



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

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

Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To:	Mary Doyle, Conservation Development and Planning Department	From:	Jeannette Doss, Assistant Engineer <i>JD</i> Public Works
Date:	April 15, 2011 <i>Revision May 31, 2011</i>	Re:	Seven Stones Winery Major Modification 1840 Meadowood Lane, Napa, CA P10-00372 APN 025-080-031

The Napa County Public Works Department received a referral for comment on a use permit application, generally requesting the following:

A use permit modification to convert and existing 1,000 gallon per year winery into a 4,500 gallon per year winery, constructing an approximate 904 sq ft addition to the winery building, increase the number of visitors from 4 per month to 60 per month, and a request for an exception to the Napa County Road and Street Standards to allow for the existing driveway to remain unchanged.

After careful review of the Seven Stones Winery Use Permit submittal package the Public Works Department recommends approval of the project with the following conditions:

EXISTING CONDITIONS:

1. The existing parcel is approximately 45 acres.
2. Existing property is currently developed with a commercial winery, vineyard, and private residence.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated February 10, 2011.

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. Applicant has requested a modification to the Napa County Road and Street Standards for the access driveway. Please see attached separate memo *dated May 27, 2011*.
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. 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). *Except in the areas as outlined in the road modification request and approved by the Planning Commission.*
6. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

SITE IMPROVEMENTS:

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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:

13. 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

14. 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.
15. 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.
16. 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.
17. 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.

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

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

20. 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.
21. 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.
22. 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.
23. 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.
24. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
25. For on-site common retention basins, the side slopes shall not exceed 3:1.
26. 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.
27. 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.
28. 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.

29. 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 Jeannette Doss at 253-4351. For groundwater questions, please contact Anna Maria Martinez.

cc: Charles Covell, 1407 Main Street Suite 102, St. Helena, CA 94574
Kristi Wagner, 1104 Adams Street Suite 203, St. Helena, CA 94574
Ronald and Anita Wornick, 44 Montgomery St Suite 3060, San Francisco, CA 94104
Pete Munoa – Cal Fire
File – Public Works



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GROUNDWATER MEMORANDUM

DATE: February 10, 2011

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer 
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Seven Stones Winery, APN# 025-080-031

The applicant requests a Major Modification to a Use Permit issued in 2004. The applicant requests that the existing production capacity be increased from 1,000 to 4,000 gallons per year, and that visitation be increased. The parcel is located on Meadowood Lane in St. