Engineering Division has reviewed the Water Availability Analysis (WAA) titled Water Availability Analysis for Castello Di Amorosa dated August 2024, by Bartelt Engineering, for Major Mod, P19-00459, located on Assessor parcel numbers 020-390-012-00 and 020-230-001-000 at 4045 North St. Helena Highway. The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA Guidelines,

Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

3. Any proposed or required modifications to the existing project wells and/or the installation of a new well shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.
4. Prior to enacting any of the entitlements authorized by this Use Permit, the Permittee shall construct the replacement well in accordance with the parameters set forth in the included WAA for the project prepared by Bartelt Engineering and dated August 2024. Those parameters include but are not limited to the location of the proposed well to Nash Creek (no closer than 130 feet and no further than 700 feet), construction depth (greater than 245 feet below ground surface or deeper than a relative elevation of 241 feet, whichever is lower), perforation depth (a minimum of 150 feet below ground surface or at a relative elevation of 341 feet, whichever is lower), and surface seal depth (minimum 50 feet).
5. Prior to enacting any of the entitlements authorized by this Use Permit the replacement well shall be equipped with a pump or flow metering device that restricts the operational pumping rate to 40 gallons per minute or less.
6. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

PREREQUISITES FOR ISSUANCE OF PERMITS

7. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
8. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
9. **Prior to issuance of a building or grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.

10. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development.
11. **Prior to issuance of a building or grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES. The Stormwater Control Plan shall include the water balance analysis for the use of the existing wastewater pond to handle the additional stormwater flows.
12. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the “Operation and Maintenance Agreement”, approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

13. All roadway, access drive, and parking area improvements shall be completed **prior to** issuance of temporary occupancy of any new and/or remodeled structures.

**** If no temporary occupancy is requested, then the above conditions become requirements prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

14. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.
15. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at Jeannette.Doss@countyofnapa.org



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Brian D. Bordona
Director

MEMORANDUM

To:	Emily Hedge, Project Planner	From:	Kim Withrow, Environmental Health Supervisor 
Date:	March 17, 2025	Re:	Castello di Amorosa Assessor Parcel #020-390-012 SFAP w/ 020-230-001 Permit #P19-00459

This Division has reviewed an application requesting approval to recognize existing conditions related to visitors, employees, and marketing among other items as described and depicted in application materials. The application is also requesting to modify parking and drill a new well to replace an existing well. This Division has no objection to approval of the application with the following conditions of approval:

1. A licensed well drilling contractor must obtain a permit to drill the proposed well. A permit application has been submitted, and review will be completed once the use permit is approved. A map showing the revised location and construction details must be submitted in conformance with the approved use permit and Water Availability Analysis dated August 2024.
2. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. Prior to adding the new well to the water system, a permit amendment must be processed. This will require plan review and approval prior to approval of adding the well. A technical report must be completed by a licensed engineer with experience in designing water systems. The technical report must be submitted to Consumer Protection prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Contact Michelle Lobo at (707) 253- 4144 or michelle.lobo@countyofnapa.org with questions.
3. Some food service is proposed to be catered; therefore, catered food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.

4. The sanitary wastewater treatment system is sized to treat 10,157 gallons of sanitary waste per day. Wastewater generated may not exceed 10,157 gallons per day. All required wastewater system monitoring must be completed with reports submitted twice per year. Additionally, the portable toilet facilities provided for guest use must be pumped by a Napa County permitted pumping company.



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Brian D. Bordona
Director

MEMO

Building Department Conditions of Approval

CASTELLO DI AMOROSA
4045 North St Helena Highway, Calistoga, CA 94515
APN: 020-390-012-000

DATE: 03/06/2025

TO: Emily Hedge

FROM: John M Chase

RE: CASTELLO DI AMOROSA / USE PERMIT MAJOR MODIFICATION APPLICATION #P19-00459-MOD

The P19-00459-MOD project narrative and plans provided identify a change of use/classification of area 133 (the grand barrel room) from a manmade building production area classification to a type 3 winery cave and multiple other A2 or B occupancy changes throughout the facility.

1. A partial occupancy change is proposed from an F2 to A2 occupancy as depicted on page UPM-22 and highlighted in blue of the proposed plans and detailed on page 4 of the revised project narrative. This area appears to have been originally constructed under permit B00-00771 and is identified as a "cellar".

The Building Division finds that neither the change of classification nor the change of use of area 133 complies with the California Building Code and cannot recommend approval of these changes as proposed.

2. In reference to the other areas proposed for change of use and occupancy most appear to be feasible. Each proposed change of use area will need to be considered individually and all life safety and accessibility upgrades that are possible shall be constructed or improved as outlined in the current California Building Code, and as determined by the County of Napa Fire and Building Departments.



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Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	3/21/2025
FROM:	Jason Downs, Fire Marshal	PERMIT #	P19-00459
SUBJECT:	Castello Di Amorosa	APN:	020-390-012-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the Castello Di Amorosa Major Modification and approves the project, except for the proposed changes to area 133. The following conditions of approval apply:

1. The Fire Marshal's Office supports the findings of the Building Division and concurs that the proposed changes to area 133 (the grand barrel room), as depicted on page UPM-22, do not comply with the California Building Code. As such, the Fire Marshal's Office cannot recommend approval of the proposed occupancy and use modifications for area 133.
2. Due to the unique nature of the building, and regardless of classifications approved by other divisions, the Fire Marshal's Office requires compliance with the life-safety provisions of Section 411 of the 2022 California Building Code for "Special Amusement Areas" at the time of building permit issuance. This requirement aligns with 2022 California Fire Code Section 102.8, given the heightened life-safety risks associated with the Group A-2 use in this building compared to typical Group A-2 occupancies of similar size and load.
3. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
4. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
5. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
 1. Automatic fire-extinguishing systems
 2. Battery systems
 3. Capacitor energy storage systems



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Napa County Fire Department Conditions of Approval

4. Compressed gases Cryogenic fluids
 5. Emergency responder radio coverage systems
 6. Fire alarm and detection systems and related equipment
 7. Fire pumps and related equipment
 8. Flammable and combustible liquids
 9. Gas detection systems
 10. Gates and barricades across fire apparatus access roads
 11. Hazardous materials
 12. High-piled combustible storage
 13. Private Fire service mains and their appurtenances
 14. Smoke control or smoke exhaust systems
 15. Solar photovoltaic power systems
 16. Special event structure
 17. Standpipe systems
 18. Temporary membrane structures and tents.
-
6. Where conditions listed in the 2022 California Fire Code, Chapter 4, are proposed (indoors or outdoors) an Emergency Response Plan is required.
 7. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards
 8. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
 9. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
 10. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
 11. Turnarounds are required on driveways and dead-end roadways.



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Fire Marshal

Napa County Fire Department Conditions of Approval

12. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.
13. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
14. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.
15. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
16. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.
17. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
18. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
19. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.



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20. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
21. Provide and maintain a 100-foot defensible space around all structures in accordance with the Napa County Defensible Space Guidelines.
22. Provide and maintain a 10-foot defensible space on both sides of all roadways leading to the facility, in accordance with the Napa County Defensible Space Guidelines.
23. Emergency responder radio coverage in new buildings: All new buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

Please note the conditions of approval noted above are based on the Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any further questions please contact me at (707) 299-1467 or email me at jason.downs@countyofnapa.org