



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
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Donald G. Ridenhour, P.E.
Director of Public Works

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

DATE: August 19th, 2009

TO: Trish Hornisher, Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer

SUBJECT: Wheeler Winery, APN 030-260-016, P08-00672

The application will allow the applicant to establish a new 50,000 gallons per year winery in two phases. Application requests 2 full time and 2 part time employees, construct a 7 space parking lot, and construct a 17,159 sq ft production building, a 4,083 sq ft hospitality building, with a 4,000 sq ft barrel storage building. The project is located on Zinfandel Land in Napa and a variance from road setbacks is requested.

EXISTING CONDITIONS:

1. The existing parcel is 11.66 acres.
2. Site is located approximately 2,100ft East of the Hwy 29 intersection on the North side of Zinfandel Ln. between Melrose Ln. and Wheeler Ln.
3. Existing property is developed primarily with vineyards, an existing residential home, barn, sheds, and water tanks.
4. Property frontage and access is from Zinfandel Ln. No left-turn lane serves this parcel.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated February 25th, 2009.

PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must have a minimum structural section of two inches of asphalt concrete over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 27, Section 19).
3. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

4. Traffic impact study has been reviewed and it is concluded that no Left-turn pocket is required at this time. Any future increase to onsite production, visitation or employees will required additional review. See attached traffic memo dated August 5th, 2009
5. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of permit submittal and accepted construction and inspection practices.
6. Access drive shall meet the requirements of a commercial drive and be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 9, Par. 12).
7. Public Works supports road modification request #W09-00929. Applicant will be required to provide a minimum driveway width of 18ft at the entrance extending back 40 ft to reduce the need for vehicle queuing in Zinfandel in the event of vehicles entering/exiting simultaneously. The remainder of the road of over a length of 200ft from Zinfandel Lane is approved for a roadway section reduction. The site access bordering the East property boundary may be reduced to a minimum of 12ft of surfaced driveway with 2ft of shoulder. The winery may use this access for delivery and employee traffic only. The Winery operator shall be responsible for the maintenance and repair of this access driveway to ensure that the roadway structure be maintained. Pot holes, severe cracking, discontinuous surface or road bed failure will be considered non-compliance with the maintenance responsibility of the Winery operator. The Winery operator is responsible to provide a driveway surface evaluation by a licensed Civil Engineer certifying the condition of the roadway as equivalent to an all weather driveway access capable of sustaining at least the maximum load of vehicle that uses this access for winery purposes. This certification will be required prior to any winery operation. Upon written request of this department the Winery operator must cause to be performed an equivalent roadway evaluation (within 30 days of request) by a licensed Civil Engineer to ensure compliance. Any recommended driveway repairs shall be completed prior to October 15th of the year in which the recommendations are made.

8. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way. All driveway access points and all drainage structures installed in the County Right-of-Way must conform to the Napa County road and Street Standards.

SITE IMPROVEMENTS:

9. All on site civil improvements proposed 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 this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the building permit documents at the time of building permit application. A plan check fee will apply.
10. 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.
11. Grading and drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
12. If excess material is generated that cannot be used onsite, the Owner shall furnish to the County of Public Works Department evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances **prior** to commencing off-hauling operation.
13. The applicant shall furnish a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer. The files shall be saved in a standard file format so they may be fully retrievable through a basic AutoCAD program or CAD file viewer.
14. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all electronic files provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

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 the nearest 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.

CONSTRUCTION STORMWATER REQUIREMENTS

16. 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.

17. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee 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. 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.
18. Any construction activity that will result in disturbance of greater than 10,000 sq ft of total land area but less than one acre of total land area will require the permittee to prepare and maintain a Stormwater Quality Management Plan (SQMP) to be submitted with the building permit application. A plan check fee will apply.
19. All hazardous materials stored and used on-site during construction 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.
20. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
21. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

22. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
23. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the

project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume. Waivers from this requirement can only be granted by the Director of Public Works.

