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**Recommended Conditions of Approval  
and Final Agency Approval Memos**

**PLANNING COMMISSION HEARING – NOVEMBER 1, 2023  
RECOMMENDED CONDITIONS OF APPROVAL**

**Vineyard 29 – Use Permit Major Modification and an Exception to the Road & Street Standards  
Application No. P20-00062-MOD  
2929 N. St. Helena Hwy, St. Helena  
APN’s 022-200-027 (winery) & 022-200-026 (parking/driveway)**

This permit encompasses and shall be limited to the project commonly known as Vineyard 29, located at 2929 N. St. Helena Hwy, St. Helena. 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**

The permit encompasses and shall be limited to:

- 1.1 An exception to the Napa County Road and Streets Standards (RSS), as detailed in the request prepared by RSA+ dated, December 23, 2021, to allow reductions from the commercial driveway width standard (20.0-foot-wide driveway) in an approximately 500-foot portion of the existing driveway, as specified in the request, and an alternative emergency vehicle turnaround.
- 1.2 Approval to modify an existing 48,5000 gallon per year winery to allow the following:
  - a. increase annual wine production to 75,000 gallons;
  - b. increase daily tours and tastings by appointment only and marketing events as set forth in Conditions of Approval (COA) 4.1 through 4.3, below;
  - c. increase previously approved on-site parking a maximum of 36 parking spaces;
  - d. increase the number of employees to 15 full-time, six part-time and five during harvest;
  - e. hours of operation from 7:00 AM to 5:00 PM, Monday through Sunday for production and 10:00 Am to 6:00 PM, Monday through Sunday for visitation;

- f. on-premises consumption of wines produced on site in the tasting areas (indoor and outdoor) in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5, as set forth in COA No. 4.4, below;
- g. construct a new process wastewater treatment system including two 10,000-gallon storage tanks;
- h. construct a new driveway connection from State Highway 29, opposite the driveway to the Revana winery, and remove of the existing driveway;
- i. construct a two-way left turn lane on State Highway 29; and
- j. construct a new replacement well with a 50-foot seal and a 5,000-gallon water storage tank.

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

Tours and tastings shall be by appointment only and shall be limited to the following:

- a. Frequency: 7 days per week, Monday through Sunday
- b. Maximum number of persons per day: 60
- c. Maximum number of persons per week: 370
- d. Hours of visitation: 10:00 AM to 6:00 PM

“Tours and tastings” mean 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 between 2:30 and 3:30 p.m. on weekdays or between 2:00 and 3:00 p.m. on Saturdays.

A logbook (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.

#### 4.3 MARKETING

Marketing events shall be limited to the following:

- a. Marketing Event
  1. Frequency: Ten (10) times per year
  2. Maximum number of persons: 15
  3. Time of Day: noon to 4:00 p.m. and 6:00 a.m. to 11:30 p.m.
- b. Marketing Event
  1. Frequency: Ten (10) time per year
  2. Maximum number of persons: 25
  3. Time of Day: noon to 4:00 p.m. and 6:00 a.m. to 11:30 p.m.

- c. Marketing Event
  - 1. Frequency: Ten (10) time per year
  - 2. Maximum number of persons: 50
  - 3. Time of Day: noon to 4:00 p.m. and 6:00 a.m. to 11:30 p.m.
  
- d. Marketing Event
  - 1. Frequency: Five (5) time per year
  - 2. Maximum number of persons: 110
  - 3. Time of Day: noon to 4:00 p.m. and 6:00 a.m. to 11:30 p.m.
  
- e. Marketing Event
  - 1. Frequency: Two (2) time per year
  - 2. Maximum number of persons: 165
  - 3. Time of Day: noon to 4:00 p.m. and 6:00 a.m. to 11:30 p.m.
  - 4. Food service shall be provided by offsite catering only

"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 10:00 p.m. 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

In accordance with State law and the PBES Director's July 17, 2008, memo, "Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises," on-premises consumption of wine produced on-site and purchased from the winery may occur solely in the winery building and cave tasting areas, and the patio areas. Any and all visitation associated with on-premises consumption shall be subject to the maximum per person weekday and weekend daily tours and tastings visitation limitation and/or applicable limitations of permittee's marketing plan set forth in COA Nos. 4.2 and 4.3 above.

4.5 RESIDENCE OR NON-WINERY STRUCTURES [**RESERVED**]

4.6 GRAPE SOURCE

At least 75% of the grapes used to make the winery's still wine or the still wine used by the winery to make sparkling wine shall be grown within Napa County. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the annual production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the PBES Department upon request but shall be considered proprietary information and not available to the public.

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 (PBES) 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 evidence<sup>1</sup> 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<sup>1</sup> 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 Saturdays and Sundays). 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.

**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

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<sup>1</sup> 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.

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 [RESERVED]**

**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 July 11, 2022.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated September 9, 2023.
- c. Building Division operational conditions as stated in their Memorandum dated March 10, 2020.
- d. Department of Public Works operational conditions as stated in their Memorandum dated October 11, 2023 (updated).
- e. Fire Department operational conditions as stated in their Inter-Office Memo dated October 12, 2023.

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 permittee shall not implement any increases to production, employees, tours and tastings and marketing events, as described in COAs 1.1 and 4.2 and 4.3 herein, prior to completion of the improvements to the water and wastewater systems, driveway and parking improvements, and left turn lane installation as detailed here and in County Division memorandums.
- b. Greenhouse Gas Best Management Practices – Operational items checked on the attached Voluntary Best Management Practices Checklist for Development Projects, dated December 16, 2019, by the applicant, shall be implemented and evidence of implementation shall be provided to staff upon request.
- c. Within 90 days of permit approval, the permittee shall submit a Traffic Demand Management (TDM) Plan to the Planning Division and the Public Works Department for review and approval. The measures listed in the TDM program, or equally effective alternative trip reduction measures proposed by the permittee and approved by the PBES Director or the Director’s designee, shall be implemented for the life of the project.

This measure shall be implemented upon County authorization and an ongoing Monitoring and Reporting Statement shall be made available to the Planning Division upon request, on January 15 of each year. The TDM Plan may be subject to further submittal of annual reporting requirements upon request in response to the County development and adoption of a Vehicle Mile Traveled (VMT) Reduction Program.

**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 July 11, 2022.
- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated September 9, 2023.
- c. Building Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated March 10, 2020.

- d. Department of Public Works plan review/construction/ preoccupancy conditions as stated in their Memorandum dated October 11, 2023 (updated).
- e. Fire Department plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated October 12, 2023.

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

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No floodlighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

#### 6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division’s review and approval prior to the issuance of any building permit associated with this Use Permit. The plan shall be prepared pursuant to the County’s Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner’s office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6” diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division’s review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with the winery development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g., tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

#### 6.5 COLORS

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 in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

#### 6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and

the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES **[RESERVED]**

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

## 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](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 [RESERVED]**

**9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]**

**9.1 FINAL OCCUPANCY [RESERVED]**

**9.2 SIGNS**

Detailed plans, including elevations, materials, color, and lighting for any winery identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval are not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. At least one legible sign shall be placed at the property entrance with the words “Tours and Tasting by Prior Appointment Only” to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code.

**9.3 GATES/ENTRY STRUCTURES**

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not

required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscaping plan.

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 **[RESERVED]**

**Exhibit A**

**Vineyard 29  
Use Permit Major Modification and an Exception to the Road & Street Standards  
Application No. P20-00062-MOD  
2929 N. St. Helena Hwy, St. Helena  
APN's 022-200-027 (winery) & 022-200-026 (parking/driveway)**

**PREVIOUS CONDITIONS**

4.21 The permittee shall comply with the following previous conditions of approval for the facility as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in this document and the Recommended Conditions of Approval, the more stringent condition shall control.

**A. USE PERMIT NO. 00146-UP**

~~COA No. 1 — The permit is limited to:~~

- ~~a. The establishment of a 48,500 gallon/year winery, consistent with the application forms and supplemental winery information sheet. No other retail sales are permitted.~~
- ~~b. The construction of 20,543 ft2 as delineated on the attached and filed site plans, floor plans, and elevation plans~~
- ~~c. Retail sales by appointment only. Retail sales at the winery are limited to wines fermented or refermented and bottled at the winery.~~
- ~~d. Custom production (crushing, fermentation, barrel ageing and bottling) with marketing and tasting by alternating proprietors only for a maximum of 5 entities up to a maximum of 50% (24,250 gallons/year) of the 48,500 gallon/year production capacity of the winery.~~
- ~~e. All tours of the winery and/or tasting of wine are limited to members of the wine trade; persons invited by the winery who have pre-established business or personal relationships with the winery, its owners or its alternating proprietors; and persons who have made unsolicited prior appointments for tours or tastings (§18.080.620).~~

~~Any expansion or changes in use, or project changes which are necessitated by the requirements of other departments or agencies, are subject to further County approval.~~

**Replaced by #00397-MOD Condition of Approval COA No. 1**

~~COA No. 2 — Marketing activities by all permitted entities shall occur during the hours of 12:00 to 4:00PM and 6:00 – 11 :30 PM and are limited to:~~

~~Private wine and food tastings for trade~~  
~~Frequency: \_\_\_\_\_ 6 per year~~  
~~Maximum attendance: \_\_\_\_\_ 15 Persons~~

Private wine and food events  
Frequency: \_\_\_\_\_ 12 per year  
Maximum attendance: \_\_\_\_\_ 110 persons

Private harvest event  
Frequency: \_\_\_\_\_ 1 per year  
Maximum attendance: \_\_\_\_\_ 50 persons

~~Marketing activities are limited to members of the wine trade; persons who have pre-established business or personal relationships with the winery, GF its owners or its alternating proprietors; or members of a particular group for which the activity is being conducted on a pre-arranged basis. Parking shall be provided on-site or on adjacent parcels utilizing shuttle vans. No on-street parking is permitted.~~

**Replaced by #00397-MOD Condition of Approval COA No. 2**

- ~~COA No. 3 Submit three copies of a detailed landscaping, fencing, and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan is to be submitted prior to issuance of the building permit. Landscaping, fencing, and parking to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan. **Replaced by P20-00062-MOD Condition of Approval 6.4.**~~
- ~~COA No. 4 Provide 5 off-street parking spaces on a dust-free all-weather surface approved by the Public Works Department. **Replaced by P20-00062-MOD Condition of Approval 1.2.c.**~~
- ~~COA No. 5 All outdoor storage of winery equipment shall be screened from view of adjacent properties by a visual barrier consisting of fencing and/or dense landscaping. No open storage is to exceed the height of the screening. **Replaced by P20-00062-MOD Condition of Approval 6.6**~~
- ~~COA No. 6 The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:~~
- ~~a. The Department of Environmental Management as stated in their letter of December 14, 2000 and memorandum of February 16, 2001.~~
  - ~~b. The Department of Public Works as stated in their letter of October 9, 2000.~~
  - ~~c. The County Fire Department as stated in their memo of October 18, 2000.~~
  - ~~d. The Building Division as stated in their memo of September 26, 2000.~~
- ~~COA No. 7 The permittee shall report to the Department on an annual basis by December 31 the source of his grapes, verifying that 75% of the annual production is from Napa County grapes. The report shall include the grape tonnage and the Assessor's Parcel Number(s) where grown. Such report~~

~~shall be proprietary and not available to the public. A separate report, for the public record, shall include a statement certifying compliance with the source requirement and indicating the percentage of Napa County grapes utilized. **Replaced by P20-00062-MOD Condition of Approval 4.6**~~

