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Recommended Conditions of Approval and Final Agency Approval Memos

**PLANNING COMMISSION HEARING – JANUARY 21, 2026
RECOMMENDED CONDITIONS OF APPROVAL**

**DIAMOND CREEK VINEYARDS
USE PERMIT MAJOR MODIFICATION P19-00177 AND
AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS
1500 DIAMOND MOUNTAIN ROAD, CALISTOGA
APNS 020-440-004 & 020-400-012**

This permit encompasses and shall be limited to the project commonly known as **Diamond Creek Vineyards**, located at **1500 Diamond Mountain Road, Calistoga**. 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 Approval of an Exception to the Napa County Roads and Street Standards (RSS)
The existing access road surface beginning at the connection with Diamond Mountain Road varies in width from 13 feet to 15 feet. In the two areas where the exception is sought, the existing access road is within the stream setback area and/or bound by steep slopes and mature trees. (STA 0+50 to 1+80 and STA 2+40 to 4+73), pursuant to the plans dated August 20, 2024, prepared by RSA+ Consulting Civil Engineers. All other sections of the access road shall comply with the RSS.
- 1.2 Approval to modify an existing 10,000 gallons per year winery, previously approved under Use Permit U-437172, and Use Permit Modifications U-447677, U-567879, and 96387 to allow the following:
 - a) Increase annual wine production from 10,000 gallons to 25,000 gallons;
 - b) Visitation, tours and tastings, and a marketing plan as set forth in Conditions of Approval (COAs) Nos. 4.1 through 4.3 below;
 - c) Increase the number of employees from five (5) full-time to eight (8) full-time and two (2) part-time employees;

- d) Convert the existing 7,540 sf winery into a single-family residence with four (4) private parking spaces;
- e) Construct a new 23,245 sf winery structure (18,600 sf production, 3,960 sf hospitality, 685 sf enclosed patio;
- f) Construct a new 2,170 sf agricultural shop building;
- g) Install twenty-two (22) new parking spaces at the new winery structure (approved for five (5) parking spaces at the existing winery), with one ADA space and four being required EV charging stations;
- h) Install improvements to the driveway that will include:
 - Improve the existing winery driveway to meet the 22 foot wide Napa County Road and Street Standards for commercial driveways, with the exception of 233 feet of access and driveway as detailed above in COA No. 1.1; and
 - Improve the existing vineyard avenue to construct a new private one-way loop that will serve the proposed residence and the existing vineyard.
- i) Addition of two (2) 30,000-gallon fire suppression tanks;
- j) New domestic and winery wastewater systems, including a 40,000-gallon treated process wastewater tank for onsite vineyard irrigation;
- k) Increase Production hours during the non-harvest season to six (6) days a week from 7:00 am to 6:00 pm;
- l) Increase daily by appointment-visitation hours to six (6) days a week from 9:00 am to 6:00 pm; Monday through Saturday;
- m) On-premises consumption of wines produced on site in outdoor areas at the new winery structure in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 and COA No. 4.4; and
- n) Removal or limbing of a maximum of 120 trees are to maintain adequate access for emergency vehicle access, and the preservation of 4.8 acres of vegetation canopy cover that will be deed restricted.

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: 6 days per week, Monday through Sunday
- b. Maximum number of persons per day: 10
- c. Maximum number of persons per week: 60
- d. Hours of visitation: 9:00 am to 6:00 pm

"Tours and tastings" means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings.

A log book (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of

the visits. This record of visitors shall be made available to the Planning, Building and Environmental Services (PBES) Department upon request.

4.3 MARKETING

Marketing events shall be limited to the following:

- a. Private Food and Wine Tastings
 1. Frequency: 10 time per year
 2. Maximum number of one-way vehicle trips: 12
 - i. Time of Day: Five (5) events to occur between 10:00 am and 2:00 pm
 - ii. Time of Day: Five (5) events to occur between 6:00 pm and 10:00 pm
- b. Private Food and Wine Tastings
 1. Frequency: One (1) time per year
 2. Maximum number of one-way vehicle trips: 20
 3. Time of Day: between 6:00 pm and 10:00 pm
- c. All food for the marketing events will be catered and prepared off-site.
- d. There shall be no visitation on days when marketing events are scheduled, as all uses on the site shall not exceed a maximum of 40 average daily trips (ADT). A log book (or similar record) shall be maintained as required in COA 4.2 above.

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

Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's Use Permit. To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of cost recovery, and any business content unrelated to wine must be limited.

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

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

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

4.4 ON-PREMISES CONSUMPTION

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 outdoor terraces and enclosed outdoor patio located on the west side of the winery building. 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

Unless specifically authorized by this permit or a previously approved permit, the existing 9,080 square foot existing winery converted to single-family residence as part of this permit located on APN 020-440-004, and existing single-family residence located on APN 020-400-012 shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

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: provided that the winery's 10,000 gallons of production are not subject to the County's 75% grape source rule. However, if the winery expands beyond its winery development area, at least 75% of the grapes used to make the winery's still wine or sparkling wine that is produced as a result of the expansion 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 log books, 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 [RESERVED]

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 marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

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

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

4.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES

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

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

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

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

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

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

4.17 NO TEMPORARY SIGNS

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

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES – OPERATIONAL CONDITIONS

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

- a. Engineering Services Division operational conditions as stated in their Memorandum dated January 6, 2026.
- b. Engineering Services Division Exception to the Roads and Street Standards conditions as stated in their Memorandum dated July 23, 2025
- c. Environmental Health Division operational conditions as stated in their Memorandum dated September 9, 2025.
- d. Building Division operational conditions as stated in their Memorandum dated October 28, 2019, modified February 24, 2025.
- e. Department of Public Works operational conditions as stated in their Memorandum dated March 7, 2025.
- f. Department of Public Works County Surveyor legal access as stated in their Memorandum dated April 30, 2025.
- g. Fire Department operational conditions as stated in their Inter-Office Memo dated November 7, 2025.

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

4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. Groundwater Management - The parcel shall be limited to the following water consuming activities on the parcel.
 - 1. Immediately upon approval of this Permit , all groundwater use shall be limited to 10.83 acre-feet per year of which Well #1 shall be limited to 4.50 acre-feet per year and Well #2 limited to 6.33 acre-feet per year.
 - 2. After construction of the new residence, all groundwater use shall be limited to 11.54 acre-feet per year of which Well #1 shall be limited to 5.21 acre-feet per year and Well #2 limited to 6.33 acre-feet per year.
 - 3. After January 1, 2030, all groundwater use shall be limited to 10.75 acre-feet per year of which Well #1 shall be limited to 4.70 acre-feet per year and Well #2 limited to 6.05 acre-feet per year.

A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.15(d) below.

In the event that changed circumstances or significant new information provide substantial evidence¹ 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.

- b. Greenhouse Gas Best Management Practices – Operational items checked on the Voluntary Best Management Practices Checklist for Development Projects by the applicant, shall be implemented and evidence of implementation shall be provided to County PBES staff upon request.
- c. Prior to increasing production volume from 10,000 to 25,000 gallons, construction of the new winery building and/or agricultural storage building, the following shall be completed:
 - 1. The property owner shall submit and obtain approval of a Lot Line Adjustment through the Public Works Department to adjust the parcel boundaries to have all winery uses on the same parcel as the existing winery which is proposed to be converted to a single-family residence, the existing residence would remain on its own parcel;
 - 2. Install a new domestic wastewater system for the existing and proposed residence (converted existing winery structure), and process wastewater treatment and disposal system; and
 - 3. Installation of road improvements including widening, the new looped driveway to the new residence, emergency pull outs and repairs to the historic bridge foundation and shared access off of Diamond Mountain Road.

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 Attachment D. 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

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

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 operational conditions as stated in their Memorandum dated January 6, 2026.
- b. Engineering Services Division Exception to the Roads and Street Standards conditions as stated in their Memorandum dated July 23, 2025
- c. Environmental Health Division operational conditions as stated in their Memorandum dated September 9, 2025.
- d. Building Division operational conditions as stated in their Memorandum dated October 28, 2019, modified February 24, 2025.
- e. Department of Public Works operational conditions as stated in their Memorandum dated March 7, 2025.
- f. Department of Public Works County Surveyor legal access as stated in their Memorandum dated April 30, 2025.
- g. Fire Department operational conditions as stated in their Inter-Office Memo dated November 7, 2025.

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

to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

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

6.3 LIGHTING – PLAN SUBMITTAL

- 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.
- a. 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 flood-lighting 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

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

6.8 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of I numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

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

6.12 PERMIT PREREQUISITE MITIGATION MEASURES

The permittee shall comply with the following permit prerequisite mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project:

BIO-1: Vegetation Canopy Cover and Deed Restriction: The owner/permittee, prior to approval, shall implement the following measure to minimize canopy impacts:

- a. A Preservation Area Exhibit shall be prepared, identifying a minimum of 4.8 acres of comparable vegetation canopy cover for permanent preservation, and a copy provided to the County.
- b. The 4.8 acre Preservation Area shall be designated in a deed restriction, mitigation easement or other means of permanent protection. Land placed in protection shall be restricted from development and other uses that would degrade the quality of the habitat (including but not limited to conversion to other land uses such as agriculture or urban development and excessive off-road vehicle use that increases erosion) and should be otherwise restricted by the existing goals and policies of Napa County. The owner/permittee shall record the deed restriction or mitigation easement prior to construction or within 90 days of project approval, whichever comes first. The area to be preserved shall be of like kind and quality to the woodland being impacted as a result of the proposed project, as follows: areas to be preserved shall take into account the type of vegetation being removed, and species diversity and species that are limited within the project property and Napa County; the acreage included in the

preservation area should be selected in a manner that minimizes fragmentation of oak woodland within the project property. The area to be preserved shall be determined by a qualified biologist with knowledge of the habitat and species and shall obtain final approval from Napa County.

The land placed in protection shall be restricted from development and other uses that would potentially degrade the quality of the habitat (including but not limited to conversion to other land uses such as agriculture or urban development, and excessive off-road vehicle use that increases erosion), and should be otherwise restricted by the existing goals and policies of Napa County.

The owner/permittee shall provide an endowment to the accredited land trust that is sufficient to ensure that the mitigation easement is monitored, enforced, and defended in perpetuity. The amount of the endowment shall be calculated using the Center for Natural Land Management's Property Analysis Record software, or an equivalent methodology if preferred by the land trust and accepted by the Land Trust Alliance, which provides the systematic and objective determination of the amount of the endowment in light of the conservation values to be protected by the easement. The record showing how the amount of the endowment was calculated shall be provided to County Counsel as part of its review of the mitigation easement. Any county staff time spent assessing and monitoring said provision shall be charged to the permittee, at the rate in effect at the time assessment and monitoring occurs, pursuant to County Fee Policy Part 80.

- c. Prior to any earthmoving activities temporary fencing shall be placed at the edge of the dripline of trees to be retained that are located adjacent to the development area (typically within approximately 50-feet of the proposed development area). The precise locations of said fences shall be inspected and approved by the Planning Division prior to the commencement of any earthmoving activities. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated protection areas for the duration of the winery development.
- d. Owner/permittee may manage vegetation within the Protected Area under the direction of the California Department of Forestry and Fire Protection ("CalFire") for fuel reduction purposes.
- e. Owner/permittee may manage oak woodland portions of the Protected Area consistent with the Voluntary Oak Woodlands Management Plan (October 26, 2010) (the "Plan"), including without limitation implementing sustainable best management practices for oak woodlands set forth in Appendix D of the Plan. Such activities may include fuel management and the cultivation of native vegetation and maintenance of native vegetation compatible with the Protected Area's use as vegetation canopy cover and oak woodland habitat.

- f. The owner/permittee shall refrain from severely trimming the trees (typically no more than 1/3 of the canopy) and vegetation to be retained adjacent to the proposed development area.
- g. In accordance with County Code Section 18.108.100 (Erosion hazard areas – Vegetation preservation and replacement) trees that are inadvertently removed that are not within the boundary of the project and/or not identified for removal as part of #P19-00177-MOD shall be replaced on-site with fifteen-gallon trees at a ratio of 2:1 at locations approved by the planning director. A replacement plan shall be prepared for county review and approval that includes, at a minimum, the locations where replacement trees would be planted, success criteria of at least 80%, and monitoring activities for the replacement trees. The replacement plan shall be implemented before final occupancy. Any replaced trees shall be monitored for at least three years to ensure an 80% survival rate.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): PBES Planning Division

h. Mitigation Measure BIO-2: Pre Construction Plant Survey

- A. A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall complete a spring survey for special-status plant species prior to initiation of project activities. The survey shall be completed during the appropriate blooming period for the species likely to occur on site. These surveys shall be in compliance with CDFW's Protocol's for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (2018).
If the survey finds that there are no special-status plants within the proposed project site that would be impacted by the project, then there would be no further mitigation necessary and the project may proceed, provided all other applicable permits and authorizations are obtained for the project.
- B. If special-status plant species are found, populations will be mapped and enumerated. If any populations are found within the proposed work area, they shall be flagged, and project development plans shall consider avoidance to the extent practicable. If avoidance is not practicable while otherwise obtaining the project's objectives, then other suitable measures shall be implemented as detailed below.
- C. A qualified biologist shall complete an inventory and analysis of the on-site population(s) of the species within and outside of the work area to determine the extent and significance of the potential impacts that will occur as a result of the project. This analysis shall be presented to the County as part of their review of the project. If a significant impact will occur as a result of the project work, then a mitigation plan shall be developed and approved by the County for implementation of the

following measures prior to site disturbance. The mitigation plan shall include the following elements:

1. Prior to construction within the project area, a qualified botanist shall collect the seeds, propagules, and topsoil, or other part of the plant that would ensure successful replanting of the population elsewhere. The seeds, propagules, or other plant-able portions of all plants shall be collected at the appropriate time of the year.
2. At least 2/3 of the seeds, propagules, or other plant-able portion of all plants shall be planted at the appropriate time of year (late-fall months). Half of the seeds and topsoil collected shall be appropriately stored and propagated at a native plant nursery to ensure germination. This material will be planted at an approved and protected area during the appropriate season. Planting location, timing, collection methods etc. will be detailed in a mitigation plan.
3. The applicant shall hire a qualified biologist to conduct annual monitoring surveys of the transplanted plant population for a three-year period and shall prepare annual monitoring reports reporting the success or failure of the transplanting efforts. These reports shall be submitted to the County no later than December 31st each monitoring year.
4. A CNDDDB form shall be filled out and submitted to CDFW for any special-status plant species identified within the Property.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): CDFW

i. Mitigation Measure BIO-3: Nesting Migratory Bird Avoidance

If Project construction activities, including but not limited to vegetation clearing, occur during the nesting season for birds protected under the California Fish and Game Code and Migratory Bird Treaty Act (approximately February 15-August 31) the Project shall retain a qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) to perform preconstruction surveys for nesting birds, including but not limited to nesting raptors, on the Project site and in the immediate vicinity including a minimum 500 foot radius around the Project site. The survey shall be conducted no more than seven (7) days prior to the initiation of construction activities, including but not limited to vegetation clearing. If there is a lapse of seven (7) days or more in construction activities, another nesting bird survey shall be conducted. In the event that nesting birds are found on the Project site or within 500 feet of the Project site, the Project shall:

- Locate and map the location of the nest site and immediately notify CDFW if nesting special-status birds or evidence of their presence is found;
- Establish a clearly marked no-disturbance buffer around the nest site.