24. Loading/unloading dock and processing areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
25. 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 prior to the issuance of applicable construction permits.
26. Any groundwater pumped for the purpose of dewatering around sub-grade structures shall be discharged to areas specifically designed for the purpose of infiltrating this water on site.
27. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
28. For on-site common retention basins, the side slopes shall not exceed 3:1.
29. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
30. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.
31. Prior to final occupancy the property owner must legally record an "implementation and maintenance agreement" approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
32. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.

Any changes in use may necessitate additional conditions for approval.

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



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Donald G. Ridenhour, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: February 25, 2009

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378, Email: amartine@co.napa.ca.us

SUBJECT: 588 Zinfandel Lane Winery, APN# 030-260-016, File # P08-00672 UP and Var

The application is for a new 50,000 gpy winery with marketing. The project is located on Zinfandel Lane in St. Helena.

EXISTING CONDITIONS:

1. The existing groundwater usage for the property is 11.55 AF/Year.
2. The parcel is located in the "Valley Floor" groundwater region.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 11.66 acre parcel is located in the "Valley Floor" region, with an extraction threshold of 1.0 AF/Acre, resulting in a total volume threshold of 11.66 AF/Year.

The estimated water demand of 11.63 AF/Year (1.08 AFA for winery process, 0.25 AFA for winery domestic and landscaping, 9.4 AFA for vineyard (including heat and frost protection), 0.50 AFA for Main single Family residence, 0.40 AFA for a second residential unit) is slightly above the existing use, but below the established threshold for the property.

Additionally, the applicant has stated that they propose to utilize an existing connection to the City of St. Helena water system for potable water needs in the winery, and will enter into an agreement with the City for the provision of fire safe water storage. Should the winery utilize such water, the amount of groundwater used on the property should decrease from the proposed. Therefore, the projected groundwater use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

2. The applicant shall provide the Department of Public Works a copy of any agreement (for potable water service or otherwise) for water service with the City of St. Helena.



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MEMORANDUM

To: Trish Hornisher, Planning

From: Rick Marshall *RM*
Principal Transportation Engineer

Date: August 5, 2009

Re: Wheeler Winery P08-00672

Thank you for the opportunity to review the subject application. The project proposes the establishment of a winery with tasting by appointment only. The magnitude of the proposed operation results in an estimated 20 daily trips during routine operations, and 33 daily trips during the harvest season.

A traffic study has been prepared for this application. I concur with the approach used by the study's author. The primary concern for a project of this size, in this location, is the determination of whether a left-turn pocket is warranted. Using the methodology established in the Napa County Road & Street Standards, the author has concluded that it is not warranted, and I concur with this conclusion. (Traffic on Zinfandel Lane would have to increase by about 50% before the level of activity associated with the proposed project during harvest season would meet this warrant.)

The one concern which applies when introducing commercial activity and visitors in such settings is the operational condition of the site access. For this reason, Public Works recommends that, as a function of conditions of approval, any existing and proposed driveways be evaluated to ensure they meet the sight distance requirements of Caltrans' Highway Design Manual. If they do not, they will need to be revised or relocated so that they do. Public Works staff will implement this requirement as a function of the plan review process following approval of the Use Permit.

Please email RMarshall@co.napa.ca.us or call (707) 259-8381 if you have questions or need additional information.

Hornisher, Trish

From: Martinez, Anna Maria
Sent: Wednesday, May 13, 2009 9:53 AM
To: Hornisher, Trish
Subject: RE: ZL Winery Water Use Discrepancy

Trish, my analysis shows that the project is ok in both scenarios: without and with city water. I do not believe my comments need to be revised.

From: Hornisher, Trish
Sent: Monday, May 11, 2009 5:24 PM
To: Martinez, Anna Maria
Subject: ZL Winery Water Use Discrepancy

Hi Anna,
I was cruising through the ZL file and found another question on water use. The Project Description says potable water from City of St Helena is envisioned. This situation was accounted for in your analysis and was so stated in your comments.

However, the comment back from the City (which I received after yours) says residential water use may remain but "may not be used to serve the proposed winery use".

I have put a call into the project manager, Donna Oldford about this discrepancy. When she responds, I'll let you know. I'm thinking we will need a revised Phase One and comment from you if they are not using the City's water for the winery potable needs, right?

Let me know,
Trish