- COA No.8 All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery.
- ~~COA No. 9 The permittee shall comply with 2 Mitigation Measures described in the Project Revision Statement signed by the applicant dated February 2, 2001. **Completed**~~
- ~~COA No. 10 All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time. **Replaced by P20-00062-MOD Condition of Approval 3.0**~~
- ~~COA No. 11 During construction of the caves and the winery, all construction equipment muffling and hours of operation shall be in compliance with the County Code section regarding noise, Chapter 8.16 (7:00 a.m. to 7:00 p.m.). Any exterior winery machinery equipment shall be sufficiently enclosed or muffled and maintained so as not to create a noise disturbance in accordance with County Code Section 8.16.060(A) or 8.16.0705816(a). **Replaced by P20-00062-MOD Condition of Approval 7.3**~~
- ~~COA No. 12 If a gated entrance is used, it shall include a turn around area to allow a large vehicle (such as a motor home) to turn around if the gate is closed. Both the Department of Public Works and the Planning Department shall review and approve any plans prior to construction. **Replaced by P20-00062-MOD Condition of Approval 9.3**~~
- COA No. 13 All exterior lighting shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety or operations, incorporating the use of motion detection lighting to the greatest extent possible. No flood-lighting of the building is permitted. Prior to issuance of any building permit for construction of the winery, a detailed Lighting Plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for review and approval by the Department. **Replaced by P20-00062-MOD Condition of Approval 6.3**
- ~~COA No. 14 No portion of the structure shall be rented or leased and the winery facility shall not be used for events hosted by entities other than the winery itself or its alternating proprietors, except those approved for temporary event license pursuant to Chapter 5.36 Napa County Code. **Replaced by P20-00062-MOD Condition of Approval 4.8**~~

**B. USE PERMIT NO. 00397-MOD**

The permit modification is limited to Modification of Use Permit #00146-UP as follows:

COA No. 1 Condition #1 is revised to read in full as follows:

- a. ~~The establishment of a 48,500 gallon/year winery, consistent with the application forms and supplemental winery information sheet. No other retail sales are permitted.~~ **Replaced by P20-00062-MOD Conditions of Approval 1.2.a & 4.1**
- b. The construction of a 17,804 ft<sup>2</sup> winery structure as delineated on the revised site plans, floor plans, and elevation plans to be submitted within 14 days of this approval.
- c. The use of 14,038 ft<sup>2</sup> of cave for barrel storage, as delineated on the revised site plans, floor plans, and elevation plans submitted within 14 days in accordance with the applicant's letter received April 2, 2001.
- d. ~~Retail sales by appointment only. Retail sales at the winery are limited to wines fermented or refermented and bottled at the winery.~~ **Replaced by P20-00062-MOD Condition of Approval 4.1**
- e. Custom production (crushing, fermentation, barrel ageing and bottling) with marketing and tasting by alternating proprietors only for a maximum of 5 entities up to a maximum of 50% (24,250 gallons/year) of the 48,500 gallon/year production capacity of the winery.
- f. ~~All tours of the winery and/or tasting of wine are limited to members of the wine trade; persons invited by the winery who have pre-established business or personal relationships with the winery, its owners or its alternating proprietors; and persons who have made unsolicited prior appointments for tours or tastings (§18.080.620).~~ **Replaced by P20-00062-MOD Condition of Approval 4.2**

Any expansion or changes in use, or project changes which are necessitated by the requirements of other departments or agencies, are subject to further County approval.

COA No. 2 Condition #2 is revised to read in full as follows:

~~Marketing activities by all permitted entities shall occur during the hours of 12:00 to 4:00PM or 6:00 - 11 :30 PM and are limited to:~~

- a. ~~Private wine and food tastings for trade~~  
Frequency: \_\_\_\_\_ 6 per year  
Maximum attendance: \_\_\_\_\_ 15 Persons
- b. ~~Private wine and food events (total 10)~~  
Frequency: \_\_\_\_\_ 2 per year  
Maximum attendance: \_\_\_\_\_ 110 persons  
  
Frequency: \_\_\_\_\_ 4 per year  
Maximum attendance: \_\_\_\_\_ 50 persons

Frequency: \_\_\_\_\_ 4 per year  
Maximum attendance: \_\_\_\_\_ 25 persons

c. Private harvest event

Frequency: \_\_\_\_\_ 1 per year  
Maximum attendance: \_\_\_\_\_ 50 persons

- d. ~~Marketing activities are limited to members of the wine trade; persons who have pre-established business or personal relationships with the winery, its owners or its alternating proprietors; or members of a particular group for which the activity is being conducted on a pre-arranged basis. Parking shall be provided on-site or on adjacent parcels utilizing shuttle vans. No on-street parking is permitted.~~

**Replaced by P20-00062-MOD Condition of Approval 4.3**

~~COA NO. 3 The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #00146-UP. Any conditions that are in conflict with the requirements of this permit shall be null and void.~~ **Replaced by P20-00062-MOD Condition of Approval 4.21**

~~COA No. 4 The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:~~

- ~~a. The Department of Public Works as stated in their letter of April 4, 2001.  
b. The County Fire Department as stated in their memo of April 10, 2001.  
d. The Building Division as stated in their memo of April 3, 2001.~~

~~COA No. 5. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.~~ **Replaced by P20-00062-MOD Condition of Approval 3.0**

**C. USE PERMIT NO. 04067-MOD**

First Paragraph of Approval Letter:

The approval applies only to the rearranging [of] interior spaces within the approved winery structure. The approval of this modification does not affect the exterior appearance of the winery and recognizes the as-built interior configuration.

**D. USE PERMIT NO. P11-00122-VMM**

COA No. 1 The permit shall be limited to:

Modification of the previously approved Use Permit #00146 to recognize the existing private residential cave for use by the winery. The private

residential cave will be used for storage of tax paid wine, equipment and supplies, and for storage of the winery owner's personal wine collection with no public access.

Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification Process.

~~COA No. 2 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:~~

~~a. Napa County Fire memo dated April 7, 2011.~~

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

**COA No. 3** ~~PREVIOUS CONDITIONS The permittee shall comply with all previous conditions of approval for Use Permits #62808UP [#00146-UP] and as modified by #02168 [#00397-MOD and #04067-MOD] except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede all earlier ones. Replaced by P20-00062-MOD Condition of Approval 4.21~~

**E. USE PERMIT NO. P16-00317**

COA No. 1 This permit encompasses and shall be limited to:

~~Deleting the previous condition of approval to construct a left-turn lane on State Route 29. Replaced by P20-00062-MOD Condition of Approval 1.2.i~~

No changes to productivity tours and tastings visitation, marketing activities, employees, number of parking space, hours of operation, water use or wastewater treatment are proposed or approved as part of this modification.

~~The winery shall be designed in substantial conformance with the submitted site plan, elevation drawing+ and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the applicant 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 changes in use shall be approved in accordance with County Code Section 18.124.130 and may be subject to~~

~~the Use Permit modification process.~~ **Replaced by P20-00062-MOD Condition of Approval 1.2**

COA No. 2 — PREVIOUS CONDITIONS

~~As applicable, the permittee shall comply with any previous conditions of approval for the winery use except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval these conditions shall control.~~ **Replaced by P20-00062-MOD Condition of Approval 4.21**

~~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 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 approved use permit.~~ **Replaced by P20-00062-MOD Condition of Approval 4.1**

COA No. 3 — 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 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 owner. 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 grant of 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 compliance deficiencies is found to exist by the Commission at some time in the future, the 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 hearings in accordance with County Code Section 18.124.120.~~ **Replaced by P20-00062-MOD Condition of Approval 3.0**



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A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

**David Morrison**  
Director

**MEMORANDUM**

To: Sean Trippi, Planning	From: Daniel Hornett, Engineering
Date: July 11, 2022	Re: P20-00062 Vineyard 29 APN: 022-200-027

The Engineering Division has reviewed the use permit major modification P20-00062 for the winery located on assessor's parcel number 022-200-027. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

**RECOMMENDED APPROVAL CONDITIONS:**

**OPERATIONAL CHARACTERISTICS**

1. Should the existing outdoor/uncovered loading/unloading areas and/or processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, be modified, expanded and/or improved in the future, Napa County may require these area to be paved and performed undercover.
2. 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.

**PREREQUISITES FOR ISSUANCE OF PERMITS**

3. The roadway serving the winery shall conform to the Road Exception Evaluation composed by this Division, dated July 11, 2022, enclosed herein, and per the accepted construction and inspection practices defined in Federal, State, and Local Codes.
4. Any roadway, proposed new or reconstructed, not included in the above-mentioned Road Exception Evaluation shall meet the requirements as outlined in effective State and Local codes including the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval or building permit application submittal, whichever is later. The property owner shall obtain a grading permit for all proposed roadway improvements.

5. 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.
6. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
7. **Prior to issuance of a building 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.
8. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project 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.

#### **PREREQUISITES DURING PROJECT CONSTRUCTION**

9. Required on-site pre-construction meeting with the Napa County PBES Engineering Division **prior to start of construction**.

#### **PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY**

10. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification. **\*\* If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

#### **PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY**

11. 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 Daniel Hornett from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)299-1358 or by email at [Daniel.Hornett@countyofnapa.org](mailto:Daniel.Hornett@countyofnapa.org)



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A Commitment to Service

David Morrison  
Director

## MEMORANDUM

To: Sean Trippi, Planning Division	From: Daniel Hornett, Engineering Division
Date: July 11, 2022	Re: Vineyard 29 Evaluation of Napa County Road and Street Standards Exception Request 2929 N St Helena Hwy, Napa, CA P20-00062 APN 022-200-027

### Road Modification Request

The Engineering and Conservation Division received a request (the request) dated December 23, 2021 for an exception to the residential driveway/common driveway design criteria as outlined in the Napa County Road and Street Standards (RSS) as part of a Use Permit Major Modification application for increasing production, visitation, marketing, and employees.

The winery is located at 2929 North St Helena Highway. Access to the subject property is off of the state highway. The winery is sited approximately 1100 feet from Highway 29.

The commercial driveway has widths that vary from 16 feet to 24 feet and centerline grades between 0% and 19.9% along the length of the road. The nature and constraints for the road exception are to minimize environmental impacts by reducing earth disturbances on steep slopes and within the stream setback of a natural water courses. The details of the request are as follows:

#### EXCEPTION #1 ROADWAY WIDTH EXCEPTION:

An approximately 500 foot long section where the roadway width is 15.8-17.8 feet, when the RSS requirement is 20 feet:

1. Station 3+50 to 8+50 – A 500 foot long section of road with 16’ of horizontal width.

At the above noted stations, the road is entirely within the setbacks to an existing unnamed stream. The north side of the driveway is adjacent to the top of bank of the stream, and the south side of the driveway abuts a steep slope.

The request is to minimize earthwork in this 500 foot length within the stream setbacks. The driveway will maintain intervisibility and horizontal clearances per Cal Fire guidelines. The applicants provided a visual model, demonstrating the travel path of a Type I Fire Engine through the requested exception area.

Additionally, the project proposes signage that directs egressing vehicles to “Yield to emergency vehicles” at STA 2+50 and 8+75. The remainder of the road will be fully compliant with the RSS, providing a 22’ travel lane for the majority of the roadway.

**EXCEPTION #2 TURNAROUND SLOPE EXCEPTION:**

An exception to the maximum longitudinal slope of eight (8) percent, and maximum cross-slope perpendicular to the longitudinal slope of five (5) percent as required by the Road and Street Standards.

1. STA 11+00 to 12+00: Existing longitudinal slope of 17% and cross-slope of 8.7%

Reducing slopes at the above station to create a compliant turnaround would require extensive earthwork on steep slopes. The exception is requested to minimize earthwork on slopes over 30% and preserve a large native oak tree. This turnaround is surfaced in accordance with RSS requirements and is adjacent to a large paved area that is currently used for bottling truck access and maneuvering. Additionally, another turnaround area with compliant slopes is located within approximately 115’ of the exception area.

**Engineering and Conservation Division Evaluation and Recommendation:**

Engineering and Conservation Division staff have discussed the request noted above with Cal Fire/Napa County Fire Department and the applicant. With respect to Section (3) of the RSS as adopted by Resolution No. 2020-133 by the Board of Supervisors on January 1, 2021, this division has determined the following:

- The exception request has provided the necessary documentation as required by RSS Section 3(A). The request is in connection with a use permit major modification application for expansion of winery activities.
- The proposed substandard width between the above identified road stations will minimize earthwork on slopes within conservation setbacks in order to preserve the existing environmental features and protect water quality and are justified based upon existing topographic conditions of the site.
- With respect to the findings for compliance with the current RSS, the proposal meets the definition of unique features of the natural environment as described in RSS Section 3(D)(i) in regards to the natural water courses and steep slopes. The Engineering Division along with Planning Division staff have discussed the constraints presented in the road exception request and find they meet the intent of RSS Section 3(D)(i) – preserving unique features of the natural environment.
- The roadway in the area of exception has 16’ of width and intervisibility between the connections to a fully compliant two-lane roadway on both ends.
- The applicant proposes two “Yield to Emergency Vehicle” signs to avoid delays in emergency vehicle response.