Buffer distances for bird nests shall be site specific and an appropriate distance, as determined by a qualified biologist, unless otherwise approved in writing by CDFW. The buffer distances shall be specified to protect the bird's normal behavior thereby preventing nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established;

- Within five working days of the nesting bird surveys prepare a survey report and submit it to CDFW; and
- Monitor any active nest daily and ensure that the no disturbance buffer is maintained, unless otherwise approved in writing by CDFW.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): CDFW

j. Mitigation Measure BIO-4 Northern Spotted Owl Avoidance

A qualified biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall provide an assessment of potential NSO nesting habitat within the Project area and a 0.25 mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that NSO nesting habitat is present, then no Project activities within 0.25 miles of potential NSO nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts NSO surveys following the U.S. Fish and Wildlife Service (USFWS) *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012. Surveys shall be conducted in accordance with Section 9 of the survey protocol, *Surveys for Disturbance-Only Projects*. If breeding NSO are detected during surveys, a 0.25 mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.

Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance,

Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.

If take of NSO cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and also consult with USFWS pursuant to the federal Endangered Species Act.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): CDFW

k. Mitigation Measure BIO-5- Bat Habitat

A Qualified Biologist (defined as having demonstrable qualifications and experience with the particular species for which they are surveying) shall conduct a habitat assessment in order to identify suitable bat habitat trees within the project area(s), no more than 6 months and no less than 14 days in advance of the planned tree removal. If the habitat assessment determines that trees proposed for removal contain suitable bat habitat, the following shall apply to potential bat habitat trees:

a. Tree trimming and/or tree removal shall only be conducted during seasonal periods of bat activity (August 31 through October 15, when young would be self-sufficiently volant and prior to hibernation, and March 1 to April 15 to avoid hibernating bats and prior to formation of maternity colonies), under supervision of a qualified biologist, unless the Measure b., below, is implemented. Note that these windows may shift with atypical temperatures or rainfall if a qualified biologist determines that bats are likely to still be active based on seasonal conditions. Trees shall be trimmed and/or removed in a two-phased removal system conducted over two consecutive days. The first day (in the afternoon), limbs and branches shall be removed by a tree cutter using chainsaws only, under the supervision of a qualified biologist who has demonstrable experience with supervising tree removal for bats using this technique. Limbs with cavities, crevices and deep bark fissures shall be avoided, and only branches or limbs without those features shall be removed. On the second day, the entire tree shall be removed.

b. If removal of bat habitat trees must occur outside the seasonal activities identified above (between October 16 and February 28/29 of the following year or between April 16 and August 30), a qualified biologist shall conduct pre-construction survey of all potential bat habitat trees within 14 days of project initiation and/or removal to determine absence/presence of bat species. Survey methods, timing, duration, and species shall be provided for review and approval by Napa County prior to conducting pre-construction surveys. A copy of the survey shall be provided to the County Conservation Division and CDFW for review and acceptance prior to

commencement of work. If bats are not present, removal can proceed without using the two-phased removal method. If bats are found to be present, the qualified biologist shall determine if a maternity colony of winter torpor bats are present. If roosting bats are present but there are no maternity colonies or winter torpor bats, the tree shall be removed using the two-phased removal method outlined in Measure BR-2a, above. If the qualified biologist determines that maternity colonies or winter torpor bats are present, or they cannot confidently determine absence of maternity colonies or winter torpor bats, then tree removal shall be delayed until during the seasonal periods of bat activity outlined in Measure BR-2a.

Method of Monitoring: Prior to ground disturbance and continuing over the course of the Project.

Responsible Agency(ies): CDFW

6.13 PARCEL CHANGE REQUIREMENTS

The permittee shall comply with the following requirements:

a. LOT LINE ADJUSTMENTS

A lot line adjustment between Assessor Parcel Numbers 020-440-004 and 020-400-012 shall be recorded prior to the issuance of building permits.

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Bridge Repair - Prior to earthmoving activities the owner/permittee shall obtain all required authorizations and/or permits from agencies with jurisdiction over Waters of the U.S. or the State, such as but not limited to: a Section 404 Nationwide Permit from the US Army Corps of Engineers (USACE), or a Section 1602 Lake and Streambed Alteration Agreement (LSAA) from the California Department of Fish and Wildlife (CDFW).

b. Replace existing winery wastewater system and domestic septic tanks located within the footprint of the new winery building prior to issuance of a building permit consistent with Wastewater Feasibility Report and Environmental Health Memorandum.

c. Groundwater Demand Management Program

1. The permittee shall install a meter on Wells #1 and Well #2 serving the parcel. The meters shall be placed in a location that will allow for the measurement of all groundwater used on the project parcel. Prior to the issuance of a grading or building permit for the winery or expanding any operations as approved under this modification, the permittee shall submit for review and approval by the PBES Director

a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on all wells serving the parcel.

2. The Plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
4. As a groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this modification.
5. For the first twelve months of operation under this permit, the permittee shall read the meters at the beginning of each month and provide the data to the PBES Director monthly at the beginning of the subsequent month. If the water usage on the property exceeds or is set to exceed:
 - i. 10.83 acre feet per year for all groundwater use of which Well #1 shall not exceed 4.50 acre feet per year and Well #2 shall not exceed 6.33 acre-feet per year; or
 - ii. if upon construction of the new residence, the water usage on the property exceeds, or is on track to exceed 11.54 acre feet per year for all groundwater use or 5.21 acre feet per year for Well #1 and/or 6.33 acre-feet per year for Well #2; or
 - iii. by January 1, 2030, the water usage on the property exceeds, or is on track to exceed 10.75 acre feet per year for all groundwater use or 4.70 acre feet per year for Well #1 or 6.05 acre-feet per year for Well #2, or

If the permittee fails to report, additional reviews and analysis then a corrective action program at the permittee's expense shall be required and shall be submitted to the PBES Director for review and action.

6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
7. At the completion of the reporting period per 6.15(c)(5) above, and so long as the water usage is within the maximum acre-feet per year

as specified above, the permittee may begin the following meter reading schedule:

- i. On or near the first day of each month the permittee shall read the water meter, and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.
 - ii. Upon continued increases in operations approved under this permit, the PBES Director, or the Director's designated representative, has the right to revise the data submittal schedule.
- d. In conjunction with building permit application submittal, the permittee shall not include natural gas appliances or natural gas plumbing within new areas of winery building construction and/or renovation of existing winery buildings.
- e. In conjunction with building permit application submittal, the project shall comply with electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.
- f. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all checked Voluntary Best Management Practices Measures submitted with the project Use Permit application shall be addressed through project construction and/or implemented through winery operation.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

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

b. DUST CONTROL

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

c. AIR QUALITY

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

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

d. STORM WATER CONTROL

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

7.2 ARCHEOLOGICAL FINDING

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

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

7.3 CONSTRUCTION NOISE

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

7.4 CONSTRUCTION MITIGATION MEASURES **[RESERVED]**

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

- a. Tribal Monitoring – Condition of Approval: Compliance with Tribal Monitoring Agreement. Prior to ground disturbing activities, the project shall enter into and comply with the Tribal Monitoring Agreement which requires tribal monitors on site during project development ground disturbance activities and additionally requires cultural sensitivity training for all project personnel.
- b. Discovery of paleontological resources during construction, grading, or other earth moving activities:
 - In the event that a discovery of a breas, true, and/or trace fossils are discovered during ground disturbing activities, all work within 100 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist.

- The paleontologist shall notify the appropriate agencies to determine procedures that should be followed before ground disturbing activities are allowed to resume at the location of the find.
- All persons working onsite shall be bound by contract and instructed in the field to adhere to these provisions and restrictions.

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

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

8.1 TEMPORARY OCCUPANCY

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

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

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

9.1 FINAL OCCUPANCY

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

9.2 SIGNS

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 is 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

The permittee shall construct pullout at the intersection of Diamond Mountain Road and the shared road accessing the Winery to ensure through traffic and emergency access. The design of the pullout located within the public right-of-way shall be submitted to the Public Works Department for review and approval. The improvements to the private section as detailed in the Public Works County Surveyor Memorandum, dated April 30, 2025 shall be designed in substantial conformance with the submitted site plan, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

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

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

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

- a. A deed restriction consistent with County standards for tree preservation areas identified onsite, consistent with Napa County Code Section 18.108.020 shall be recorded prior to issuance of Final Occupancy of the Winery.
- b. All required meters shall be installed and all groundwater usage monitoring required in COA 4.20(a) and 6.15(c) above shall commence prior to final occupancy.



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Brian D. Bordona
Director

MEMORANDUM

To:	Kelli Cahill, Planning	From:	Jeannette Doss, Engineering
Date:	January 6, 2026	Re:	Diamond Creek Vineyards Use Permit Mod – Engineering CoA 1500 Diamond Mountain Rd, Calistoga, CA P19-00177 APN 020-440-004-000

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

EXISTING CONDITIONS:

1. Existing access taken from Diamond Mountain Road via an existing paved driveway.
2. The existing parcel is approximately 69.86 acres.
3. Site is currently developed with a winery.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.
2. The Engineering Division has reviewed the Water Availability Analysis (WAA) reports dated January 6, 2026 and titled Water Availability Analysis for Diamond Creek Vineyards, and Supplemental Water Availability Analysis for Interim Program prepared by RSA+ for Diamond Creek Vineyards – Major Mod, P19-00177, located on Assessor parcel numbers 020-440-004-000 and 020-400-012-000 at 1500 Diamond Mountain Road. The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA

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

3. The permittee shall develop a Groundwater Management Plan where the parcel shall be limited to the following water consuming activities on the parcel.
 - a. Immediately upon approval of Use Permit Major Modification P19-00177, all groundwater use shall be limited to 10.83 acre-feet per year of which Well #1 shall be limited to 4.50 acre-feet per year and Well #2 limited to 6.33 acre-feet per year.
 - b. After construction of the new residence, all groundwater use shall be limited to 11.54 acre-feet per year of which Well #1 shall be limited to 5.21 acre-feet per year and Well #2 limited to 6.33 acre-feet per year.
 - c. After January 1, 2030, all groundwater use shall be limited to 10.75 acre-feet per year of which Well #1 shall be limited to 4.70 acre-feet per year and Well #2 limited to 6.05 acre-feet per year.

The permittee shall install a meter on both wells serving the parcel and shall report to the PBES Department as outlined in the Groundwater Management Plan.

In the event that changed circumstances or significant new information provide substantial evidence[1] 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. Any proposed or required modifications to the existing project wells shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.
5. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

PREREQUISITES FOR ISSUANCE OF PERMITS

6. 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.
7. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

8. **Prior to issuance of a building or grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
9. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall conform to the Road Exception Evaluation composed by this Division, dated July 23, 2025, and enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local codes. Any roadway, proposed new or reconstructed, not included in the above-mentioned Road Exception Evaluation shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards. The property owner shall obtain a permit for all proposed roadway improvements.
10. **Prior to the issuance of a building or grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES. The Stormwater Control Plan shall include the water balance analysis for the use of the existing wastewater pond to handle the additional stormwater flows.
11. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

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

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

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

13. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.
14. 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.

P19-00177
Diamond Creek Vineyards Use Permit Modification
Engineering Division – Recommended Conditions of Approval

Page 4 of 4

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



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Brian D. Bordona
Director

MEMORANDUM

To:	Kelli Cahill, Planning	From:	Jeannette Doss, Engineering Division <i>JD</i>
Date:	July 23, 2025	Re:	Diamond Creek Vineyards Evaluation of Napa County Road and Street Standards Exception Request 1500 Diamond Mountain Road, Calistoga, CA 94558 P19-00177 APN: 020-400-004-000

Road Modification Request

The Engineering Division received a request (the request) by RSA+, dated August 20, 2024 for an exception to the design criteria as outlined in the latest edition of the Napa County Road and Street Standards (RSS), Revised April 18, 2023 {Resolution 2023-59} as part of an application for a modification to an existing Use Permit. Access to the subject property is taken from Diamond Mountain Road. The applicant is seeking an exception to the width over two segments of roadway. All other portions of the proposed and existing driveway will be improved to minimum design standards for Emergency Vehicle Access, per the 2023 RSS. The nature and constraints for the road exception are as follows:

EXCEPTION #1 AND EXCEPTION # 2 ROADWAY WIDTH EXCEPTIONS:

The Napa County Road and Street Standards require that a Commercial Driveway provide a minimum 20-foot-wide travel way with a minimum of one foot of shoulder on each side of the roadway from the nearest publicly maintained road to the improved structure (existing winery). The existing access road surface beginning at the connection with Diamond Mountain Road varies in width from 13 feet to 15 feet. In the two areas where the exception is sought, the existing access road is within the stream setback area and/or bound by steep slopes and mature trees. All other areas will be improved to comply with the Napa County Road and Street Standards.

- STA 0+50 to 1+80 – The existing bridge has a 13.7' clear width. This 130-foot linear section of existing roadway is adjacent to a natural blue line stream. Widening the roadway to the minimum 22 feet of would result earth disturbance and grading within the stream setback. The applicant is proposing turnouts with clear sight lines on either side of the bridge.
- STA 2+40 to 4+73 – The existing road in this area is approximately 15' clear and includes an existing access gate that has a clear width opening of 15.5'. This 233-foot linear section of existing roadway is adjacent to a steep slope and several large mature native trees. Widening the roadway to the

minimum 22 feet of would result in the grading on slopes over 50% and earthwork near the stream setback.

Engineering Division Evaluation and Recommendation:

Engineering Division staff visited the site and discussed the request noted above with the Napa County Fire Department and the applicant. With respect to Section (3) of the RSS as adopted by Resolution No. 2023-59 by the Board of Supervisors on April 18, 2023, 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 application for modification to an existing winery and has received the appropriate environmental review from the Planning Division, therefore the approving body shall be the Planning Commission.
- With respect to the findings for compliance with current RSS, the trees defined above (at least 6-inch diameter breast height) are consistent with the definition of unique features of the natural environment as described in RSS Section 3(D)(1). 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)(1) – preserving unique features of the natural environment.
- With respect to the findings for compliance with current RSS, the avoidance of earth disturbance within the stream setback the definition of unique features of the natural environment as described in RSS Section 3(D)(1). 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)(1) – preserving unique features of the natural environment.
- With respect to the findings for compliance with current RSS, the steep slopes are consistent with the definition of unique features of the natural environment as described in RSS Section 3(D)(1). 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)(1) – preserving unique features of the natural environment.

