

A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

DATE: January 7th, 2010

TO: Kirsty Shelton, Conservation Development and Planning Department

FROM: Jeannette Doss, Assistant Engineer *JD*

SUBJECT: Joseph Cellars Winery, APN 020-180-058, P09-00174

The application will allow the applicant to establish a 30,000 gallon per year winery with caves totaling 22,509 sq ft; 4 full time and 4 part time employees; and construct a 12 space parking lot. The project is located at 4455 Hwy 29 in Calistoga.

EXISTING CONDITIONS:

1. The existing parcel is approximately 25.96 acres.
2. Existing property is developed primarily with an existing bed and breakfast within a single family residence.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated May 26th, 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.

4. Submit a parking and circulation plan for review and approval for the marketing events prior to release of the building permit. Note the hammerhead turn around areas must maintain clearance to allow for emergency vehicle access.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

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. The applicant must obtain an encroachment permit from the California Department of Transportation for any work performed within the State Right-of-Way.
8. The following improvements were identified in the traffic impact analysis and shall be constructed prior to occupancy of any structure:
 - a) The installation of a left-turn lane on State route 29 at Quail Mountain Lane, with storage length of 75 feet.
 - b) The Quail Mountain Lane approach to State Route 29 needs to be flared to allow right turning vehicles to separate from left-turning vehicles.
9. Sizing of energy dissipaters relating to roadway improvements shall be designed per Caltrans Standards.

SITE IMPROVEMENTS:

10. 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.
11. 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.
12. 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.

13. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County 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 any off-hauling operations.
14. 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.
15. 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:

16. 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.
17. Any weekday events scheduled before 6:00 pm would count towards the daily maximum of 75 visitors as recommended in the traffic impact study prepared by Crane Transportation Group.

CONSTRUCTION STORMWATER REQUIREMENTS

18. 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.
19. 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.

20. 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.
21. 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.
22. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
23. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

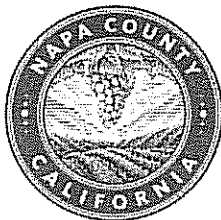
POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

24. 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.
25. 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.
26. 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.
27. 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.
28. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
29. For on-site common retention basins, the side slopes shall not exceed 3:1.

30. 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.
31. 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.
32. 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.
33. 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 Rick Marshall or Jeannette Doss at 253-4351. For groundwater questions, please contact Anna Maria Martinez.



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Robert J. Peterson, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: May 26, 2009

TO: Conservation Development and Planning Department

FROM: Jeannette Doss, Assistant Engineer *JD*
Phone: 707-259-8179
Email: jdoss@co.napa.ca.us

SUBJECT: J Cellars Investment LLC, APN# 020-180-058, File # P09-00174

The application will allow the applicant to establish a 30,000 gallon per year winery with caves. The project is located at 4455 Hwy 29 in Calistoga.

EXISTING CONDITIONS:

1. Parcel is located partly in the Valley Floor groundwater region and partly in the Mountain Area groundwater region.
2. Existing usage is 4.95 AF/Year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 25.96 acre parcel is located partly in the valley floor area and partly in the mountain area. The 13.5 acres located in the valley floor area has an extraction threshold of 1.0 AF/Acre and the 12.46 acres located in the mountain area has an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 19.7 AF/Year. The estimated water demand of 5.6 AF/Year 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.