- With the intervisibility and proposed signage, the applicant is providing a roadway that is capable of supporting safe ingress and egress of two vehicles.
- The applicant has provided an Emergency Vehicle turning exhibit for the exception area to demonstrate the turning radius for emergency apparatus with bumper clearances as required in the RSS.
- With respect to the findings for compliance with current RSS Section 3(E), the Engineering and Conservation Division and Cal Fire/Napa County Fire Department have discussed the improvements proposed and determined that their implementation would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

The Engineering and Conservation Division supports the approval of the exception request as proposed with the following conditions that are in addition to any and all conditions previously placed on the project as part of the discretionary application:

1. The roadway shall be constructed and maintained to the approved condition prior to use and occupancy and throughout the life of the parcel or until such time the County deems that future road design changes or changes in use of this roadway beyond the use proposed shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.
2. Access road shall meet the road surfacing requirements as described in the RSS for the entire length of the roadway.
3. To ensure the upkeep of the paved surfaces, the private road surface shall be periodically maintained by the property owner to assure sufficient structural section for loading conditions to the imposed loads of fire apparatus weighing at least 75,000 pounds and the design Traffic Index.
4. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensive space and improve sight distance.
5. Any/all future road design changes or changes in use of this roadway beyond the exception detailed on the above noted request dated December 23, 2021 shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

**EXHIBIT A**

VINEYARD 29  
ROAD EXCEPTION REQUEST AND IMPROVEMENT PLANS

	RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS +	SERVING CALIFORNIA SINCE	1980	1515 FOURTH STREET NAPA, CALIFORNIA 94559 FAX   707   252.4966 OFFICE   707   252.3301
	HUGH LINN, PE, QSD, QSP PRINCIPAL + PRESIDENT	CHRISTOPHER TIBBITS, PE, LS PRINCIPAL + VICE PRESIDENT		
707   252.3301   RSAcivil.com	hLinn@RSAcivil.com	cTibbits@RSAcivil.com		RSACivil.com

#4115029.0  
December 23, 2021

David Morrison  
County of Napa Planning, Building, and Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Vineyard 29 Winery Use Permit Modification (P20-00062)  
Driveway Exception

Dear David:

Vineyard 29 is proposing the installation of a joint left turn lane, to be shared by Vineyard 29 and Revana Vineyards, directly across Highway 29. To facilitate the construction of this left turn lane, the applicant has submitted an easement grant to the County for the construction of the Napa Valley Vine Trail on Vineyard 29 property. Construction of the left turn lane will help facilitate the replacement and relocation of a dangerous gas line currently running under the highway.

As part of the Use Permit Modification application, we are requesting an exception to the commercial driveway requirements in the Road and Street Standards for portions of the winery's access road. Revisions to the Vineyard 29 driveway are proposed to align this driveway with the Revana Vineyards Driveway, which allows for the construction of the left turn lane to serve both parcels. The driveway is approximately 900 feet long from the intersection with Highway 29 to the Winery building complex. This exception request is for a section of the driveway of approximately 550 feet that runs parallel to an unnamed creek. An exception is also requested for the slope of the fire truck turnaround at STA 11+00. The exception request is based upon constraints from existing geographical features and stream setbacks. The remainder of the driveway either already meets, or is proposed to meet, the current standards.

The exception is sought pursuant to Sections 3(d)(i) of the Napa County Road and Street Standards. This section provides that:

*(d) An exception to these Standards may be allowed as provided if one or more of the following findings can be made and the findings in subsection (e) can also be made:*

*(i) The exception will preserve unique features of the natural environment which includes, but is not limited to, natural water courses, steep slopes, geological features, heritage oak trees, or*

*other trees of least six inches in diameter at breast height and found by the decision-maker to be of significant importance, but does not include human altered environmental features such as vineyards and ornamental or decorative landscaping, or artificial features such as, rock walls, fences or the like;*

Further, an exception is “only allowed ‘where the exceptions provide the same overall practical effect as ‘the SRA Fire Safe Regulations’ towards providing defensible space” as noted in RSS 3(e). To approve the exception, the approving body must find “that grant of the exception, as conditioned ... provides the same overall practical effect as these Standards towards providing defensible space, and consideration towards life, safety and public welfare.”

We believe the exception sought here, which preserves the existing approximately 16 feet wide driveway for +/-550 feet, meets the requirements for an exception under section d(i). The existing stretch of driveway meets the same overall practical effect as the current SRA Fire Safe Regulations as well.

RSS 3(d)(i): As shown on revised Sheet UP2.1, the majority of the existing driveway is constrained by the creek setback. The entire width of the driveway is within the setback. Any work on that segment of the driveway thus necessarily would be within the stream setback of the adjacent creek and as such have the potential to impact water quality.

RSS 3(e): The existing section of driveway allows for safe travel to and from the winery for visitors and emergency vehicles. The accompanying Sheet UP2.1 shows the path of a Type I Fire Engine through the requested exception area with no restrictions. The existing road is at minimum 16 feet, paved within the area of the exemption request. There will be two (2) options for vehicles to pass at the intersection of the proposed driveway, connection at STA 3+00, as well as an intersection to enter the winery complex at STA 8+50. As such, the exception area provides the same overall practical effect as the SRA Fire Safe Regulations reflected by the current road and street standards.

The proposed portion of the driveway to connect to the new entry location on Highway 29, is proposed to meet Napa County Road and Street Standards.

We consider that the Same Practical Effect is met for the following criteria:

- a) Access for emergency wildland fire equipment

As previously explained, the existing approximately 16 feet wide section of driveway that was built to the applicable standards at the time of construction, but does not meet the most recent Napa County Road and Street Standards allows for passage of a Type I Fire Engine with no restrictions as shown on Sheet UP2.1.

b) Safe Civilian Evacuation

The driveway at the lower end of the 16 feet wide section will be constructed to 20 feet or already meets the 20 feet width required by Napa County Road and Street Standards and allows for passing of passenger and emergency vehicles.

c) Signing that avoids delays in emergency equipment response

“Yield to Emergency Vehicle” signs will be installed as shown on Sheet UP 2.1 to avoid delays in emergency vehicle response.

d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire

The exception request will not impact water availability or accessibility. The existing winery has approximately 41,600 gallons of water dedicated to fire suppression stored in tanks above the winery. This water is connected by fire water lines to 3 existing hydrants located around the winery.

e) Fuel modification sufficient for civilian and fire fighter safety

The exception request will not impact fuel modification and is not located near any structures. The area of the winery will have 100 feet of defensible space maintained in all directions. Similarly, the driveway will have 10 feet of defensible space maintained on both sides.

The following summarizes the requested exception and findings:

**Relevant section:**     **STA: 3+50 to 8+50**

**Request:**             An exception to the minimum commercial driveway width of 20 ft paved plus 2 ft total shoulders as defined in Section 15 of the Napa County Road and Street Standards in the referenced portion of driveway.

**Exception:**         No expansion will take place within the stream setbacks defined by the Napa County Conservation Regulations.

**Findings:**           Additional widening is constrained by environmental site limitations, including stream setbacks to an adjacent stream per Napa County Conservation Regulations section 18.108, which prohibits grading within the stream setbacks as well as existing steep slopes to the south of the existing driveway. The exception will preserve those existing natural features, including the ephemeral stream course. As detailed in a) to e) above, the existing road

provides the same overall practical effect as the SRA Fire Safe Regulations.

**Relevant section:**     **STA: 11+00 to 12+00**

**Request:**             An exception to the maximum longitudinal slope of eight (8) percent, and maximum cross-slope perpendicular to the longitudinal slope of five (5) percent, as defined in Section 15 of the Napa County Road and Street Standards in the referenced portion of driveway.

**Exception:**         Existing longitudinal slope of 17 percent, and cross-slope perpendicular to the longitudinal slope of 8.7 percent.

**Findings:**           Additional grading is constrained by steep slopes to the North East of the Fire Truck turnaround. The exception will preserve those features as well as an oak tree to the north east. There is considerable open area to the south of the firetruck turnaround, and onto the crush pad, which is available for turning movements. The winery is able to maneuver large bottling trucks in this area. There is also a conforming fire truck turnaround roughly 115 feet down the driveway. As detailed in a) to e) above, the existing road provides the same overall practical effect as the SRA Fire Safe Regulations.

Please do not hesitate to contact me should you have any questions regarding the above.

Respectfully,

DocuSigned by:  
*Bruce Fenton*  
C91AA92030A3404...

Bruce Fenton, P.E.  
Project Manager

BF/kb



# VINEYARD 29

## USE PERMIT MODIFICATION



VICINITY MAP  
SCALE: 1" = 3000'

### PROJECT INFORMATION

OWNER: VINEYARD 29 LLC  
2421 ST. HELENA HWY N  
ST. HELENA, CA 94574

SITE ADDRESS: 2421 ST. HELENA HWY N  
ST. HELENA, CA 94574

CIVIL ENGINEER: RSA+  
1515 FOURTH STREET  
NAPA, CA 94934  
(707) 252-3301

APN: 022-200-027

PARCEL AREA: 24.64 ACRES

EXISTING USE: VINEYARD & WINERY

PROPOSED USE: VINEYARD & WINERY

ZONING: AH

### TOPOGRAPHY NOTES

- SURVEY PERFORMED BY ALBION SURVEYS, INC. IN JUNE 2020. CONTOURS ARE SHOWN EVERY ONE FOOT (1'), HIGHLIGHTED EVERY FIVE FEET (5').
- VERTICAL DATUM ASSUMED.
- DIRECTION OF NORTH BASED ON COMPASS SIGHTING.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY SHOWN HEREON IS APPROXIMATE AND SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION OR CRITICAL DESIGN.
- SURROUNDING CONTOURS ARE BASED ON NAPA COUNTY GIS AND ARE FOR REFERENCE ONLY.