The Engineering Division supports the approval of the exception request as proposed with the following conditions that are in addition to 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 execution of any new entitlements approved under the associated Use Permit Modification 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. Applicant shall improve the existing roadway to the maximum road width achievable to preserve the existing natural features and accommodate limiting factors such as environmental constraints.
3. Access road shall meet the road surfacing requirements as described in the RSS for the entire length of the roadway.
4. 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.
5. 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. The vegetation management plan shall be reviewed and approved by the Napa County Fire Marshal.
6. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted request 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

DIAMOND CREEK VINEYARDS
ROAD EXCEPTION REQUEST

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

#4120020.0
August 20, 2024

Napa County PBES Engineering Division
Attn: Brian Bordona
1195 Third Street, Suite 210
Napa, CA 94559

RE: Diamond Creek Vineyards – Winery Use Permit Modification
Exception Request to Road and Street Standards for Existing Driveway Entrance
APN: 020-440-004-000 & 020-400-012-000

Dear Mr. Bordona:

This letter is in response to Napa County Planning and Engineering Services Pre-Application Site Visit comments from the field meeting with Jeannette Doss and Scott Augustin, conducted on December 2, 2021 which discussed improvements and the current site constraints along the existing shared driveway.

The proposed winery is accessed via an existing driveway that extends from Diamond Mountain Road (Sta. 0+00) to the start of the proposed commercial driveway (Sta. 2+60). The existing driveway is currently serving the existing residence on APN 020-440-012 and existing winery on APN 020-440-004, both owned by Diamond Creek Vineyards, as shown on sheet UP1.0 of our Civil Use Permit Plans. The first section of the driveway also serves other parcels (Sta. 0+00 to Sta. 2+00).

Exception 1 – Driveway and Bridge Width 0+50 to 1+80

A standard Detail P-2 Common Driveway Connection to a Rural Road of the Napa County Road and Street Standards, requires 20-foot radius on both sides of the proposed 20-foot minimum wide driveway. This is feasible and is currently provided at the existing driveway connection within the currently paved portions of the driveway. However, the driveway is highly constrained due to an existing bridge with 13.7' clear width. Adequate turnout space is provided on the east side of the bridge and a turnout is proposed for the west side of the bridge (Sta. 0+80 to 1+60) (see sheet UP3.0). We are requesting an exception to the Road and Street Standards for the width of shared driveway and bridge width from Station 0+50 to 1+80 and across the existing 13.7-foot-wide bridge.

Section 3(d) of the Napa County Road and Street Standards allows for an exception to the Standards to be made if one or more of the following findings can be made:

- i. The exception will preserve unique features of the natural environment;
- ii. The exception is necessary to accommodate physical site limitations; or
- iii. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

In this case an exception is required to preserve the riparian corridor of the blue-line creek adjacent to Diamond Mountain Road, within the blue-lined stream setbacks established by the Napa County conservation Regulations, as allowed under Section 3(d)(i) of the Napa County Road and Street Standards.

Section 15, Roadway Structures (e) of the Napa County Road and Street Standards, allows for an exception to the Standards to be made if authorized by Napa County:

- (e) A bridge with only one traffic lane may be authorized by Napa County; however, the bridge shall have unobstructed visibility from one end to the other and turnouts at both ends.

In this case, the short span of the bridge allows for unobstructed visibility from one end to the other. There is a turnout which is already existing on the south side of the bridge within the existing pavement, and we are proposing to install a paved turnout on the northern bank of the bridge in order to satisfy the requirements to meet exception (e). The paved turnout is predominately proposed in an area that has been previously graded.

Section 3(e) of the Napa County Road and Street Standards, allows for exception requests meeting the required findings above to be granted, if the exception request and proposed mitigation measures provide the same overall practical effect as these Standards towards providing defensible space, and consideration towards life, safety, and public welfare. The Same Practical Effect is defined in Section 4 as providing:

- a) Access for emergency wildland fire equipment;
- b) Safe civilian evacuation;
- c) Signing that avoids delays in emergency equipment response;
- d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and
- e) Fuel modification sufficient for civilian and firefighter safety.

Our proposed alternative will be to construct a turnout within the creek setback on the northwestern bank to allow intervisible turnouts on either side of the bridge span. This alternative can be supported to meet the five criteria above:

- a) Access for emergency wildland fire equipment;
 - i. Our design will meet section A because adequate turnout space is provided for vehicles on either side of the proposed bridge to turn out and let emergency vehicles into the site. These turnouts will be intervisible with each other as the bridge span is quite short.
- b) Safe civilian evacuation;
 - i. Adequate turnout space is provided for vehicles leaving the site to turn out and let emergency vehicles into the site. The turnouts on either side of the bridge span are intervisible.
- c) Signing that avoids delays in emergency equipment response;
 - i. To meet Section C, signage will be provided on both banks to identify the bridge loading and to advise drivers to yield to emergency vehicles.
- d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and
 - i. Dedicated fire water within tanks is provided at the winery. The total fire water storage volume will increase to meet current Code requirements.

- e) Fuel modification sufficient for civilian and firefighter safety.
 - i. Fuel in the area will be removed per CalFire requirements. This includes defensible space and tree removals in the vicinity of the new project footprint and driveway.

Exception 2 – Driveway and Gate Width 2+40 to 4+73

An existing gate (Sta. 2+65) to the existing winery is constrained to a width of 15.5' clear. Adequate existing turnout space is provided on the east side of the gate (Sta. 2+65) and an intervisible turnout is proposed for the west side of the gate (at Sta. 4+70) beyond which the site driveway will be expanded to meet the 20-foot commercial driveway standard (see sheet UP3.0). We are requesting an exception to the Road and Street Standards for the width of the existing gate and lower driveway directly up-station from the existing gate as widening of the gate will result in grading on slopes greater than 50%.

Section 3(d) of the Napa County Road and Street Standards allows for an exception to the Standards to be made if one or more of the following findings can be made:

- i. The exception will preserve unique features of the natural environment;
- ii. The exception is necessary to accommodate physical site limitations; or
- iii. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

In this case an exception is required to accommodate the physical limitations of the existing driveway corridor and gate width and to preserve the unique features of the natural environment. Modifications to the gate would require grading on slopes in excess of 50% including a near 1:1 vertical rock face. This grading would occur in close proximity to the top of bank setbacks established for the adjacent blue-line creek and in close proximity to the site property line. The widening required to meet the Road and Street Standards would require grading over slopes greater than 50% and likely forcing work to occur beyond the top of bank setback.

RSA+ attended a site visit with Napa County Planning, Engineering, and Fire Divisions on 12/02/2021 to walk the driveway and discuss alternative mitigation strategies that can be provided in lieu of the full 22' common driveway width required. It was agreed on site that there is room for proposing mitigation strategies to provide an acceptable alternative that can be supported, and meet the Napa County Road and Street Standard criteria above:

- a) Access for emergency wildland fire equipment;
 - i. The new drive widening turnout at Sta. 4+73 will be intervisible with the existing gate.
 - ii. Existing turnout area at Sta. 2+65 (driveway entrance), will remain, providing safe, intervisible turnout locations for this 228' long driveway segment.
 - iii. A drivable swale will be constructed over an existing driveway ditch to provide the maximum width practicable.
- b) Safe Civilian Evacuation.
 - i. The new drive widening turnout at Sta. 4+73 will be intervisible with the existing gate.
 - ii. Existing turnout area at Sta. 2+65 (driveway entrance), will remain, providing safe, intervisible turnout locations for this 228' long driveway segment.

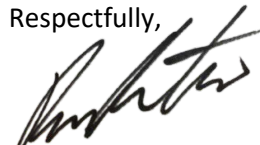
- iii. A drivable swale will be constructed over an existing driveway ditch to provide the maximum width practicable.
- c) Signing that avoids delays in emergency equipment response;
 - i. To meet Section C, signage will be provided on both sides of the existing gate at the turnout locations to advise drivers to yield to emergency vehicles.
- d) Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and
 - i. Dedicated fire water within tanks is provided at the winery. The total fire water storage volume will increase to meet current Code requirements.
- e) Fuel modification sufficient for civilian and firefighter safety.
 - i. Fuel in the area will be removed per CalFire requirements. This includes defensible space and tree removals in the vicinity of the new project footprint and driveway.

These proposed mitigation measures noted above are intended to provide an alternate method by which adherence to the Road & Street Standards may be achieved, while assuring compliance with the County's and Property Owner's goal to protect and ensure the preservation of the unique features of the natural environment.

Remaining portions of the site driveway will undergo improvements as part of the project to meet the requirements established by the Napa County Road and Street Standards.

Thank you for your time in reviewing this matter. If you should have any questions or need additional information, please do not hesitate to contact me.

Respectfully,



Bruce Fenton, P.E.
Project Manager

DL/BTF/bs












































DIAMOND CREEK VINEYARDS

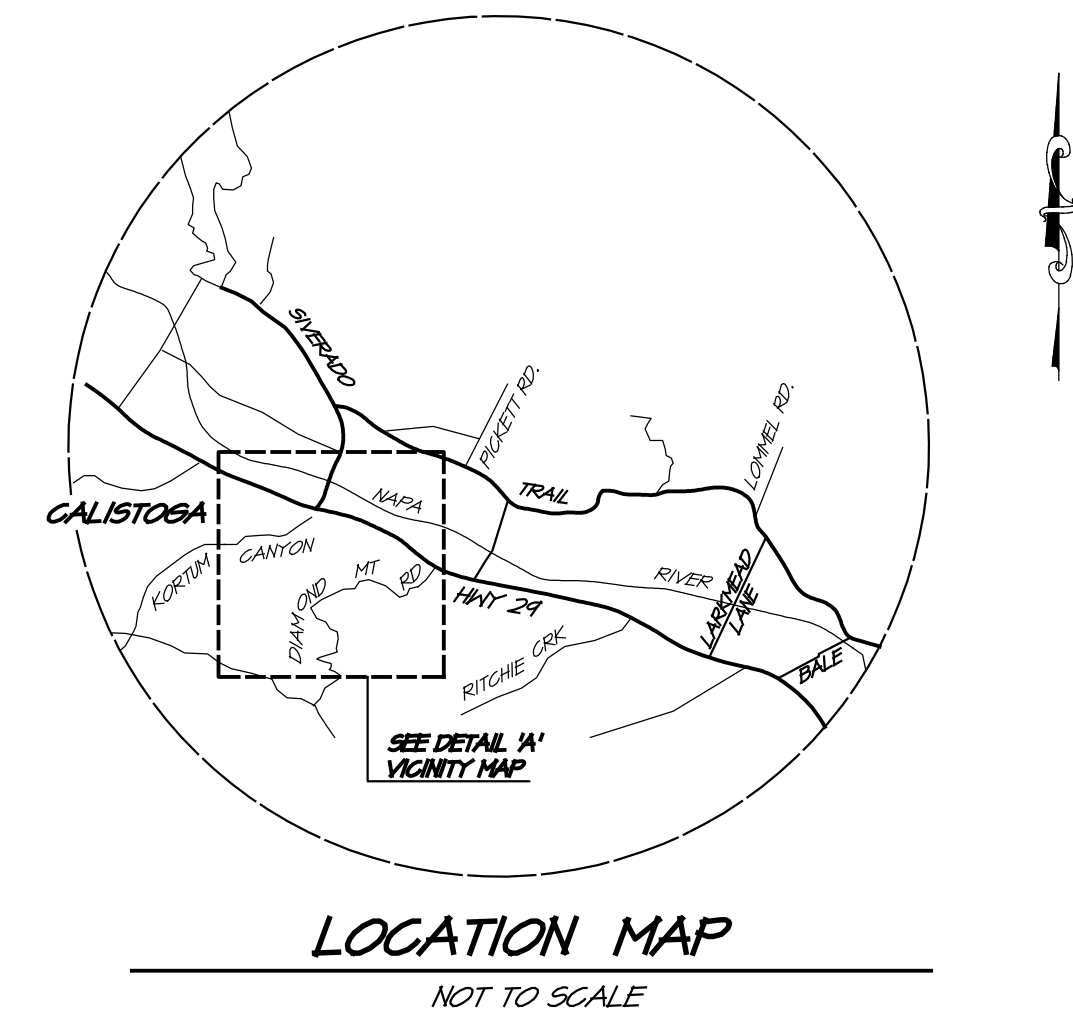
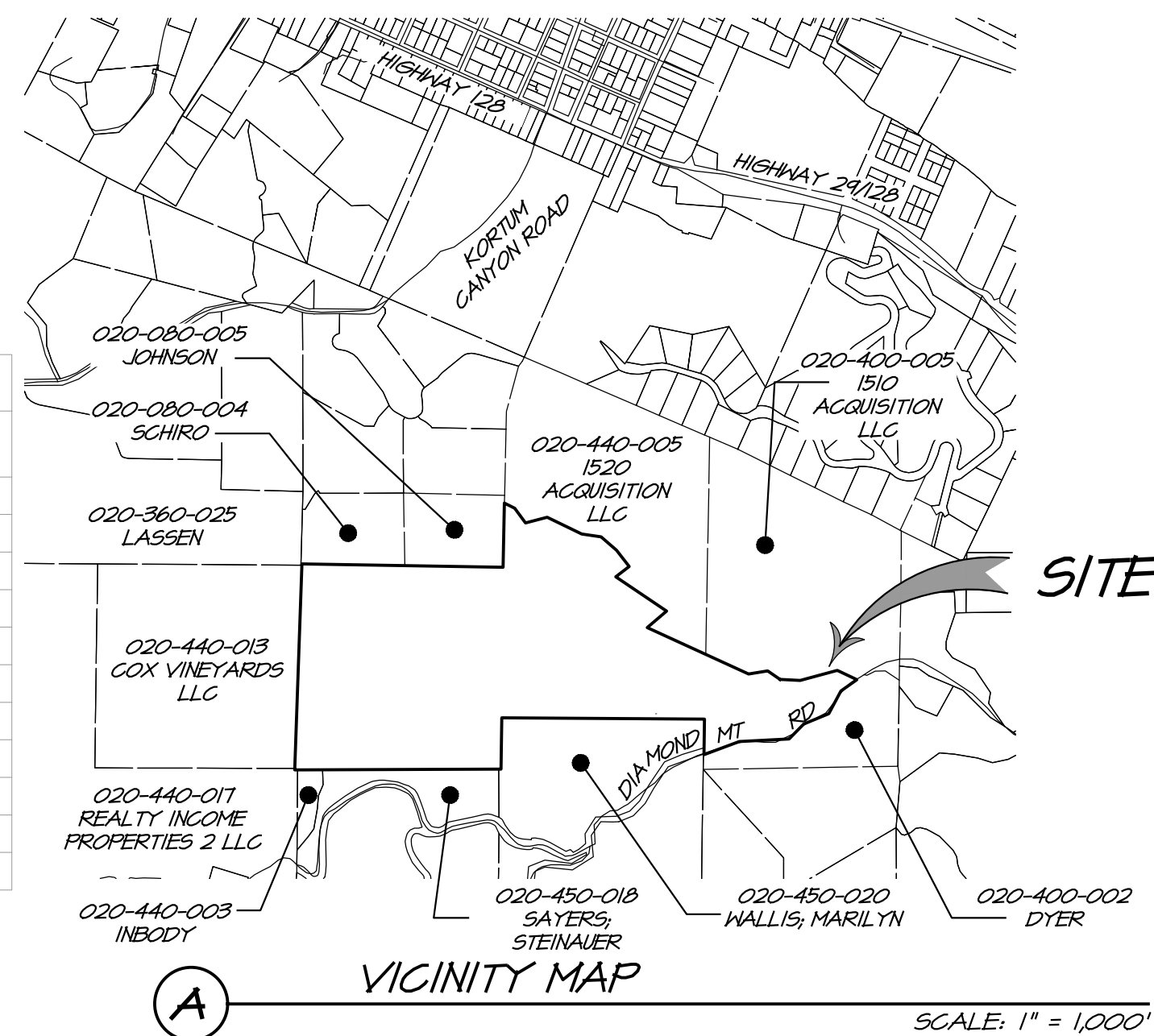
USE PERMIT MODIFICATION

