

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



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DATE: July 2nd, 2008
Revision Memo July 25th, 2008

TO: Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer *DL*

SUBJECT: Alpha Omega Winery, APN#030-080-046, File #P07-00869MOD, P08-00047VAR

The application will allow the applicant to increase the size of an existing winery with a production capacity of 50,000 gal/yr to 144,000gal/yr; employees will increase to 19 full time and 6 part time employees with 15 seasonal workers during harvest; increase the parking area from 6 parking spaces to a 57 space parking lot; and expand the existing building to a maximum 15,549sqft of new building floor area. Parcel is located South of Mee Lane and East of Hwy 29.

EXISTING CONDITIONS:

1. Existing access road is asphalt surfaced and is 20 feet wide at the connection with Mee Lane and continuing for the remaining distance to the parking area.
2. Parking surface is currently asphalt.
3. There are no current traffic counts for Mee Lane. A left-turn lane has been constructed to serve Mee Lane.
4. Operating winery exists on site.
5. Winery is located in a FEMA defined flood hazard area. The base flood elevation (BFE) for this project is determined to be 161 feet Mean Sea Level (MSL). Floodway/Flood boundary panel 060205 0275 A.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 10.8 acre parcel is located in the "Valley Floor" area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel volume of 10.8 AF/Year. The estimated water demand of 8.49 AF/Year (3.10 AFA for winery process, 0.35 AFA for commercial, 3.6 AFA for vineyard, 0.72 AFA for landscaping, 0.72 AFA for winery domestic) is below

the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

NEW DRIVEWAY:

2. Any new approved access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12).
3. *To facilitate the ingress and egress of large vehicles such as the proposed bus traffic, delivery trucks and fire apparatus', the driveway connection with Mee Lane shall be increased to provide a minimum of 50 foot radius curves per the detail titled "Driveway Intersection Detail" provided by Delta Consulting & Engineering dated 6/17/08.*

PARKING:

4. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
5. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

6. All winery improvements are proposed to be constructed inside a FEMA defined Flood Hazard area and must be constructed to 1 foot above the BFE. All finished floors must be constructed to a minimum 162 feet MSL or be flood proofed. Prior to final occupancy a FEMA elevation certificate must be provided to the County meeting all Federal and Local requirements.
7. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
8. The site plans indicate that the construction activity will result in disturbance of greater than one acre of total land area. Therefore, the permittee will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity.

Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation

9. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
10. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.
11. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans and the related SWPPP shall be submitted with the building permit. A plan check fee will apply.
12. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
13. Any necessary grading or storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
14. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

15. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to

Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander or Nathan Galambos at 253-4351. For groundwater questions, please contact Anna Maria Martinez.