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UP2.0	EXISTING WINERY SITE PLAN
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UP2.2	PROPOSED WINERY GRADING PLAN
UP2.3	FIRE TRUCK ACCESS PLAN
UP2.4	EXISTING AND PROPOSED DRIVE PROFILE
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UP3.1	LEFT TURN LANE LAYOUT PLAN
UP3.2	LEFT TURN LANE GRADING PLAN
UP3.3	LEFT TURN LANE GRADING PLAN
UP3.4	LEFT TURN LANE UTILITY PLAN
UP3.5	LEFT TURN LANE UTILITY PLAN
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UP4.1	ACCESSORY AND PRODUCTION AREAS
UP4.2	COVERAGE AND DEVELOPMENT AREAS
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A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
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A3.1	WINERY CAVE STORAGE
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A4.3	BUILDING SECTION
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS

### SYMBOL LEGEND

- EXISTING**
- ☆ LIGHT
  - ⊕ HOSE BIB
  - ⊕ GAS RISER
  - ⊕ GAS VALVE
  - EV ELECTRIC VAULT
  - TREE (AS NOTED)
  - SESCO
  - △ SURVEY CONTROL STATION
  - ICV IRRIGATION CONTROL VALVE
  - FLOWLINE
  - EDGE OF GRAVEL
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - LIMITS OF RSA+ TOPO
  - LIMITS OF COUNTY CONTOURS
  - GAS LINE

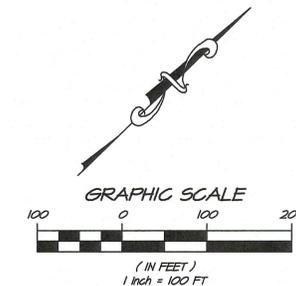
- PROPOSED**
- SD STORM DRAIN LINE
  - DN DOMESTIC WATER LINE
  - FW FIRE WATER LINE
  - GAS LINE
  - SEWER LINE
  - SLOPE AS SHOWN
  - WDH WET DRAFT HYDRANT
  - WV WATER VALVE
  - DI DRAIN INLET
  - AD AREA DRAIN
  - ✕ EX TREE TO BE REMOVED
  - SHALE FLOW LINE

### ABBREVIATIONS

- AC ASPHALT CONCRETE
- BFGS BOTTOM FINISH GRADE
- C COMPACT STALL
- CL CENTERLINE
- CONF CONFORM
- CY CURB YARD
- DI DRAIN INLET
- DN DOMESTIC WATER
- EG EXISTING GRADE
- EP EDGE OF PAVEMENT
- ESCP EROSION & SEDIMENT CONTROL PLAN
- EX / (E) EXISTING
- FF FINISH FLOOR
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FW FIRE WATER
- GAL GALLON
- GB GRADE BREAK
- HP HIGH POINT
- INV INVERT
- LF LINEAL FEET/FOOT
- LP LOW POINT
- MH MANHOLE
- OC ON CENTER
- OHTS ONSITE WATER TREATMENT SYSTEM
- P PROPERTY LINE
- (P) PROPOSED
- R RADIUS
- S SLOPE (FEET/FOOT)
- S.A.D. SEE ARCHITECTS DRAWINGS
- SB SETBACK
- SD STORM DRAIN
- SDCO STORM DRAIN CLEANOUT
- SF SQUARE FEET
- S.M.D. SEE MECHANICAL DRAWINGS
- SSMH SANITARY SEWER MANHOLE
- STA STATION
- TFG TOP FINISH GRADE
- TW TOP OF WALL
- TYP TYPICAL
- WV WATER VALVE
- WW WASTE WATER



SITE PLAN  
SCALE: 1" = 100'



1	01/04/2021	RESPONSE TO COMMENTS			
2	12/09/2021	RESPONSE TO COMMENTS			

1515 FOURTH STREET  
NAPA, CALIF. 94939  
OFFICE (707) 252-3301  
WWW.RSA+INC.COM

**RSA+**

RSA+ | CONSULTING CIVIL ENGINEERS & SURVEYORS + 1980

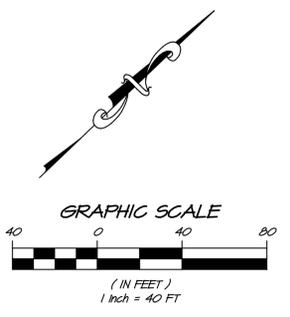
# VINEYARD 29 COVER SHEET NAPA COUNTY CALIFORNIA



DATE	DEC 09, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSS
JOB NO.	4150291.0
SHEET NO.	UP1.0
	1 OF 26 SHEETS



**EXISTING WINERY SITE PLAN**  
SCALE: 1" = 40'



NO.	DATE	REVISIONS	BY
1	01/29/2021	RESPONSE TO COMMENTS	DCB / MSS

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RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS • 1980

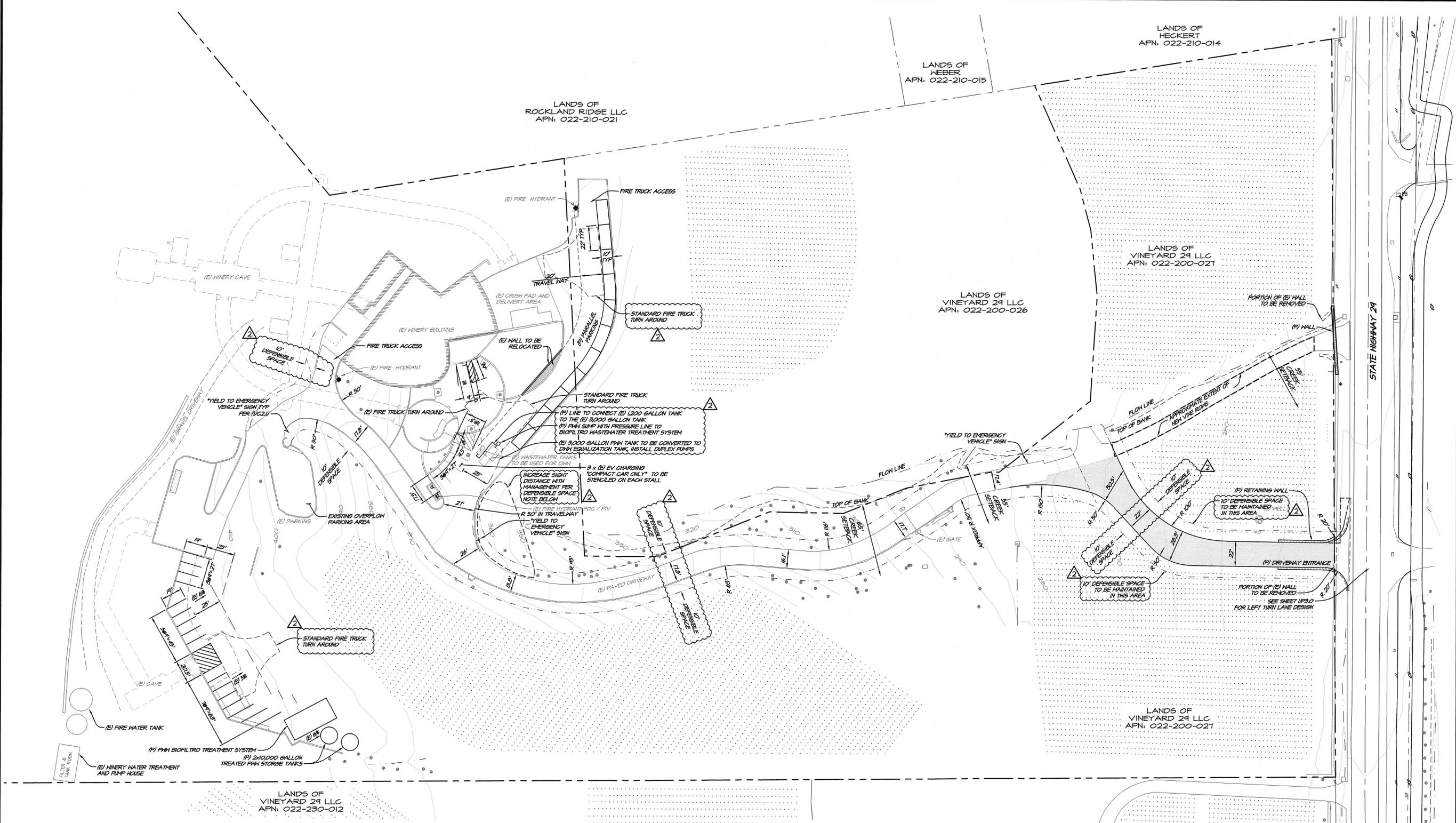
1815 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE (707) 252-3301  
WWW.RSACALIF.COM

**VINEYARD 29**  
**EXISTING WINERY SITE PLAN**  
NAPA COUNTY  
CALIFORNIA



DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JJK
CHECKED	MSS

JOB NO. 415029.0  
SHEET NO.  
**UP2.0**  
2 OF 26 SHEETS



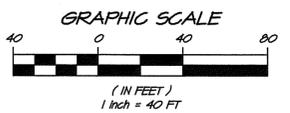
**PROPOSED WINERY LAYOUT PLAN**  
SCALE: 1" = 40'

**DEFENSIBLE SPACE NOTE**  
DEFENSIBLE SPACE TO BE MAINTAINED ON 10' OF EITHER SIDE OF PROPOSED AND EXISTING DRIVEWAYS AND AS NOTED ON PROPOSED LAYOUT PLAN. DEFENSIBLE SPACE MAINTENANCE SHALL INCLUDE TREE TRIMMING AND BRUSH CLEARING FOR 8' VERTICALLY. MAINTENANCE OF DEFENSIBLE SPACE SHALL ENHANCE FORE SAFETY OF SITE AND SITE DISTANCE ALONG DRIVEWAY.

**LEGEND**  
NEW AC PAVEMENT OVER CLASS II AB

**PARKING SUMMARY**

PARALLEL STALLS	11
ADA ACCESSIBLE STALLS	2
90° PARKING STALLS	18
TOTAL	31



NO.	DATE	REVISIONS	BY	APPD
1	12/21/2021	RESPONSE TO COMMENTS		
2	12/21/2021	RESPONSE TO COMMENTS		

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**VINEYARD 29**  
**PROPOSED WINERY LAYOUT PLAN**  
CALIFORNIA  
NAPA COUNTY



DATE: DEC 09, 2021  
DRAWN: DCB  
DESIGNED: JCK  
CHECKED: MBS  
JOB NO.: 419029.0  
SHEET NO.:

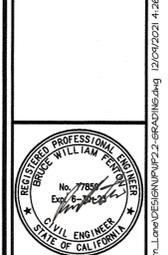
**UP2.1**  
3 OF 26 SHEETS

1	01/24/2021	RESPONSE TO COMMENTS	DCB	MSS
2	12/01/2021	RESPONSE TO COMMENTS	DCB	MSS

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 NAPA, CALIF. 94559  
 OFFICE | 707.252.3301  
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**VINEYARD 29**  
**WINERY GRADING PLAN**  
 CALIFORNIA  
 NAPA COUNTY



DATE	DEC 09, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSS
JOB NO.	4150240
SHEET NO.	<b>UP2.2</b>
	4 OF 26 SHEETS



**PROPOSED WINERY GRADING PLAN**  
 SCALE: 1" = 40'

**NOTE:**  
 NO TREES TO BE REMOVED ON PROJECT PARCEL.

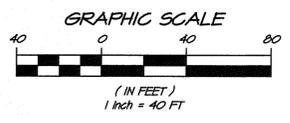
**LEGEND**

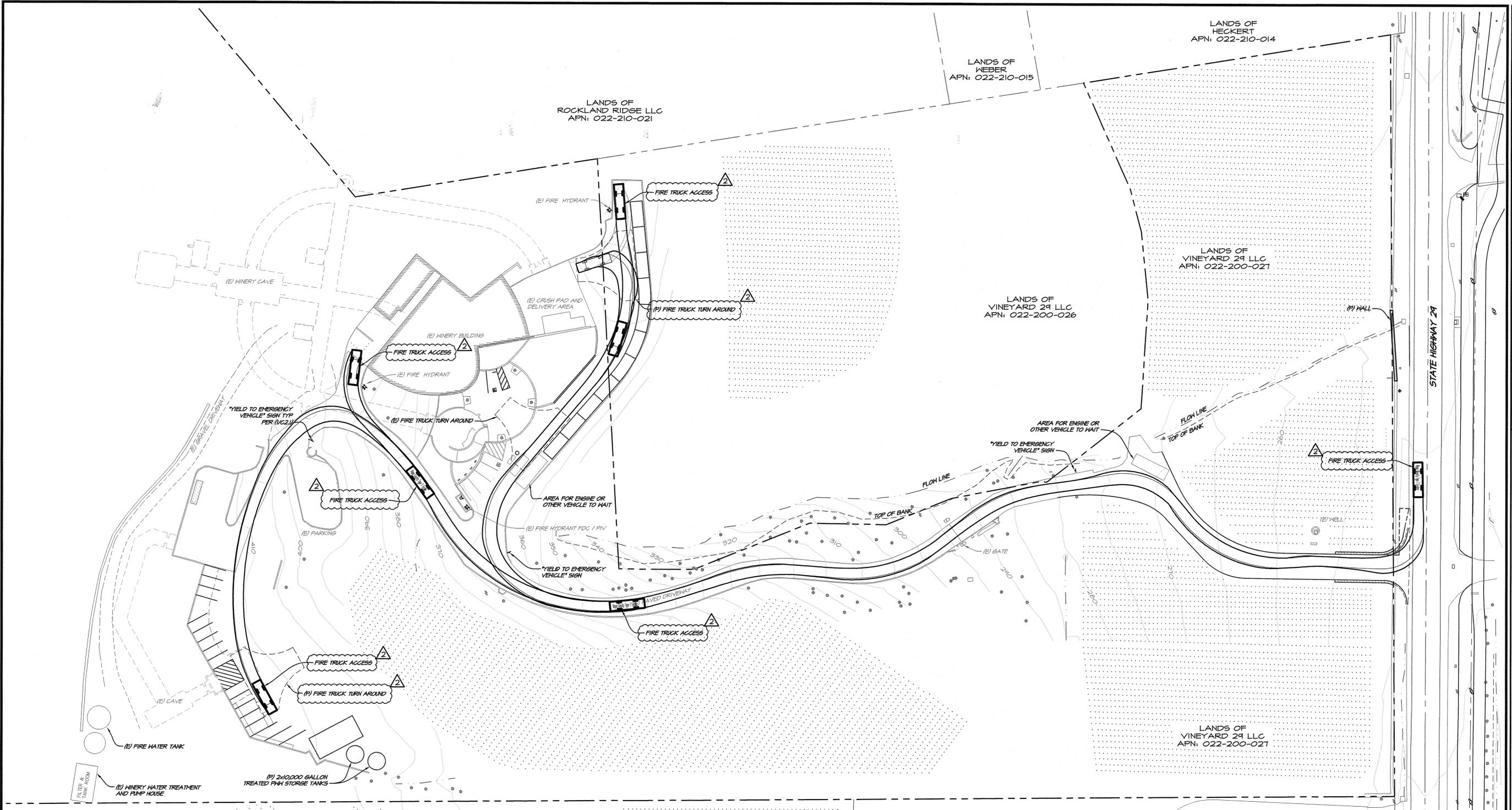
—	EXISTING GRADE 5' INTERVAL
—	EXISTING GRADE 1' INTERVAL
—	PROPOSED GRADE 5' INTERVAL
—	PROPOSED GRADE 1' INTERVAL