NAPA COUNTY CALIFORNIA

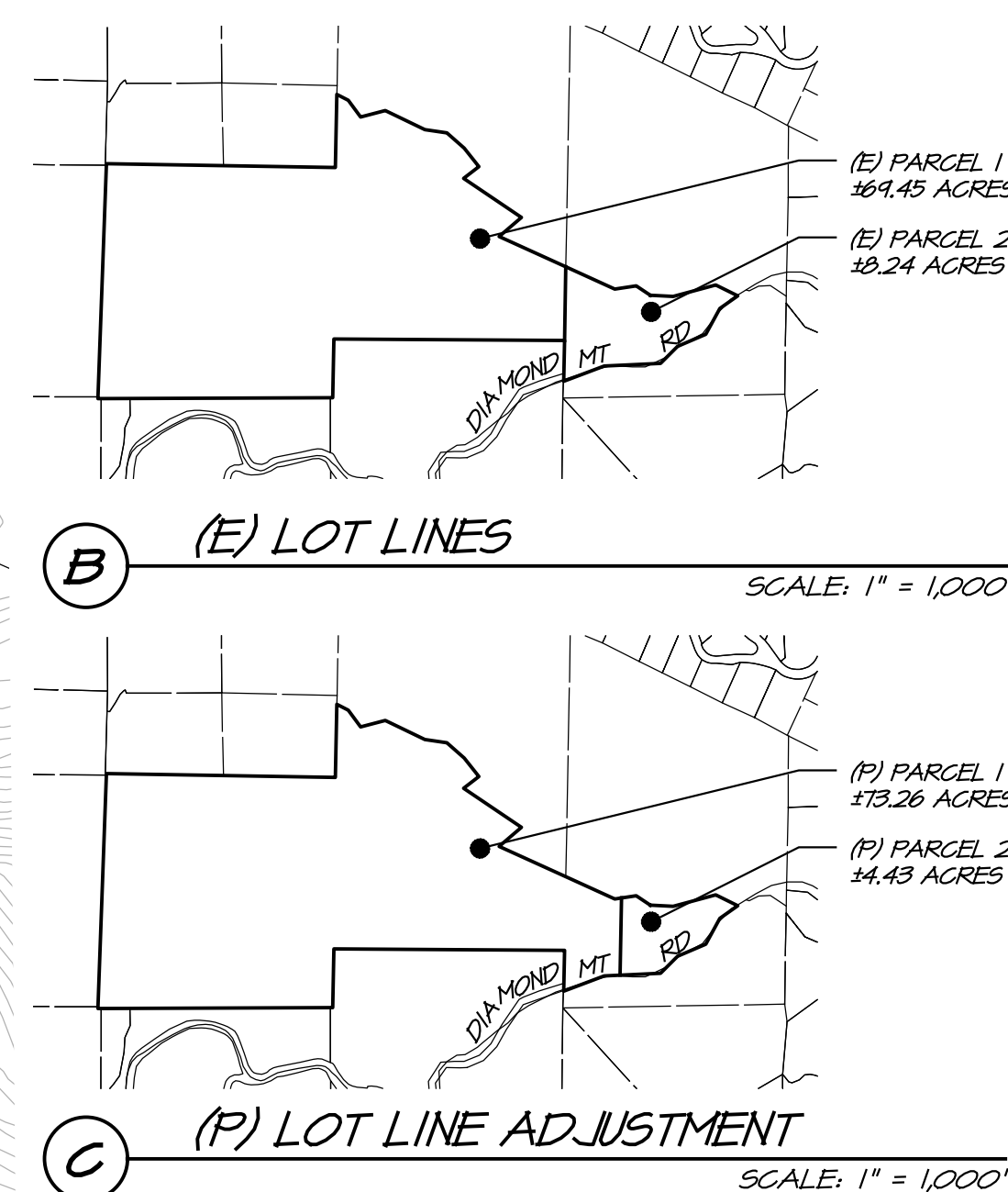
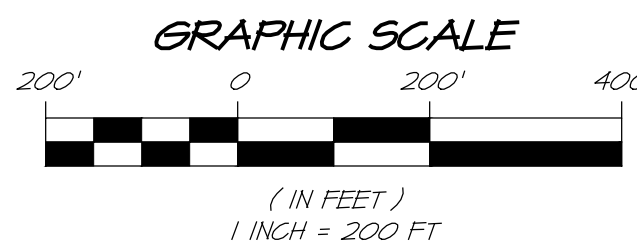
SYMBOL LEGEND

PROPOSED		EXISTING		EXISTING	
 SD	STORM DRAIN PIPE		PROPERTY LINE	 SD	STORM DRAIN PIPE
 DI	DRAIN INLET		ADJACENT PROPERTY LINE	 FH	FIRE HYDRANT
 AD	AREA DRAIN		FLOW LINE	 SS	SS MAINHOLE
 CO	CLEANOUT (SDCO / SSCO / PWNCO)		FENCE	 TREE	TREE (AS NOTED)
 DS	DOWNSPOUT		TOE OF BANK	 GW	GUY WIRE
	RAIN WATER LEADER		TOP OF BANK	 W	WELL
	2" WATER LINE FROM WELL		TOP OF BANK	 ICV	IRRIGATION CONTROL VALVE
	6" DOMESTIC WATER LINE FROM WELL		OVERHEAD UTILITY LINES	 U	UTILITY POLE
	6" FIRE WATER		SANITARY SEWER LINE	 SSCO	SANITARY SEWER CLEANOUT
	SANITARY SEWER FORCE MAIN		VINE ROW	 S	SIGN
	PROCESS WASTEWATER		GRADE BREAK		LIMITS OF SURVEY TOPO
	SANITARY SEWER GRAVITY		EDGE OF ROAD		
	JOINT TRENCH		BUILDING OVERHEAD / SECOND STORY		
 FH	FIRE HYDRANT				
	GATE VALVE				
	TOP / TOE DAYLIGHT				
	FLOWLINE				

LOCAL SITE CONTROL			
#	GROUND NORTHING	GROUND EASTING	ELEVATION
1201	1468003.71	6346373.10	618.88'
1202	1468175.34	6347328.45	506.12'
1203	1468169.45	6349208.03	523.14'
1204	1468234.26	6347121.14	538.73'
1206	1468122.86	6346464.0	554.60'
1207	1468204.00	6346749.55	574.44'
1208	1468007.87	6346712.43	549.16'
1209	1468004.87	6346445.10	616.00'
1210	1461797.25	6346266.42	623.38'
1211	1467471.46	6346180.18	620.97'
1212	1466040.38	6346245.94	611.32'

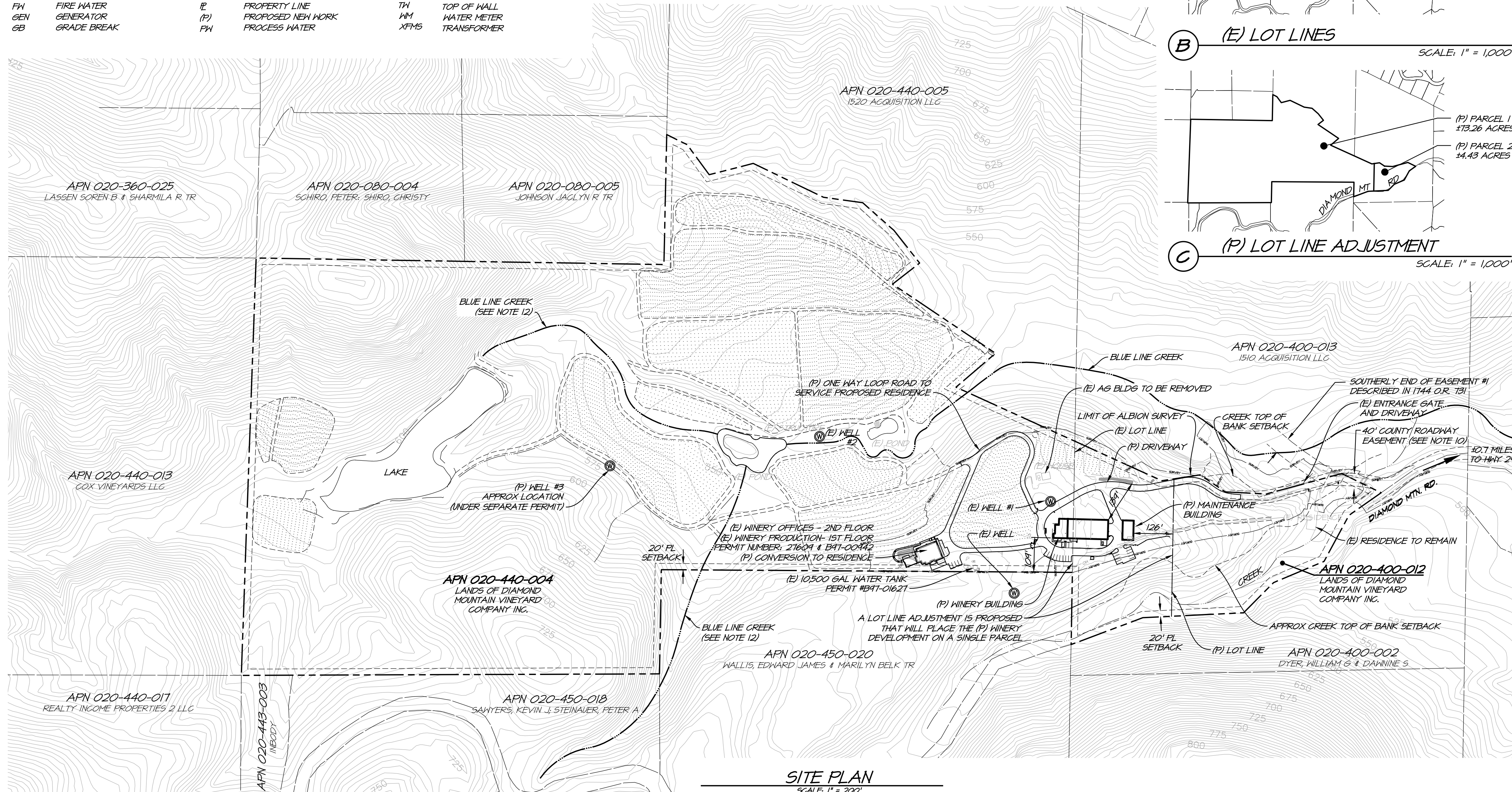


ABBREVIATIONS					
BEG	BOTTOM EXISTING GRADE	HP	HIGH POINT	PWM	PROCESS WASTE WATER
BFG	BOTTOM FINISH GRADE	H/L	HIGH WATER LEVEL	R	RADIUS
BO	BLUE OAK	INV	INVERT	RCW	RIGHT-OF-WAY
BOP	BOTTOM OF PIPE	IP	IRON PIPE	RP	RECYCLED WATER
CL	CENTERLINE	IR	IRRIGATION WATER	S#	SLOPE (FEET/FOOT)
CO	CLEANOUT	LF	LINEAL FEET/FOOT	S.A.D.	SEE ARCHITECTS DRAWINGS
DW	DOMESTIC WATER	LO	LIVE OAK	SD	STORM DRAIN
EG	EDGE OF PAVEMENT	LP	LOW POINT	SDCO	STORM DRAIN CLEANOUT
ES	EG	MH	MANHOLE	SS	SANITARY SEWER
(E)	EXISTING	(N)	NEW	SSCO	SANITARY SEWER CLEANOUT
FOUND	FOUND	NCRSS	NAPA COUNTY ROAD AND STREET STANDARDS	STA	STATION
FF	FINISH FLOOR	O.C.	ON CENTER	TES	TRASH ENCLOSURE
FS	FINISH GRADE	P.A.E.	PUBLIC EASEMENT	TEG	TOP EXISTING GRADE
FW	FIRE HYDRANT	P.U.E.	PUBLIC UTILITY EASEMENT	TFG	TOP FINISH GRADE
FL	FLOW LINE	P	PROPERTY LINE	TOP	TOP OF PIPE
FW	FIRE WATER	P	PROPERTY LINE	TW	TOP OF WALL
GEN	GENERATOR	(P)	PROPOSED NEW WORK	HM	WATER METER
GB	GRADE BREAK	PN	PROCESS WATER	XTMS	TRANSFORMER



1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF ROBERT EISENSTEIN, ET. AL. A.P.N. 020-440-004 AND THE DYER 1948 REVOCABLE TRUST SURVEY A.P.N. 020-400-002 NAPA COUNTY, CALIFORNIA" PREPARED BY RSA, JULY 2014. A SUPPLEMENTAL SURVEY OF ADDITIONAL AREA HAS COMPLETED BY ALBION, JULY 2021, UPDATED, AUGUST 2021 AND COMBINED WITH ORIGINAL SURVEY.
2. THE SURROUNDING CONTOURS ON THESE PLANS DO NOT REPRESENT A TOPOGRAPHIC SURVEY. THEY WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, PANEL J03, DATED DECEMBER 2007 AND MAY NOT REPRESENT CURRENT CONDITIONS. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. RSA ASSUMES NO LIABILITY REGARDING THE ACCURACY FOR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION OUTSIDE THE LIMITS OF THE RSA SURVEY DATED JULY 2014.
3. CONTOURS ARE SHOWN EVERY ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (CORS) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.)
5. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
6. BOUNDARY SHOWN IS RECORD INFORMATION PER GRANT DEED, DOC. NO. 2004-0039110 AND QUILCLAIM DEED, DOC. NO. 2013-0014492, NAPA COUNTY RECORDS.
7. THE SURROUNDING PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED FEBRUARY 2019 AND MAY NOT REPRESENT CURRENT CONDITIONS. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
8. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED OCTOBER 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
9. OVERALL SURFACE CREATED BY COMBINING THE PREVIOUS SURVEY PERFORMED BY RSA IN JULY 2019 & ACTUAL UPDATES PERFORMED BY ALBION SURVEY. DISCREPANCIES ALONG THE EDGE OF THE UNION SHALL BE VERIFIED BY OWNERS/CONTRACTORS/DESIGNERS IN THE FIELD. IF THE AREA IS DIFFERENT FROM WHAT IS SHOWN IN THESE TOPOGRAPHIC MAPS, OWNERSHIP SHALL CONTACT ALBION TO VERIFIED/SURVEY THE AREA. THE SURVEY BY RSA WAS UPDATED TO SHOW APPROXIMATE SELECTED TREE CANOPIES AND OTHER INFORMATION PER ARCHITECT REQUEST.
10. APPROXIMATE LOCATION OF NAPA COUNTY ROADWAY EASEMENT PERFORMED BY TERRA FIRMA SURVEYS, INC. BASED ON A FIELD SURVEY ON NOVEMBER 24, 2022, FROM NAPA COUNTY ROAD BOOK "B" PAGE 214. PUBLIC ROADWAY EASEMENT CREATED BY ROAD PETITION # 184 AS APPROVED BY THE DOS AUG. 5, 1940, OVERLAIN ON THE EXISTING IMPROVED ROADS IN THE VICINITY OF DIAMOND CREEK VINEYARDS.
11. THERE ARE NON-LOCATABLE AND OFF-SITE EASEMENTS. SEE TERRA FIRMA LETTER DATED FEBRUARY 7, 2024.
12. BLUE LINE CREEK LOCATION FROM COUNTY OF NAPA GIS. THIS FEATURE SHOULD BE CONSIDERED APPROXIMATE.