**EARTHWORKS**

CUT	280	CU YDS
FILL	40	CU YDS
NET CUT	160	CU YDS

**EARTHWORKS NOTE:**  
 SPOILS TO BE OFF-HAULED TO SITE WITH APPROVED NAPA COUNTY GRADING PERMIT. ENGINEERING DIVISION SHALL BE CONTACTED PRIOR TO THE OFF-HAUL OF SPOILS OR IMPORT OF FILL TO ENSURE THAT THERE IS A VALID PERMIT FOR THE PROPERTY WHERE THE DIRT IS COMING FROM / GOING TO.

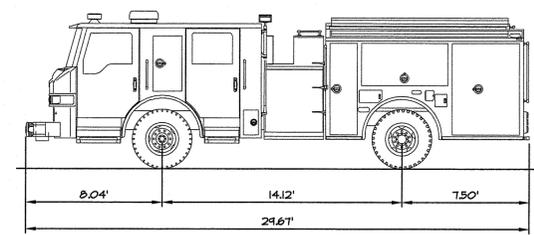




**FIRE TRUCK ACCESS PLAN**  
SCALE: 1" = 40'

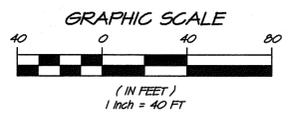
**YIELD TO EMERGENCY VEHICLES**

① **YIELD TO EMERGENCY VEHICLES SIGN**  
NOT TO SCALE



**NAPA COUNTY TYPE I FIRE ENGINE**  
 OVERALL LENGTH: 29.66 FT  
 OVERALL WIDTH: 8.00 FT  
 OVERALL BODY HEIGHT: 7.41 FT  
 MIN BODY GROUND CLEARANCE: 1.22 FT  
 TRACK WIDTH: 8.00 FT  
 LOCK TO LOCK TIME: 1.00 S  
 CURB TO CURB TURNING RADIUS: 26.50 FT

**TYPE I FIRE TRUCK DETAIL**  
SCALE: 1" = 5'

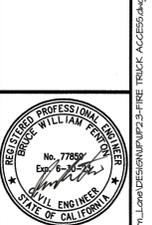


1	12/09/2021	RESPONSE TO COMMENTS	DCB	MSS
2	12/09/2021	RESPONSE TO COMMENTS	DCB	MSS

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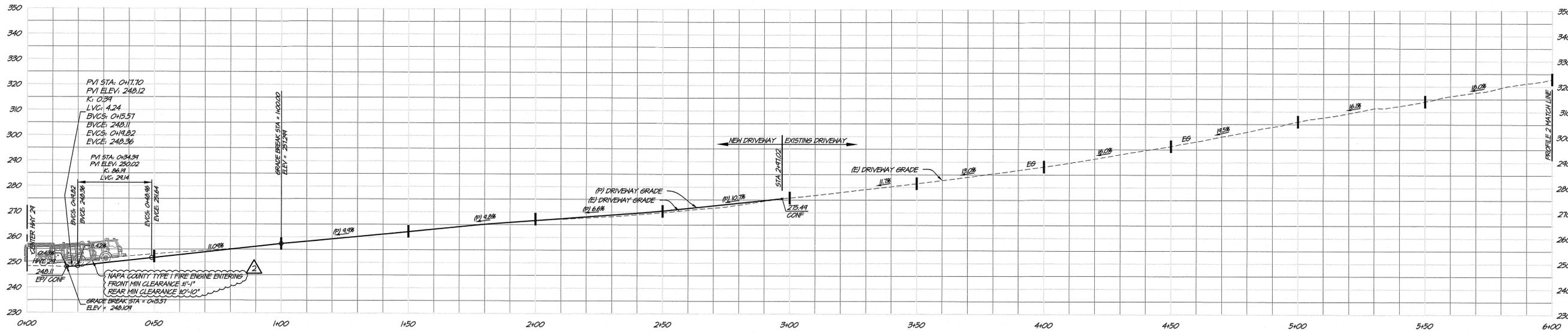
RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 11960

**VINEYARD 29**  
**FIRE TRUCK ACCESS PLAN**  
 NAPA COUNTY  
 CALIFORNIA

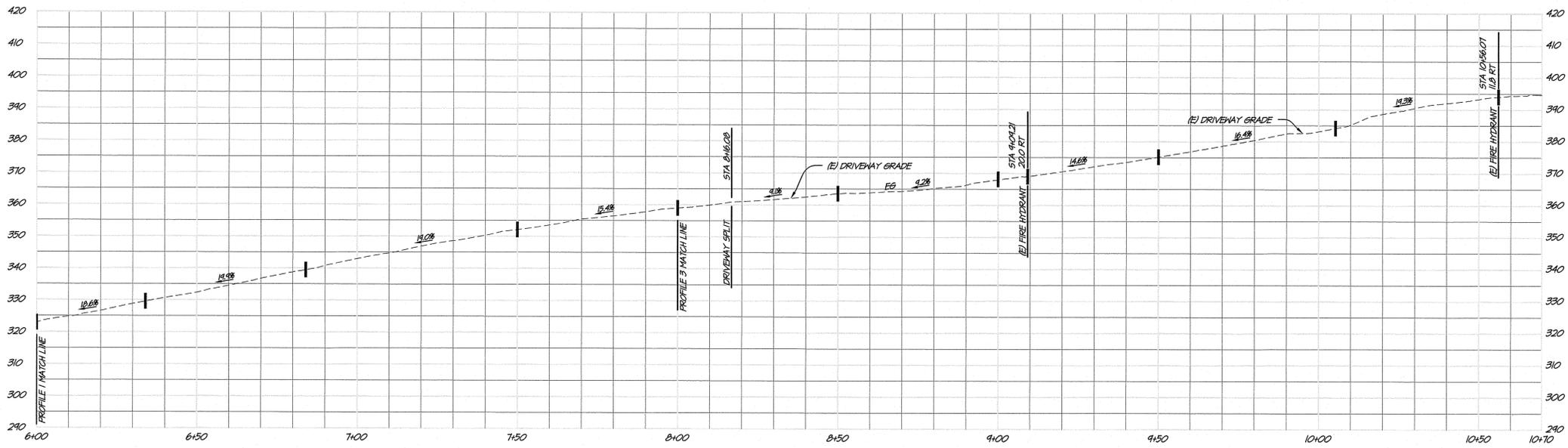


DATE	DEC 09, 2021
DRAWN	DCB
DESIGNED	JKK
CHECKED	MSS
JOB NO.	41150240

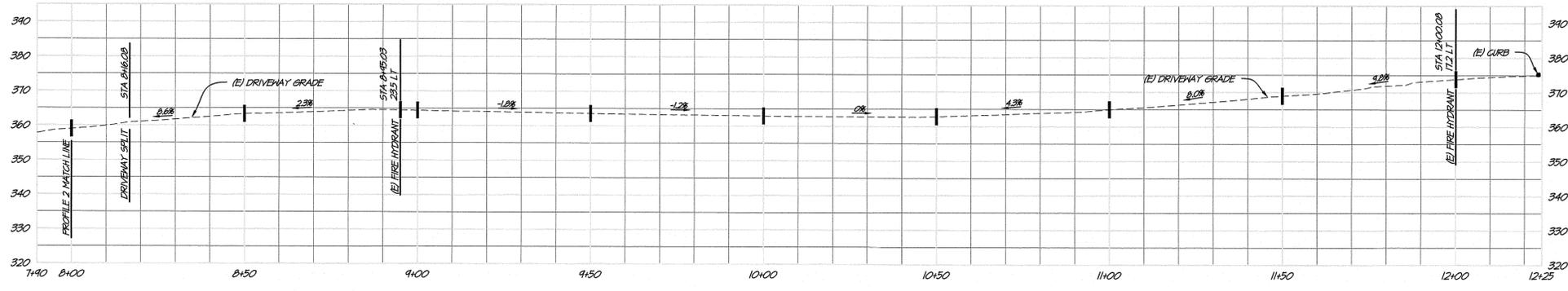
SHEET NO.  
**UP2.3**  
 5 OF 26 SHEETS



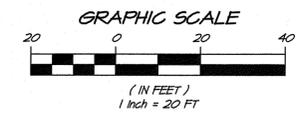
**PROPOSED AND EXISTING DRIVEWAY PROFILE 1**  
**CENTER LINE HWY 29 AT STA 0+00 TO 6+00**  
 SCALE: 1" = 20'



**EXISTING DRIVEWAY PROFILE 2**  
**STA 6+00 TO 10+70 UPPER PARKING AND GAVE ACCESS**  
 SCALE: 1" = 20'



**EXISTING DRIVEWAY PROFILE 3**  
**STA 08+00 TO 12+25**  
 SCALE: 1" = 20'



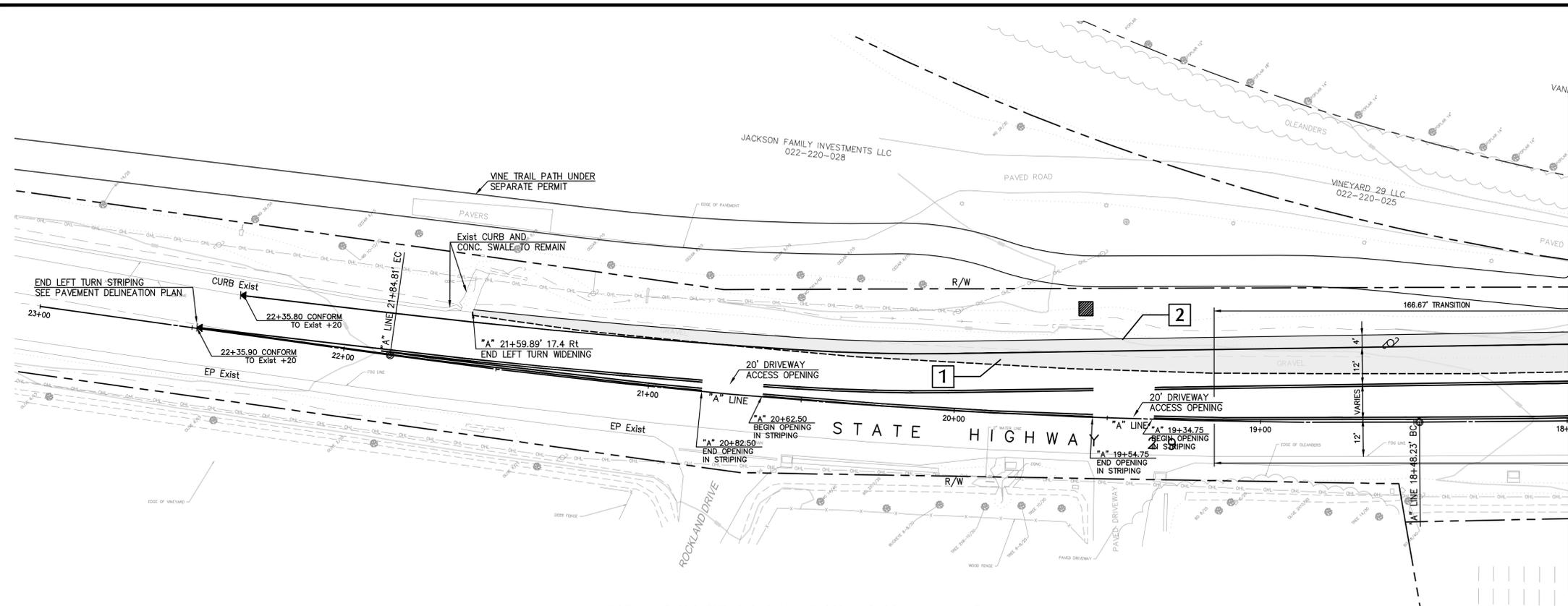
DCB	MSS	BY	APPD
DCB	MSS		
1	12/14/2021	RESPONSE TO COMMENTS	
2	12/14/2021	RESPONSE TO COMMENTS	
		NO.	DATE
		REVISIONS	