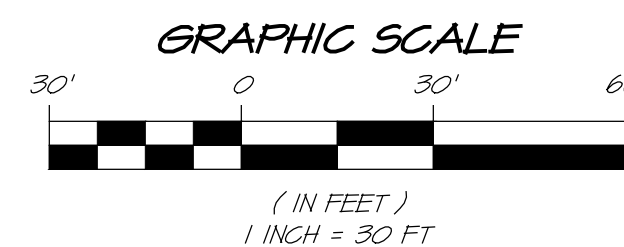
<u>SHEET INDEX</u>	
UP1.0	COVER SHEET
UP2.0	DEMOLITION PLAN
UP3.0	LAYOUT PLAN
UP3.1	TREE CANOPY COVER
UP3.2	COVERAGE AND DEVELOPMENT AREAS
UP4.0	GRADING PLAN
UP4.1	DRIVEWAY PLAN / PROFILE EAST
UP4.2	DRIVEWAY PLAN / PROFILE WEST
UP4.3	LOOP ROAD PROFILE
UP5.0	UTILITY PLAN
UP5.1	WASTEWATER OVERVIEW PLAN



OAK TREE REMOVAL		
TREE TYPE	SIZE (IN)	QUANTITY
BLUE OAK (BO)	8"	4
BLUE OAK (BO)	10"	6
BLUE OAK (BO)	10"x2"	1
BLUE OAK (BO)	12"x10"	1
BLUE OAK (BO)	12"	2
BLUE OAK (BO)	14"	5
BLUE OAK (BO)	16"	3
BLUE OAK (BO)	18"x10"	1
BLUE OAK (BO)	18"x14"	1
BLUE OAK (BO)	22"	1
BLUE OAK (BO)	24"	1
BLUE OAK (BO)	40"	1
TOTAL		21

[illegible]

SCALE: 1" = 30'



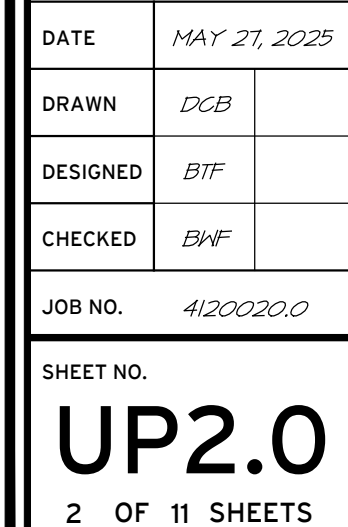
SCALE: 1" = 30

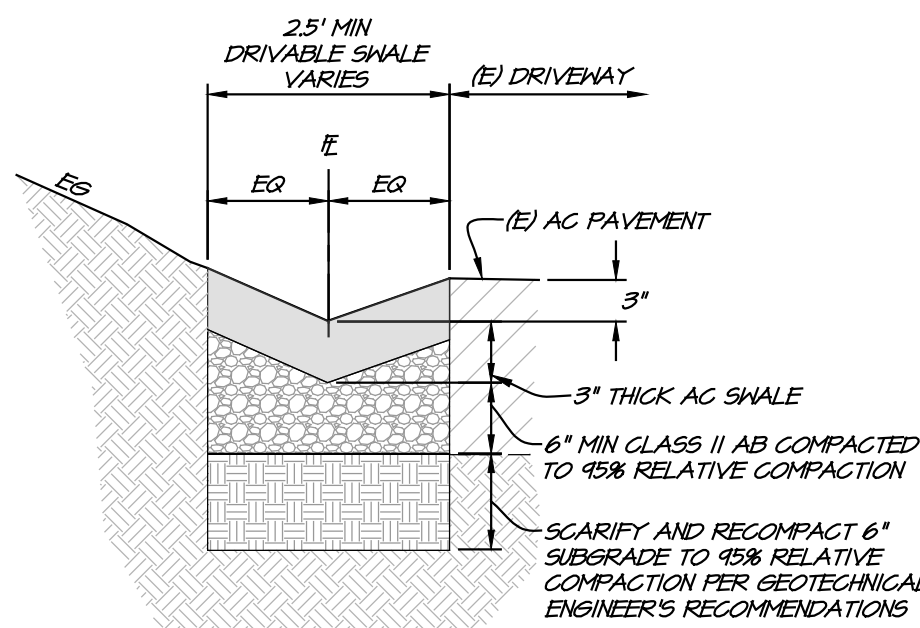
NOTE:
ADDITIONAL TREE TRIMMING PER THE ARBORISTS RECOMMENDATIONS NOT SHOWN

RS⁺

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE [707]252.3301
+ www.RSAcivil.com +

WAPA COUNTY

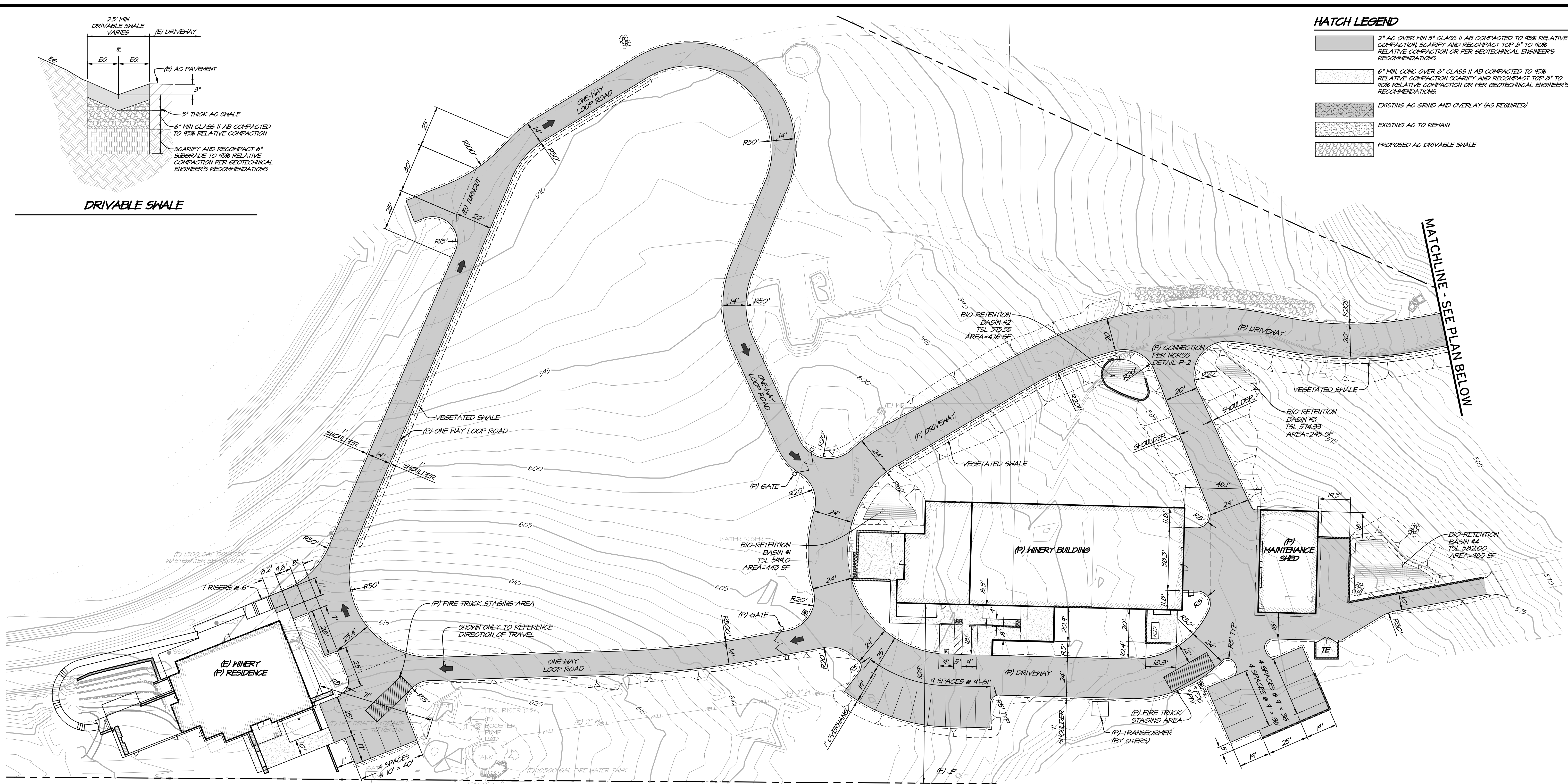




DRIVABLE SHALE

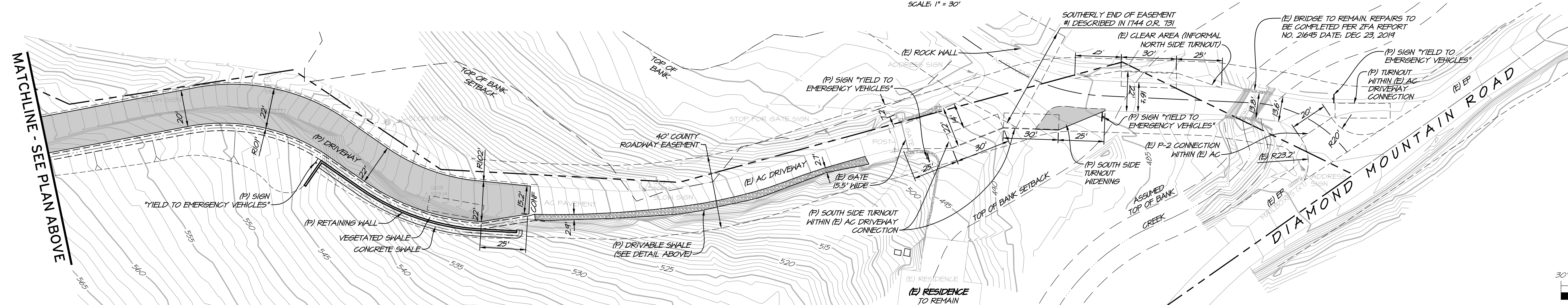
HATCH LEGEND

- 2" AC OVER MIN 5" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 8" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 6" MIN. CONC. OVER 8" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 8" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- EXISTING AC GRIND AND OVERLAY (AS REQUIRED)
- EXISTING AC TO REMAIN
- PROPOSED AC DRIVABLE SHALE



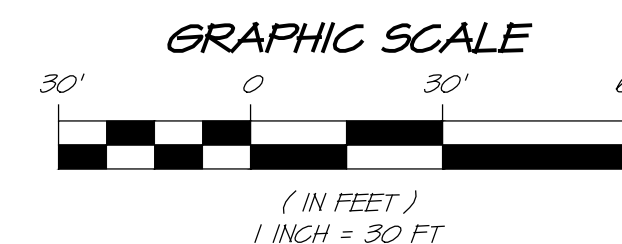
LAYOUT PLAN WEST

SCALE: 1" = 30'



LAYOUT PLAN EAST

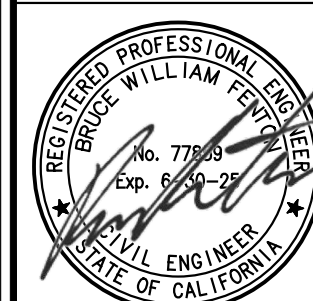
SCALE: 1" = 30'



DIAMOND CREEK VINEYARDS
LAYOUT PLAN

CALIFORNIA

NAPA COUNTY



DATE	MAY 27, 2025
DRAWN	DCB
DESIGNED	BTB
CHECKED	BNF
JOB NO.	41200200
SHEET NO.	UP3.0
	3 OF 11 SHEETS

STRUCTURES = 3,948 SF

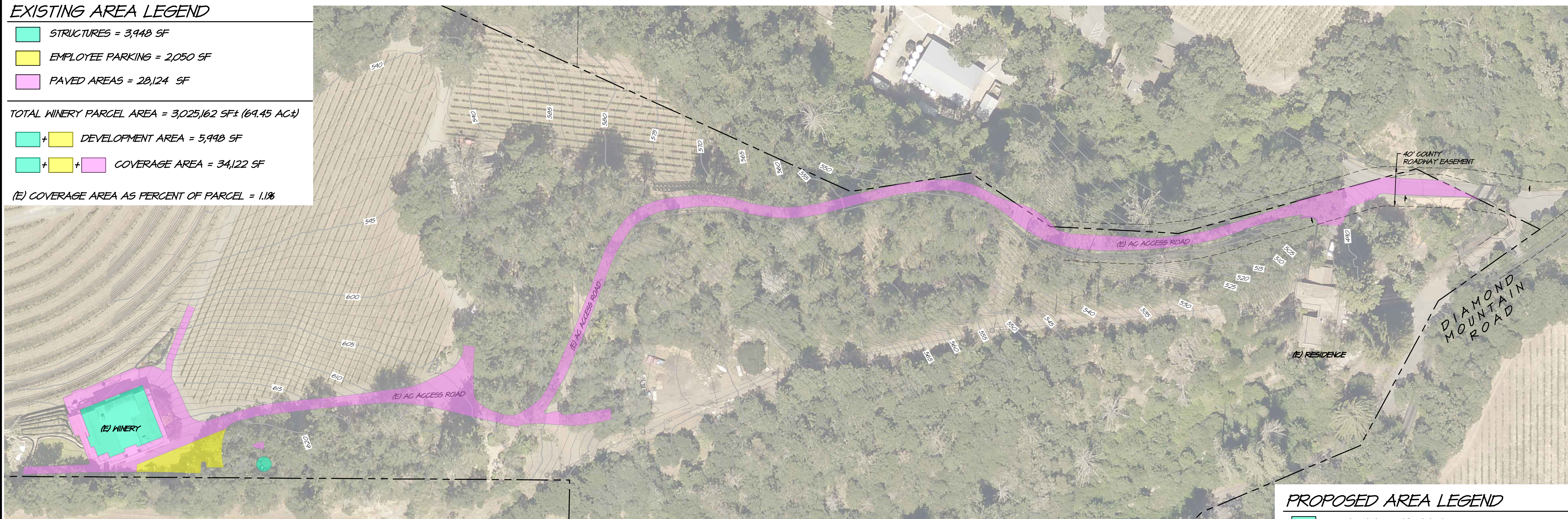
EMPLOYEE PARKING = 2,050 SF

PAVED AREAS = 28,124 SF

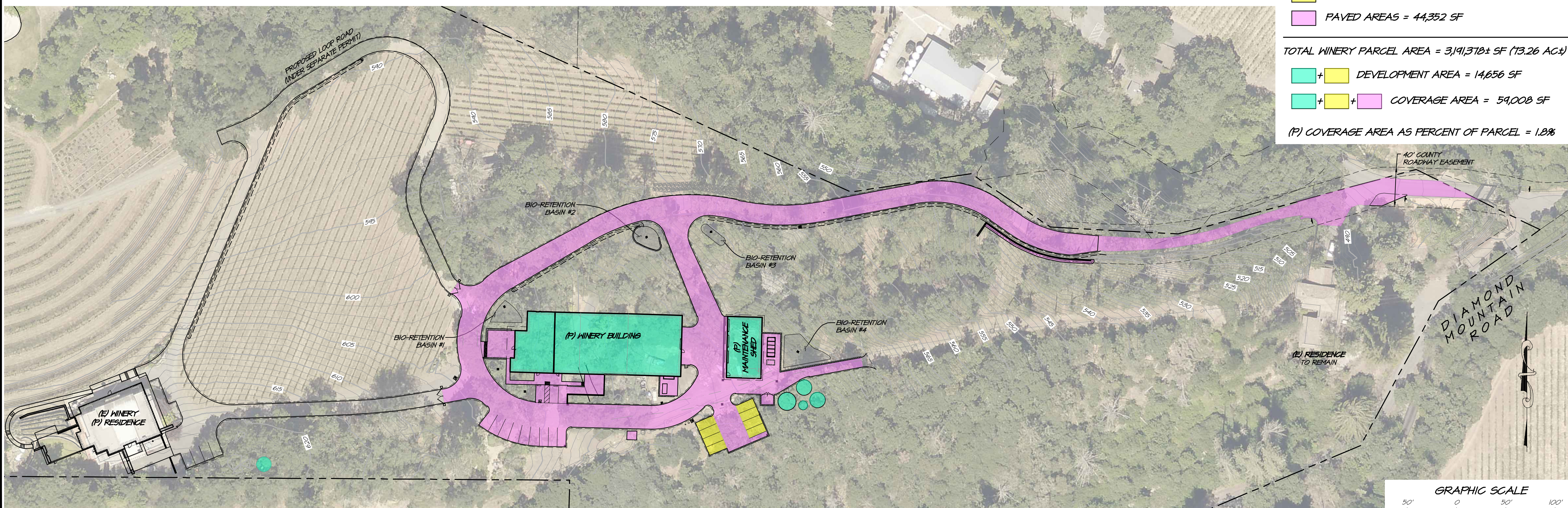
 +  DEVELOPMENT AREA = 5,998 SF

 +  +  COVERAGE AREA = 34,122 SF

(E) COVERAGE AREA AS PERCENT OF PARCEL = 1.1%



SCALE: 1" = 50'



SCALE: 1" = 50'

STRUCTURES = 13,287 SF

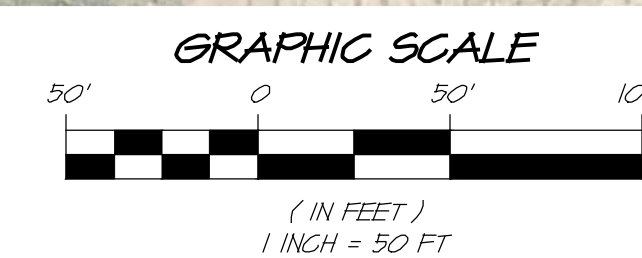
EMPLOYEE PARKING = 1,369 SF

PAVED AREAS = 44,352 SF

 +  DEVELOPMENT AREA = 14,656 SF

 +  +  COVERAGE AREA = 59,008 SF

(P) COVERAGE AREA AS PERCENT OF PARCEL = 1.8%

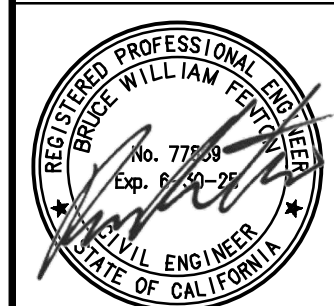
[illegible]

RS⁺

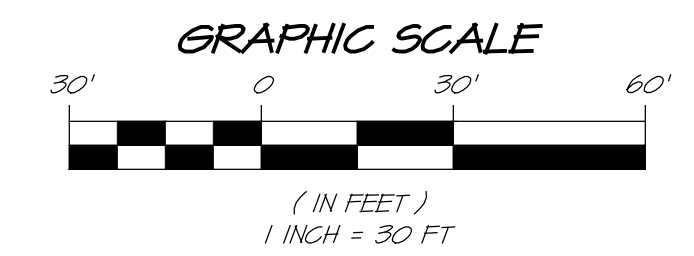
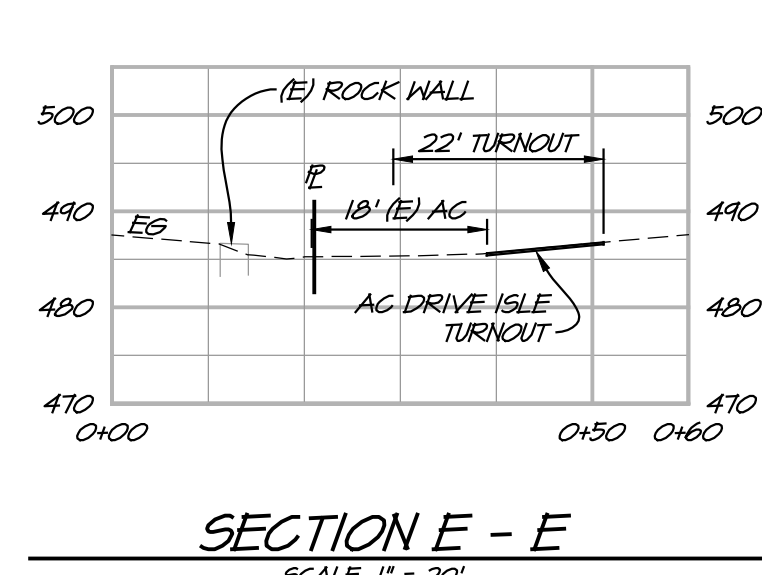
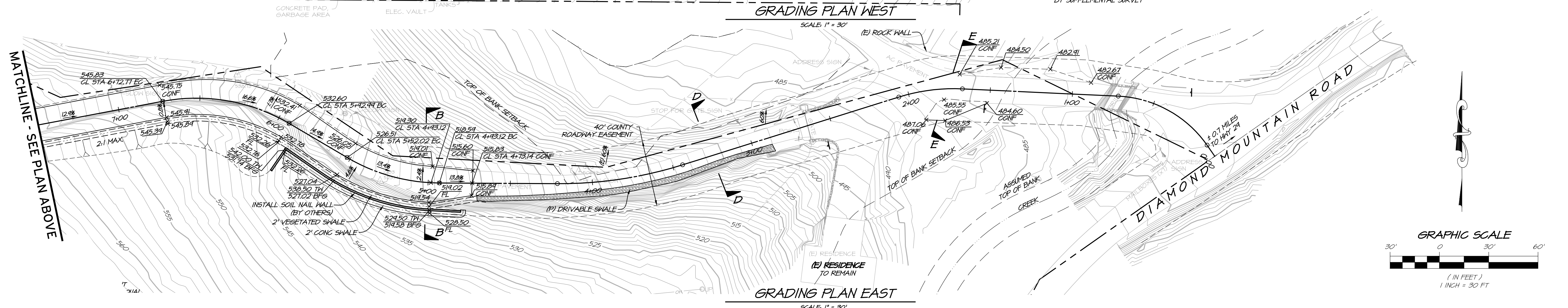
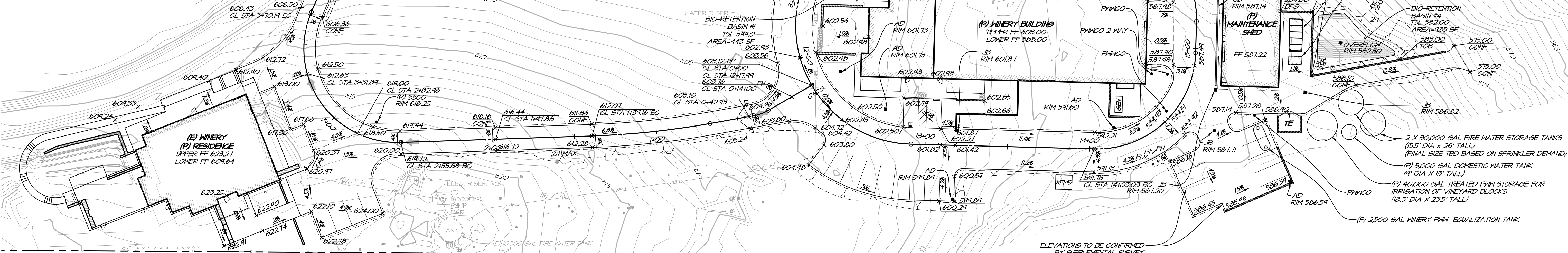
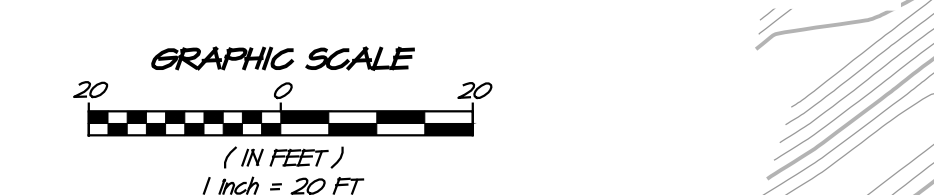
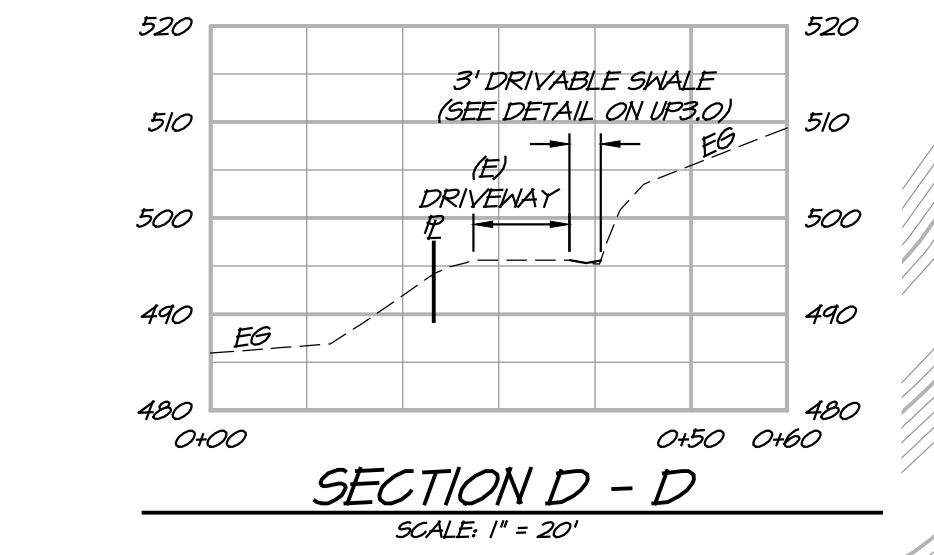
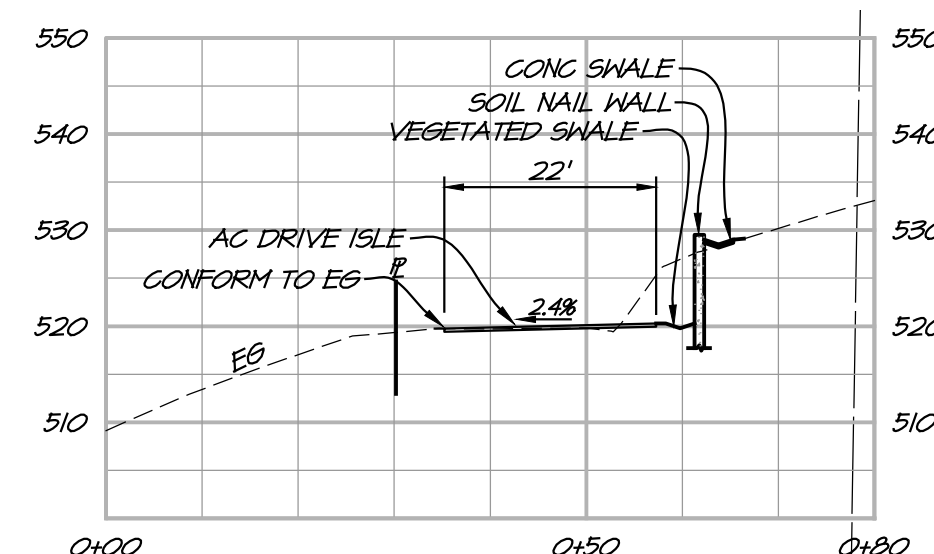
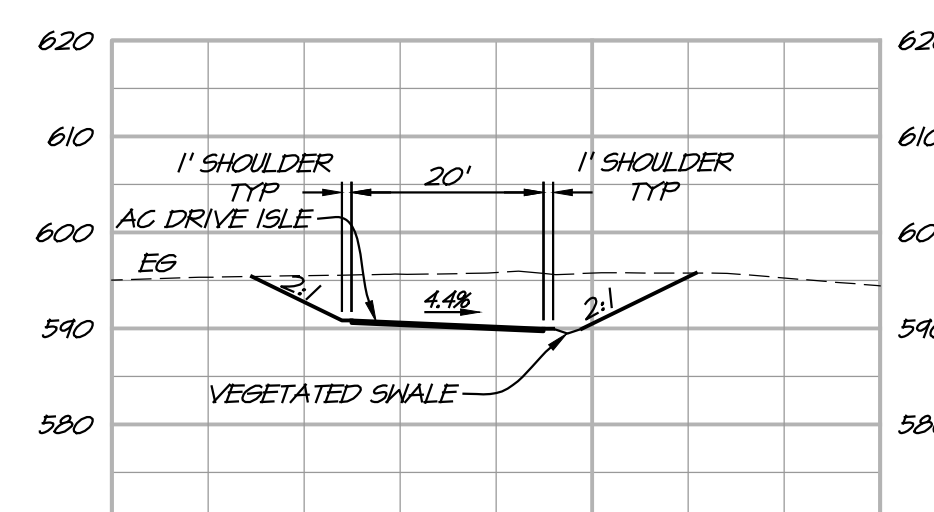
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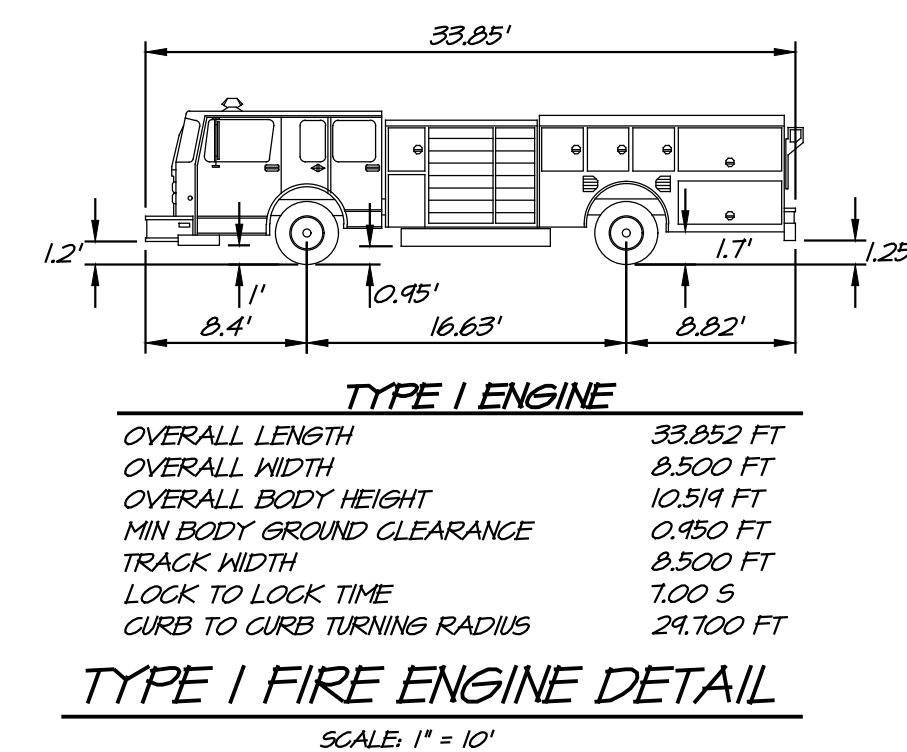
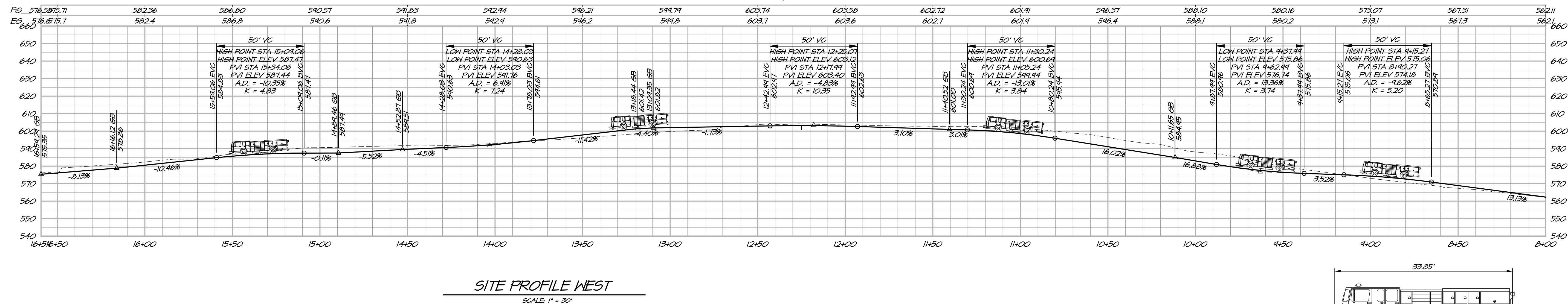
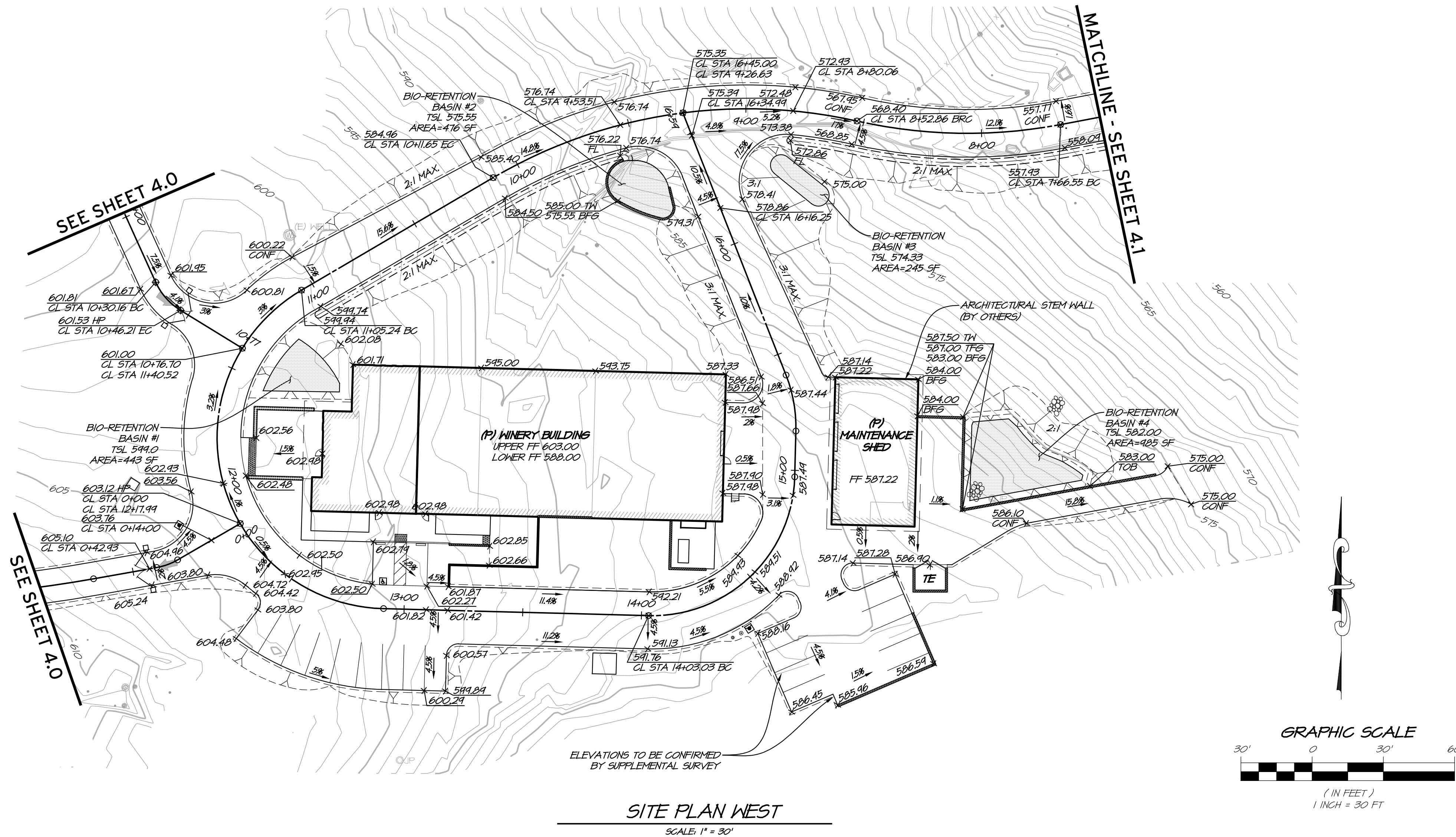
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**DIAMOND CREEK VINEYARDS
COVERAGE AND DEVELOPMENT**