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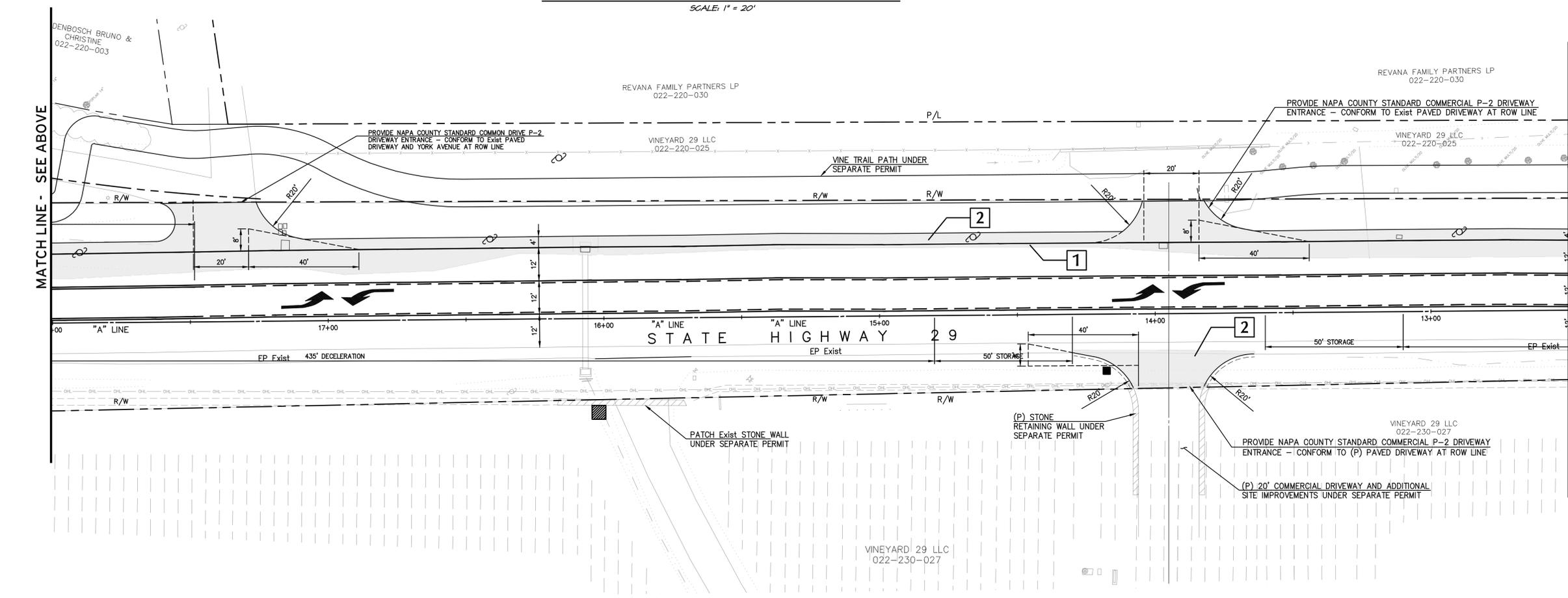
**VINEYARD 29**  
**EXISTING AND PROPOSED DRIVE**  
 CALIFORNIA  
 NAPA COUNTY



DATE	DEC 09 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSS
JOB NO.	411502910
SHEET NO.	<b>UP2.4</b>
6 OF 26 SHEETS	



LEFT TURN LANE LAYOUT PLAN STA 18+00 TO 23+00  
SCALE: 1" = 20'



LEFT TURN LANE LAYOUT PLAN STA 12+50 TO 18+00  
SCALE: 1" = 20'

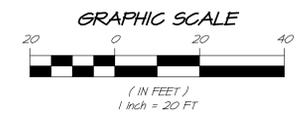
LEGEND

- 1 NEW AC PAVING  
AC WITHIN THE TRAVELWAY: T.I. = 10, R = 6. 0.55'  
AC OVER 2.10' CL 11 AB COMPACTED TO 95%  
RELATIVE COMPACTION OVER 6" SUBGRADE SCARIFIED  
OR PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- 2 AC OUTSIDE THE TRAVELWAY: T.I. = 5, R = 5. 0.25'  
AC OVER 0.67' CL 11 AB COMPACTED TO 95%  
RELATIVE COMPACTION OVER 6" SUBGRADE SCARIFIED  
OR PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS.

MATCHLINE - SEE BELOW

MATCHLINE - SEE ABOVE

MATCHLINE - SEE SHEET UP3.1

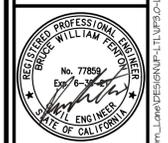


NO.	DATE	REVISIONS	BY	APPD

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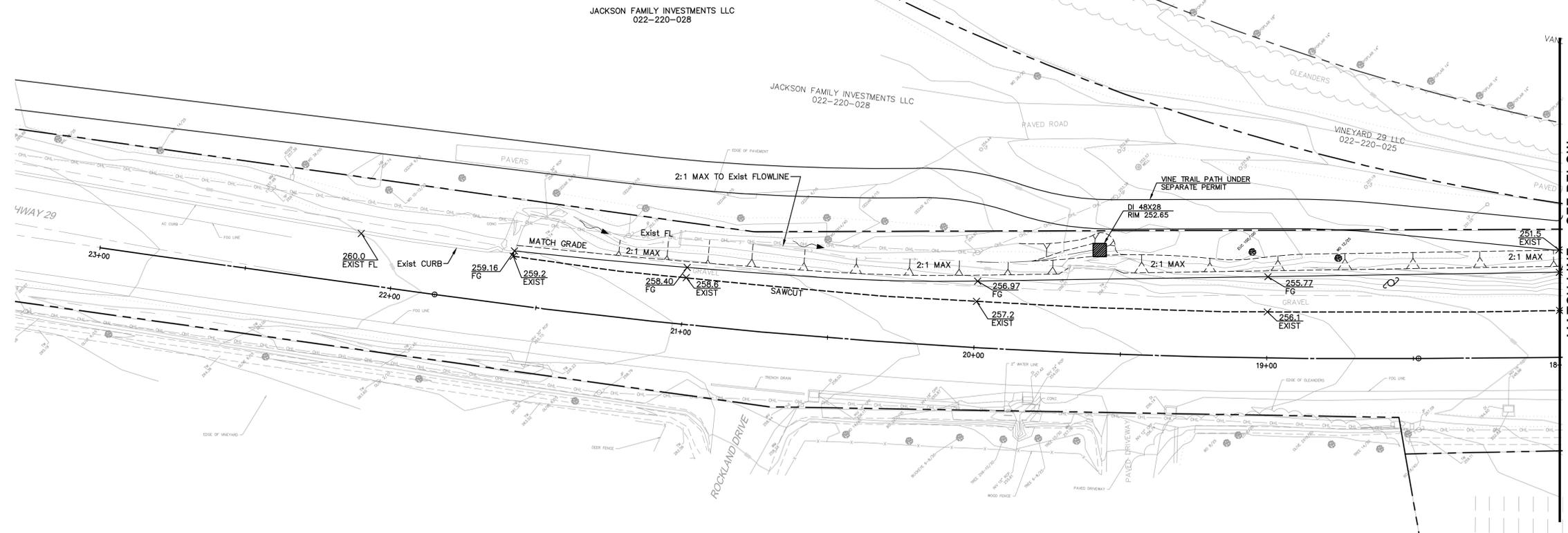
VINEYARD 29  
LEFT TURN LANE LAYOUT PLAN  
NAPA COUNTY  
CALIFORNIA



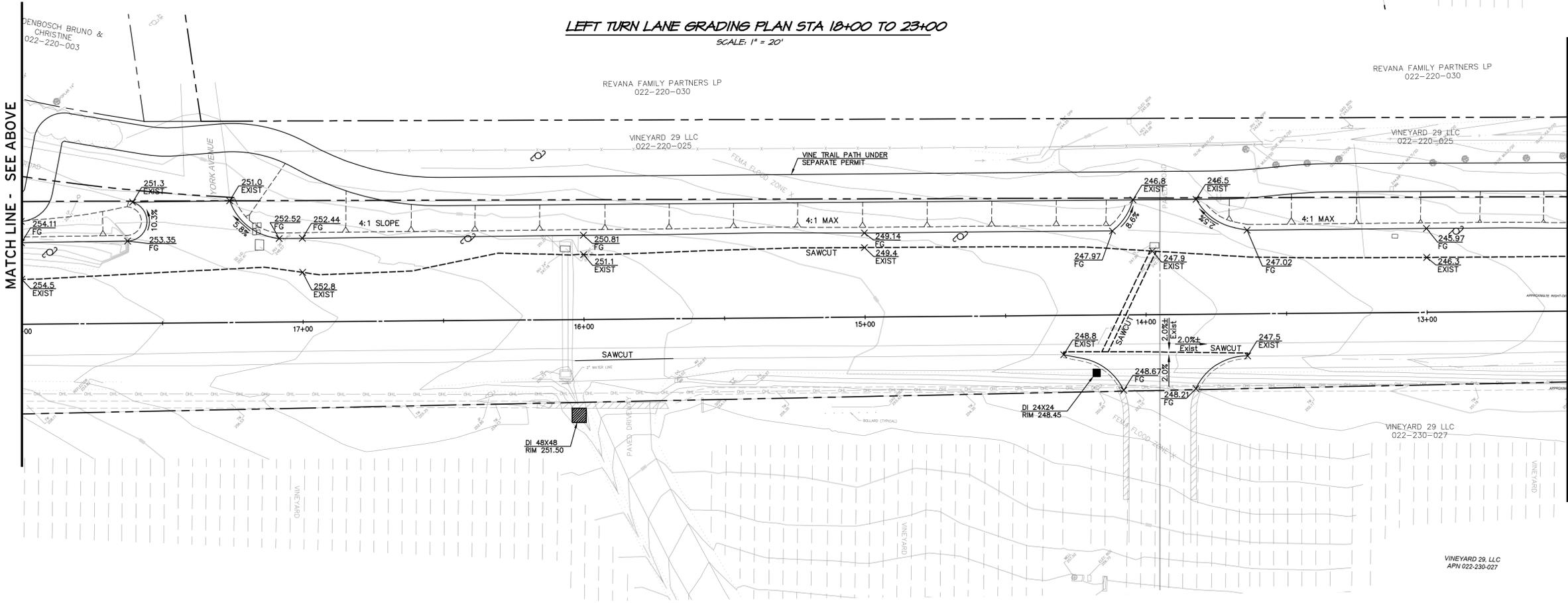
DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	41150240

SHEET NO.  
**UP3.0**  
7 OF 26 SHEETS





**LEFT TURN LANE GRADING PLAN STA 18+00 TO 23+00**  
SCALE: 1" = 20'

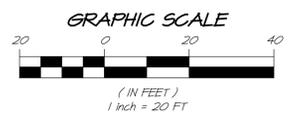


**LEFT TURN LANE GRADING PLAN STA 12+50 TO 18+00**  
SCALE: 1" = 20'

**EARTHWORK ESTIMATES**

CUT:	310 C.Y.
FILL:	450 C.Y.
TOTAL:	140 C.Y. CUT

**NOTE:**  
SPOILS TO BE OFF-HAULED TO SITE WITH APPROVED NAPA COUNTY GRADING PERMIT. ENGINEERING DIVISION SHALL BE CONTACTED PRIOR TO THE OFF-HAUL OF SPOILS OR IMPORT OF FILL TO ENSURE THAT THERE IS A VALID PERMIT FOR THE PROPERTY WHERE THE DIRT IS COMING FROM / GOING TO.



DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	41150240
SHEET NO.	UP3.2
9 OF 26 SHEETS	

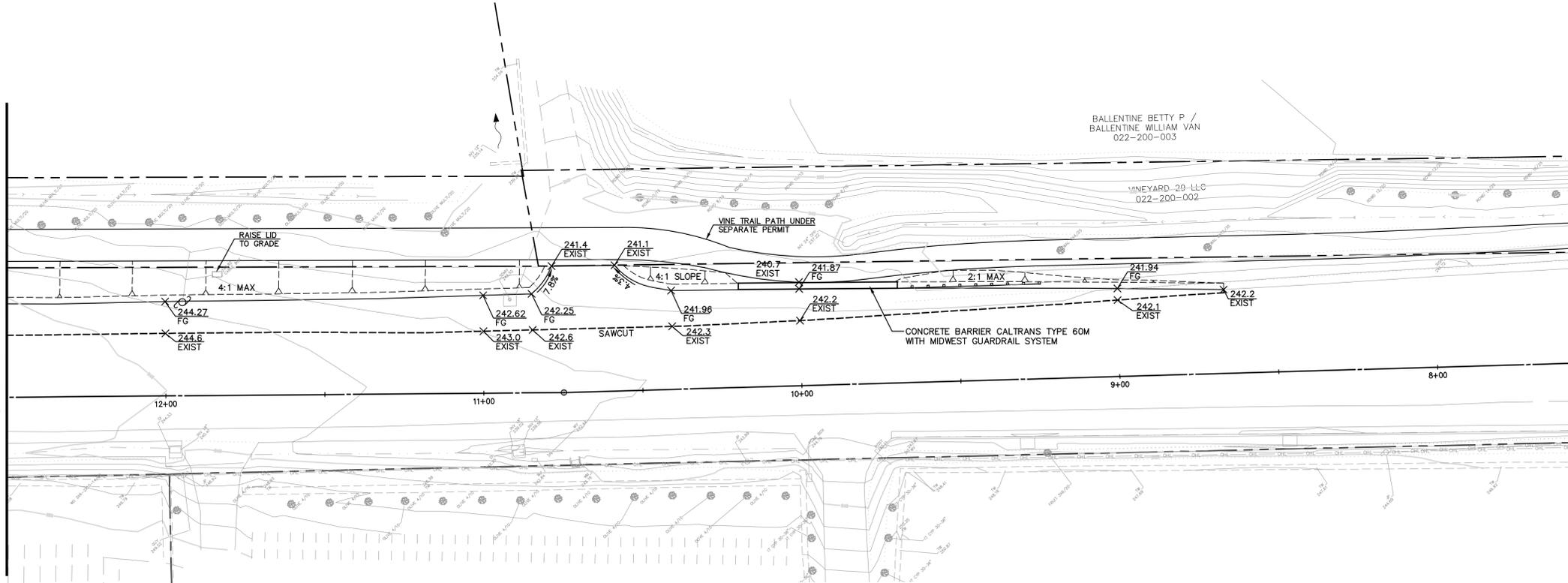
**RSA+**  
REGISTERED PROFESSIONAL ENGINEER  
No. 77859  
Exp. 7-30-23  
NAPA, CALIF. 94559  
OFFICE 707.252.3301  
WWW.RSACIVIL.COM

**VINEYARD 29**  
**LEFT TURN LANE GRADING PLAN**  
NAPA COUNTY  
CALIFORNIA

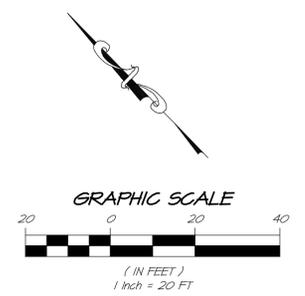


DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	41150240
SHEET NO.	UP3.2
9 OF 26 SHEETS	

MATCH LINE - SEE SHEET UP3.3



LEFT TURN LANE GRADING PLAN STA 7+50 TO 12+50  
SCALE: 1" = 20'



NO.	DATE	REVISIONS	BY
1	01/24/2021	RESPONSE TO COMMENTS	DCB

**RSA+**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE 707.252.3301  
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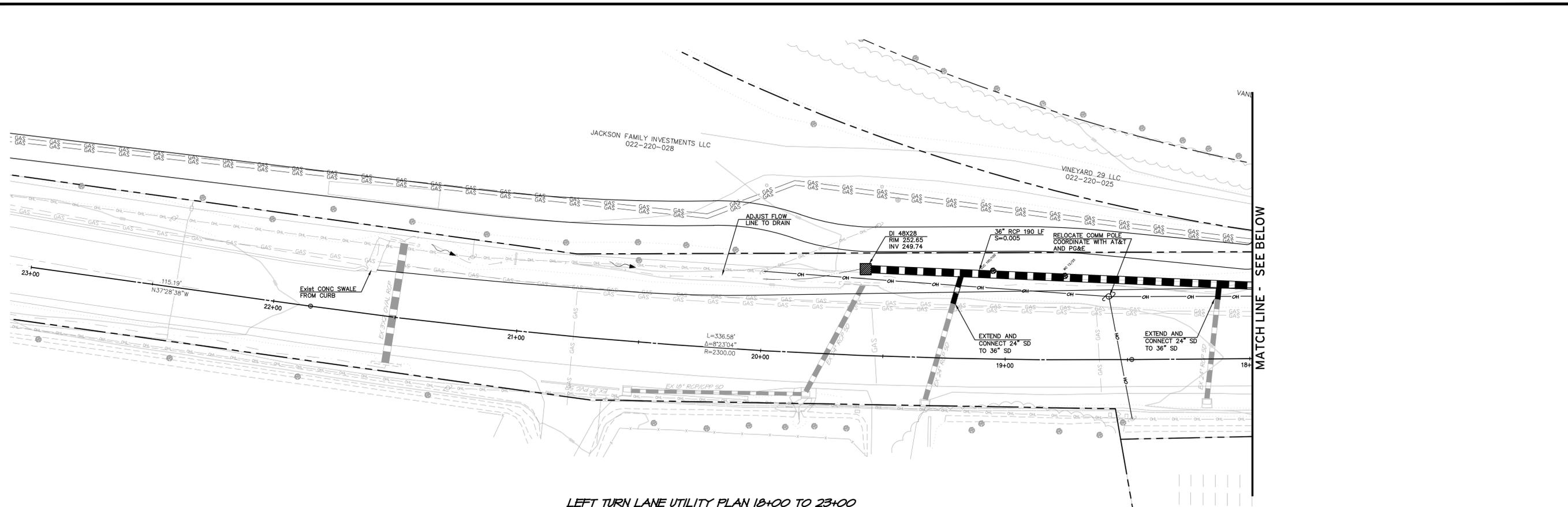
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**VINEYARD 29**  
**LEFT TURN LANE GRADING PLAN**  
NAPA COUNTY  
CALIFORNIA

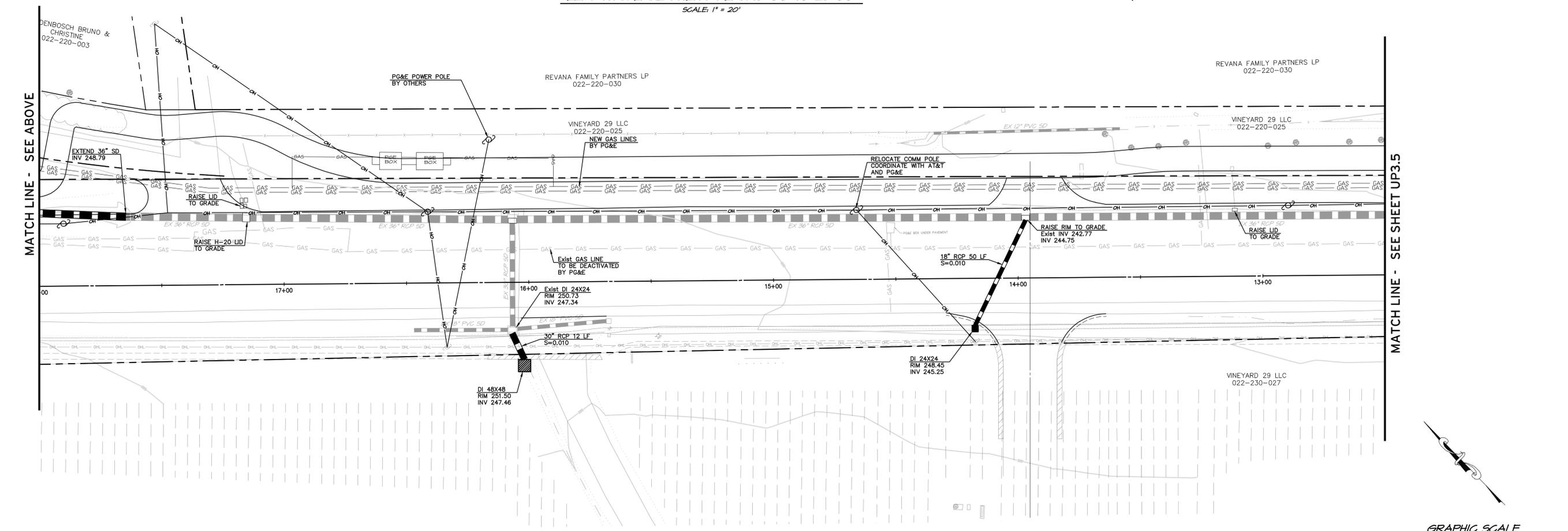


DATE	JAN 24, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MS
JOB NO.	41150240

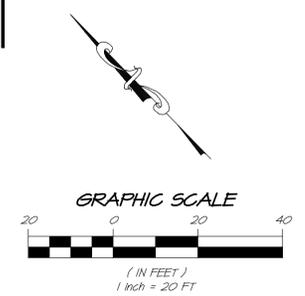
SHEET NO.  
**UP3.3**  
10 OF 26 SHEETS



LEFT TURN LANE UTILITY PLAN 18+00 TO 23+00  
SCALE: 1" = 20'



LEFT TURN LANE UTILITY PLAN 12+50 TO 18+00  
SCALE: 1" = 20'