DATE	MAY 27, 2025	
DRAWN	DGB	
DESIGNED	BTf	
CHECKED	BWF	
JOB NO. 4120020.0		
SHEET NO.		
UP3.2		
5 OF 11 SHEETS		





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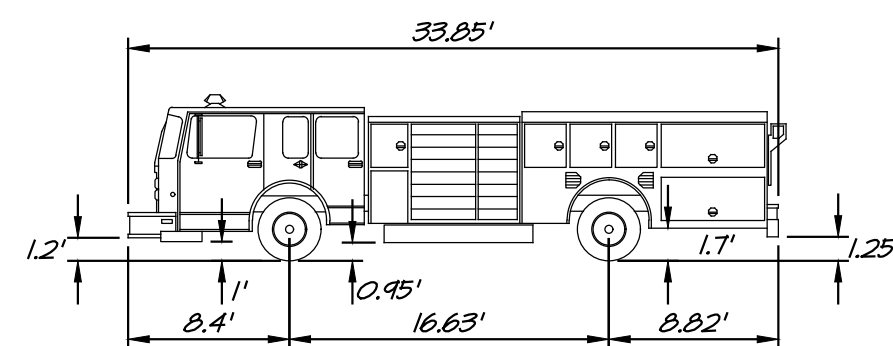
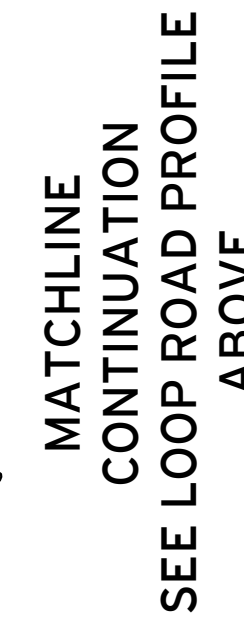
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DATE MAY 27, 2025
DRAWN DCB
DESIGNED BTF
CHECKED BTF
JOB NO. 41200200
SHEET NO. UP4.2
8 OF 11 SHEETS

REVISIONS
NO. DATE BY APPD

USE PERMIT APPLICATION - 8TH SUBMITTAL
0 05/27/25

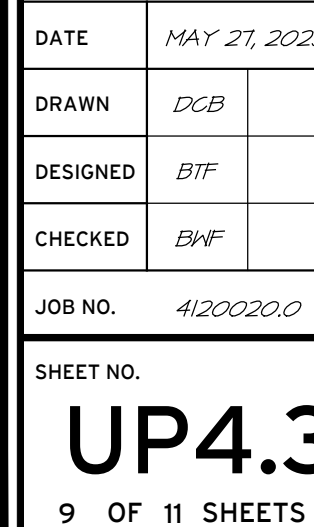
REGISTERED PROFESSIONAL
ENGINEER WILLIAM
B. F. BTF
No. 7752
CIVIL ENGINEER
STATE OF CALIFORNIA



<u>TYPE / ENGINE</u>	
OVERALL LENGTH	33,852 FT
OVERALL WIDTH	8,500 FT
OVERALL BODY HEIGHT	10,519 FT
MIN BODY GROUND CLEARANCE	0.950 FT
TRACK WIDTH	8,500 FT
LOCK TO LOCK TIME	7.00 S
CURB TO CURB TURNING RADIUS	24,100 FT

TYPE 1 FIRE ENGINE DETAIL

SCALE: 1" = 10'

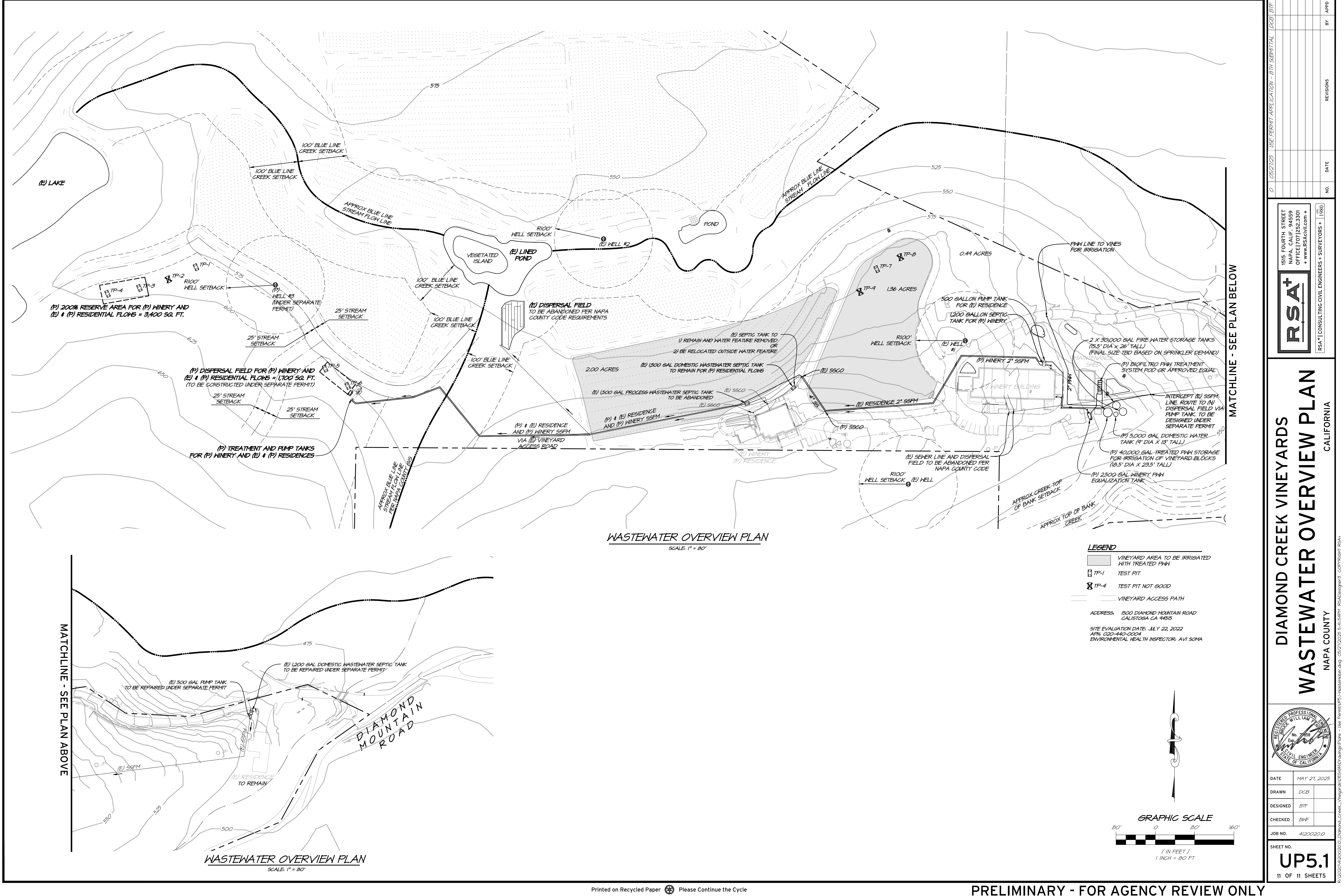


DIAMOND CREEK VINEYARDS
LOOP ROAD PROFILE

RS A⁺

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41200200

SHEET NO.
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11 OF 11 SHEETS

DATE
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Brian D Bordona
Director

MEMORANDUM

To: Kelli Cahill, Project Planner	From: Maureen S. Bown, Senior Environmental Health Specialist <i>MSB</i>
Date: September 8, 2025	Re: Diamond Creek Vineyards 1500 Diamond Mountain Road, Calistoga Assessor Parcel # 020-440-004-000 Permit # P19-00177

This Division has reviewed an application requesting approval for a major modification to convert an existing winery to a residence, build a new winery building, and add the onsite wastewater system for the existing residence on accessor parcel number (APN) 020-400-012-000, as described and 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 process wastewater treatment system, as described in the Onsite Wastewater Disposal Feasibility Study dated May 27, 2025, shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and submitted for review accompanied by complete design criteria based upon local conditions and plan check fee. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
2. As proposed, a lot line adjustment for this project and a Sewage Agreement/Easement for the onsite wastewater system serving the residence on APN 020-400-012-000, must be completed.
3. Permits to construct the sanitary wastewater treatment system and process wastewater treatment system and reuse 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 these systems.
4. The applicant shall enroll for coverage under the State Water Resources Control Board General Waste Discharge Requirements for Winery Process Water by submitting the Notice of Intent, Technical Report and Application to the San Francisco Regional Water Quality Control Board or Napa County, if applicable, for the existing and proposed winery process water treatment system.

5. Well permit E25-00292, for the construction of a new well and destruction of an existing well, must be completed.
6. Adequate area must be provided for collection of recyclables and compostables. 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 in the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.
7. A commercial food facility is not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.

Prior to granting final occupancy:

8. Annual alternative sewage treatment system monitoring permit(s) must be obtained for the sanitary wastewater subsurface drip onsite wastewater treatment system prior to issuance of a final on the project if required.
9. 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.

Upon final occupancy and thereafter:

10. Proposed food service for marketing events will be catered, as described in the Onsite Wastewater Disposal Feasibility Study. Therefore, all catered food must be prepared offsite 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. The applicant shall provide portable toilet facilities for guest use during events as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
12. 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.

13. The use of the absorption field/drain field area and reserve area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system and reserve include equipment storage, traffic, parking, pavement, livestock, etc.
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. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.



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Fax: (707) 253-4336

David Morrison
Director

To:	Wyntress Balcher, Project Planner	From:	Stacie Gutierrez, Plans and Permit Supervisor Modified by John Chase, Plans and Permit Supervisor
Date:	October 28, 2019, Modified February 24, 2025	Re:	Diamond Creek Vineyards P19-00177

Building Inspection Division; Planning Use Permit Review Comments

APN: 020-440-004-000

Project: Diamond Creek Vineyards

Description: Approval to Modify Use Permit to increase employee numbers for a total of 6 full-time and 2 part-time employees, to allow non-trade visitors to a maximum of 45 visitors/week and a maximum of 10 visitors per day; and to reduce marketing activities to two marketing events a year. No physical changes to the winery are proposed.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards at this time; the Building Division is reviewing the proposed Planning entitlements only, the Building Division has no issues or concerns with the approval of the Use Permit P19-00177; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

The plans provided for the Use Permit application P19-001770 do not provide enough information in sufficient detail to determine all code building code requirements. A complete and thorough plan review will be performed at the time of application is made for the required building, plumbing, mechanical, electrical, and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

1. Building permits will be required to be pulled for the construction that is necessary to correct the life and safety requirements. As of 10/28/19 there are not applications submitted for a building permit. If there are any additional improvement to the winery or the site such as additional parking for the employees a building permit will need to be secured. All permits are valid 365 days from issuance of the permit. Please see the Building Departments website for more information on submittal requirements. If building permits will be required see #3-5 for additional requirements to consider.
2. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, "only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for and to the construction under that permit:. The codes adopted at this time are the 2016 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. Please be aware there is a code change coming in 2020, so all plans submitted after December 31, 2019 will need to comply with 2019 California Building Standard Codes.
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/or production 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 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. 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.
6. Modified 2/24/25 - Based on the amount of parking spaces shown 4 EVCS (EV capable spaces) shall be required.

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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Fax: (707) 253-4627

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Anna Vickroy, P. E., T.E. TJKM Transportation Consultants
Date: March 7, 2024	Re: Diamond Creek Vineyards, P19-00177 Comments on Submittal #5

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to assess the analysis and impacts for transportation impacts in submittal #5 for the Use Permit Application #P19-0017 for Diamond Creek Vineyards Winery. The project is located at 1500 Diamond Mountain Road (APN 020-440-004 & 020-400-012-000), Calistoga, CA.

To prepare this memorandum, the following documents were reviewed:

- Winery Trip Generation Worksheet dated February 16, 2024
- Sight Distance Report dated June 30, 2024 by RSA Civil
- Letter Exception Request to Road and Street Standards for Existing Driveway Entrance dated June 30, 2023 by RSA Civil
- Diamond Creek Vineyards Project Description dated July 3, 2023

The trip generation analysis, sight distance analysis and exceptions to Road and Street Standards identified in the memo are acceptable and we concur with the assumptions made, the methods used in the evaluation and the conclusions reached. We offer no additional comments.

If you have any questions or concerns on this matter, please contact Ahsan Kazmi, P. E. at ahsan.kazmi@countyofnapa.org or call (707) 259-8370 if you have any questions.



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Steven E. Lederer
Director

MEMORANDUM

To: Kelli Cahill, Planner III

From: Danielle Goshert, County Surveyor *dlg*

Date: April 30, 2025

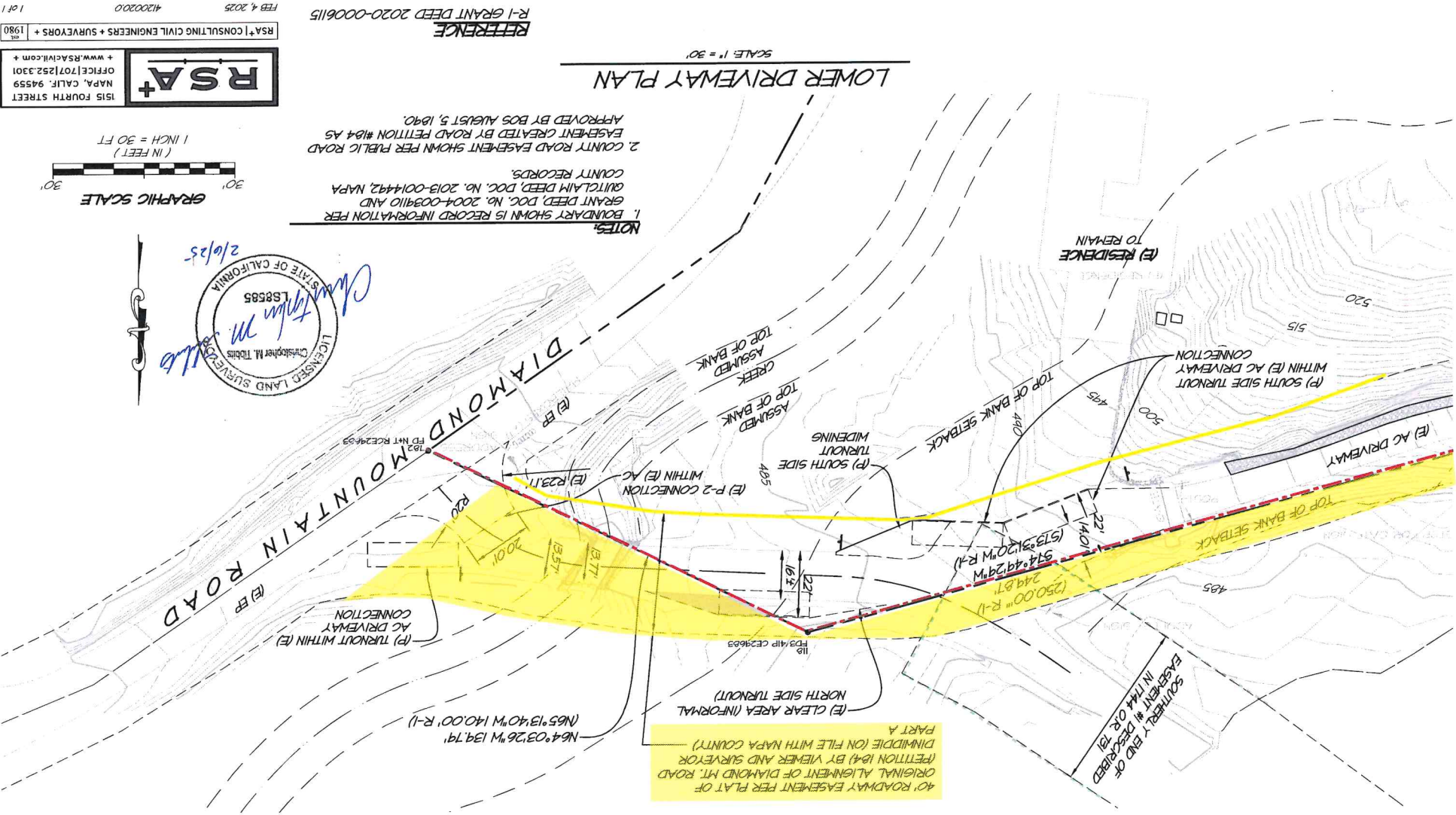
Re: P19-00177 Legal Access

The Public Works Department requested from the applicant an exhibit detailing legal access from Diamond Mountain Road to applicant's parcels. The attached exhibit prepared by RSA+ (signature date 2/6/2025) has been marked up by me to clarify the existence of such access. The red line depicts the property line between Diamond Creek Vineyards and APN 020-400-013 to the north.

The Public Works Department recognizes that Diamond Mountain Road was realigned to its present configuration, however, the old alignment of Diamond Mountain Road was never abandoned as a public right of way. This old alignment is shown on the plat of Road Petition #184 and in yellow on the exhibit. The shaded portion identifies that part of the old right of way that encumbers the adjoining APN 020-400-013 and upon which applicant is relying for legal access.

Since the completion of the presently used alignment of Diamond Mountain Road, the County ceased maintenance of the former route. The Public Works Department recognizes that applicant may need to improve and will need to continue to maintain the road improvements within the old alignment, including the stone bridge and Public Works has no objection to the applicant performing this maintenance. However, the County will not contribute to such improvements and maintenance as it falls outside of our adopted maintained mileage for public roads

DIAMOND CREEK VINEYARDS
PROPERTY LINE AT DIAMOND MOUNTAIN ROAD
NAPA COUNTY
CALIFORNIA



LOWER DRIVEWAY PLAN

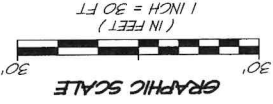
SCALE: 1" = 30'

REFERENCE
R-1 GRANT DEED 2020-0006115

- NOTES:**
1. BOUNDARY SHOWN IS RECORD INFORMATION PER COUNTY RECORDS.
 2. COUNTY ROAD EASEMENT SHOWN PER PUBLIC ROAD EASEMENT CREATED BY ROAD PETITION #104 AS APPROVED BY BOS AUGUST 5, 1990.



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**Napa County Fire Department
Fire Marshal's Office**

951 California Blvd
Napa, CA 94559
www.countyofnapa.org
Main: (707) 299-1464

Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

TO:	Planning Department	DATE:	11/7/2025
FROM:	Jason Downs, Fire Marshal	PERMIT #	P19-00177
SUBJECT:	Diamond Creek Winery	APN:	020-440-004-000

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.
3. Projects shall have an approved water supply for fire protection be made available as soon as combustible material arrives on the site. All underground fire lines, pump and tank plans are required to be a separate submittal from the building or civil plans.
4. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
 1. Automatic fire-extinguishing systems
 2. Fire alarm and detection systems and related equipment
 3. Fire pumps and related equipment
 4. Private Fire service mains and their appurtenances
 5. Gates and barricades across fire apparatus access roads
 6. Emergency responder radio coverage systems
5. 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
6. The Napa County Fire Marshal's Office has reviewed and acknowledges the road exception attached to P19-00177. Before issuance of a building or grading permit, the owner shall demonstrate on the plans that all roadway construction associated with this



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

application shall conform to the Road Exception Evaluation composed by the Napa County Engineering Division. Any proposed new or reconstructed roadway, not included in the above-mentioned Road Exception Evaluation shall meet the requirements for a Commercial Road as outlined in the latest Napa County Road and Street Standards (RSS)

7. 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.
8. 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.
9. 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. All residential properties with an electric gate are required to install a Knox Key Switch (Model 3501 or 3502). Manual gates shall be secured with a Knox Padlock.
10. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
11. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and 25-foot taper on each end.
12. Turnarounds are required on driveways and dead-end roadways.
13. 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.
14. 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.



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Jason W. Downs
Fire Marshal

Napa County Fire Department Conditions of Approval

15. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
16. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.
17. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
18. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
19. Commercial - Developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals.
20. An automatic fire sprinkler system shall be installed by provisions outlined in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
21. 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.
22. Emergency Responder Radio Coverage in New Buildings: All new buildings may be required to provide approved emergency responder radio coverage within the building. This requirement will be determined by the Fire Code Official based on the existing coverage levels of the jurisdiction's public safety communication systems at the exterior of the building. The purpose of this provision is to ensure that emergency responders



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Napa County Fire Department Conditions of Approval

have adequate radio signal strength throughout the building during emergency operations.

23. Provide and maintain a minimum 100-foot defensible space around all structures, in compliance with the Napa County Defensible Space Ordinance, the Napa County Fire Marshal's Defensible Space Guidelines, and California Public Resources Code Section 4291, as applicable. Defensible space shall be established prior to final project approval or occupancy and maintained in a fire-safe condition for the life of the project, subject to inspection by the Napa County Fire Marshal's Office.
24. Provide and maintain a minimum 10-foot defensible space on both sides of all roadways, driveways, and access routes leading to the facility, measured from the edge of the roadway surface. This defensible space shall comply with the Napa County Defensible Space Ordinance and the Fire Marshal's Defensible Space Guidelines and shall be always maintained in a fire-safe condition, subject to inspection and verification by the Napa County Fire Marshal's Office.

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 package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any further questions please contact the Napa County Fire Marshal's Office by email at Fire.Marshall@countyofnapa.org.