NO.	DATE	REVISIONS	BY	APPD
1	01/24/2021	RESPONSE TO COMMENTS		

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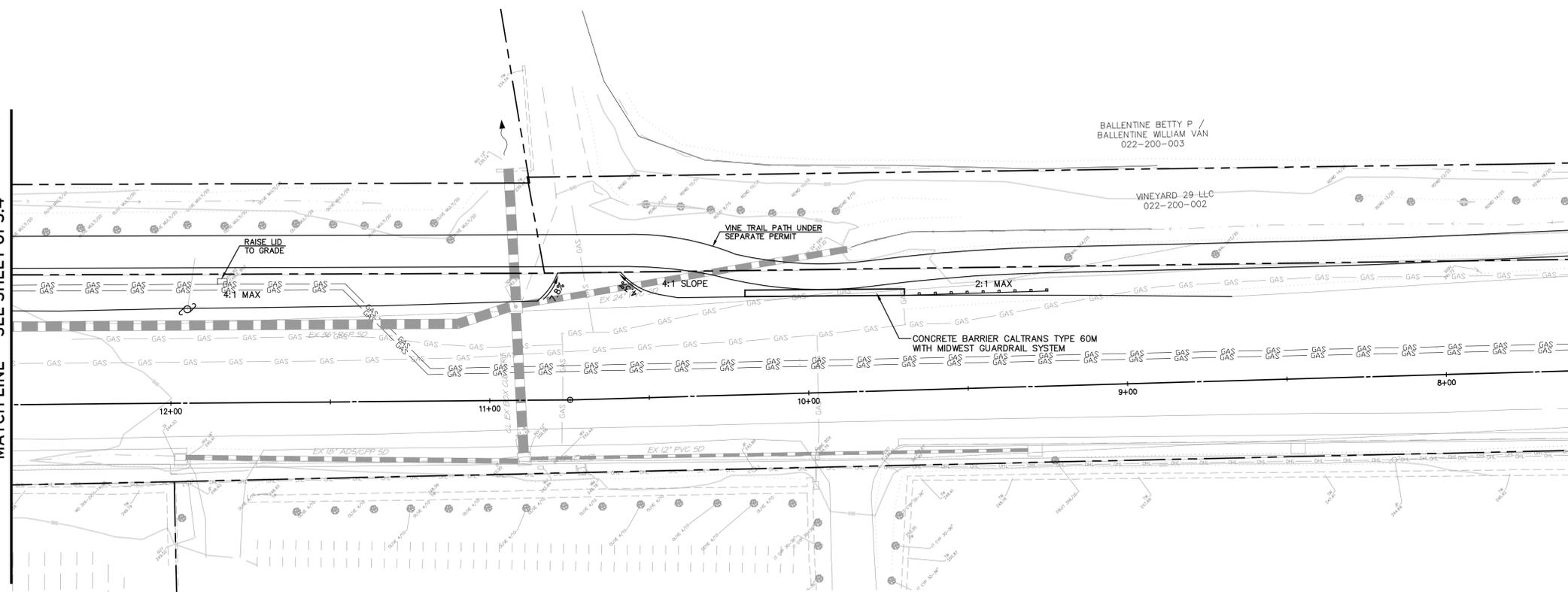
VINEYARD 29  
LEFT TURN LANE UTILITY PLAN  
NAPA COUNTY  
CALIFORNIA



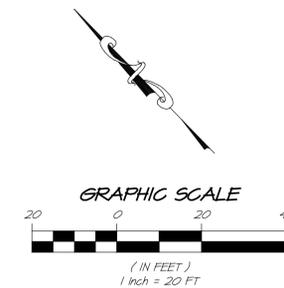
DATE	JAN 29, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	41150240

SHEET NO.  
**UP3.4**  
11 OF 26 SHEETS

MATCH LINE - SEE SHEET UP3.4



LEFT TURN LANE UTILITY PLAN STA 7+50 TO 12+50  
SCALE: 1" = 20'

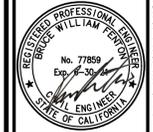


NO.	DATE	REVISIONS
1	01/24/2021	RESPONSE TO COMMENTS
2		
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**VINEYARD 29**  
**LEFT TURN LANE UTILITY PLAN**  
NAPA COUNTY  
CALIFORNIA



DATE	JAN 24, 2021
DRAWN	DCB
DESIGNED	JCK
CHECKED	MSB
JOB NO.	41150240

SHEET NO.  
**UP3.5**  
12 OF 26 SHEETS



A Tradition of Stewardship  
A Commitment to Service

## MEMORANDUM

To: Sean Trippi, Supervising Planner	From: Maureen S. Bown, Senior Environmental Health Specialist
Date: September 9, 2023	Re: Vineyard 29 2929 St. Helena HWY, St Helena, CA APN 022-200-0270-000 P20-00062

Handwritten signature of Maureen S. Bown.

This Division has reviewed an application requesting approval to increase production, visitation, marketing, and employees, as depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. Plans for the proposed changes to the sanitary and process wastewater treatment systems, as described in the Wastewater Feasibility Report dated September 30, 2022, must be submitted to Environmental Health Division, and be accompanied by complete design criteria. No building clearance or issuance of a building permit for any structure that generates wastewater to be disposed of by these systems will be approved until such plans are approved by this Division.
2. Permits to construct all proposed changes to the existing sanitary wastewater treatment system and a new process wastewater treatment system must be secured from this Division prior to approval of a building clearance or issuance of a building permit for any structure that generates wastewater to be disposed of by this system.
3. General Waste Discharge Requirements for Winery Process Water were adopted by the State Water Quality Control Board in January 2021, as such the applicant shall enroll for coverage under the General Order by January 2024 or at the time the process wastewater system is approved and constructed whichever occurs first.
4. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. The technical report must be completed by a licensed engineer with experience in designing water systems. The preliminary technical report must be submitted to the Regional Water Quality Control Board staff a minimum of six (6) months prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Prior to occupancy, the

owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.

5. Because the total number of users (combined employees, visitors,) proposed exceeds 25 on a peak day, the water supply and related components serving this facility will have to comply with the California Safe Drinking Water Act and Related Laws. The applicant proposes to drill a public water system replacement well in the vicinity of the existing well, per the Water Availability Analysis, dated November 21, 2022
6. Prior to drilling any wells, a well permit must be obtained by a licensed well driller, from this Division.
7. Since all or part of the proposed process wastewater reuse system is to be installed on a separate parcel from the facility it is to serve, an agreement to grant a sewage easement or an approved sewage easement must be filed with this Division prior to issuance of Environmental Health and Building construction permits.
8. The site plan submitted with the application for the building permit must include all existing and proposed wastewater system improvements and well(s).

Upon final occupancy and thereafter:

9. The onsite kitchen is permitted as a High-Risk Food Facility, by this Division. The annual permit must be maintained and fully complied with.
10. Proposed food service for the marketing event will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
11. An annual alternative sewage treatment system monitoring permit must be maintained for the sewage treatment system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
12. Portable toilet facilities shall be provided for guest use during events greater than 50 guests. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
13. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
14. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors, and odors.

15. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by this Division within 30 days of said activities.
16. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
17. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.



that permit:. The codes adopted at this time are the 2019 California Building Standards Codes, Title 24, part 2, Building volumes 1 &2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire and part 11 Green Buildings.

3. Consult with your design professional to ensure at the time of Building Permit submittal that you have provided that proper separation from any mixed occupancies. In particular proper separation from the tasting room and barrel storage. Have your design professional provide an exit plan at the time of permit application.
4. Consult with your design professional to design an Accessibility Plan. The site and associated buildings are required to be accessible to persons with disabilities. This includes but not limited to a van accessible parking stall, accessible path of travel from the parking stall to all buildings, restrooms, and areas on the site that are available to employees and the public. This plan will be reviewed during the plan review for your building permit.
5. Consult with your design professional to have a proper egress and exiting plan showing all occupancy types, occupant loads, and travel distances. Show Path of travel. An identifiable accessible route within an existing site, building or facility by means of which a particular area may be approached, entered and exited, and which connects a particular area with an exterior approach (including sidewalks, streets and parking areas), an entrance to the facility, and other parts of the facility. When alterations, structural repairs or additions are made to existing buildings or facilities, the term "path of travel" also includes the toilet and bathing facilities, telephones, drinking fountains and signs serving the area of work. This plan will be reviewed during the plan review for your building permit.
6. During plan review, occupant loads will determine occupancy types, exiting requirements, and restroom facilities. Consult with your design professional to make sure they accounted for that during the design phase.
7. Any existing structures and/or buildings on the property that will be demolished require a separate demolition permit issued by The Napa County Building Division prior to demolition. The applicant will be required to provide a J number form Bay Area Air Quality Management District at the time of application for the permit.

Issues with the compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If there are any questions, please have the applicant give me a call at (707) 299-1337.

**All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with the California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.**



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Department of Public Works

1195 Third Street, Suite 101  
Napa, CA 94559-3092  
[www.countyofnapa.org/publicworks](http://www.countyofnapa.org/publicworks)

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

**Steven Lederer**  
Director

## MEMORANDUM

To: PBES Staff	From: Ahsan Kazmi, P.E. Senior Traffic Engineer
Date: February 10, 2021 Updated: October 11, 2023	Re: Vineyard 29 (P20-00062) Conditions of Approval

This memorandum on the Conditions of Approval is prepared at the request of Planning, Building, and Environmental Services (PBES) staff regarding the Use Permit Modification # P20-00062, for the proposed Vineyard 29, located at 2929 Saint Helena Highway in the County of Napa.

In preparation of this memorandum, we have reviewed the *Traffic Impact Study for the Vineyard 29 Winery*, dated April 7, 2021, prepared by W-Trans.

**The Department of Public Works established the following conditions of approval related to the Use Permit Application Number P20-00062:**

### **Left Turn Lane:**

1. The project applicant/permittee will provide a left turn lane on SR-29 to the project driveway.

### **Marketing**

2. The project applicant/permittee shall not exceed the maximum number of visitors of 50 during the weekday and 60 visitors on the weekend.

### **Transportation Demand Management (TDM) Program**

3. The project applicant/permittee shall implement the Transportation Demand Management (TDM) strategies to reduce single-occupant vehicle use, encouraging more energy-efficient forms of transportation and contributing towards the County's greenhouse gases emission reduction goals by 15 percent.
4. The project applicant/permittee shall appoint a staff person appointed as Transportation Demand Management (TDM) coordinator to facilitate employees reducing solo vehicle commuting and report to County staff on an annual basis on the status on the strategies implemented.

### **On Street Parking**

5. Parking within the public right-of-way will be prohibited during visitation.

### **Bicycle Parking**

6. The project/applicant shall provide bicycle parking spaces per the Napa County Municipal Code 18.110.040: 2 bicycle parking spaces per 5-10 automobile parking spaces, 10 bicycle parking spaces per 10 or more automobile parking spaces.

### **Landscaping Maintenance**

7. Landscaping at the project driveway shall be maintained to not interfere with sight lines requires for safe stopping distance on the public-right-of-way. No items that are wide than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 4 feet in height up kept once the tree is established.

### **Encroachment Permit**

8. An encroachment permit will be required for any improvements in the County's Right-of-Way. For the application submittal process contact the Roads Division at 707-944-0196. The improvements shall be constructed in compliance with the Napa County Road & Street Standards. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. Completion of improvements and certification shall be completed prior to occupancy or establishment of use. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. Any improvements located on Caltrans Right-of-Way will require separate coordination and permitting process.

Please contact Ahsan Kazmi, P.E. Senior Traffic Engineer at [Ahsan.Kazmi@countyofnapa.org](mailto:Ahsan.Kazmi@countyofnapa.org) or call (707) 259-8370 if you have any questions.



A Tradition of Stewardship  
A Commitment to Service

Napa County Fire Department  
Fire Marshal's Office  
Hall of Justice, 2nd Floor  
1125 3rd Street  
Napa, CA 94559

Office: (707) 299-1464

Jake White  
Fire Marshal

## Napa County Fire Department Conditions of Approval

<b>TO:</b>	Planning Department	<b>DATE:</b>	10/12/2023
<b>FROM:</b>	Jason Downs, Deputy Fire Marshal	<b>PERMIT #</b>	P20-00062
<b>SUBJECT:</b>	Vineyard 29 Winery	<b>APN:</b>	022-200-027-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized including Winery Compliance program requirements.
3. 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
4. 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.
5. 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.
6. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
7. Driveways shall be a minimum of 10 feet in width with a 4-foot shoulder and 15-foot vertical clearance.



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Fire Marshal

## Napa County Fire Department Conditions of Approval

8. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and 25-foot taper on each end.
9. Turnarounds are required on driveways and dead-end roadways.
10. 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.
11. 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.
12. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.
13. 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.
14. Provide 100 feet of defensible space around all structures.
15. Provide 10 feet of defensible space for fire hazard reduction on both sides of all roadways of the facility.

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](http://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](mailto:jason.downs@countyofnapa.org)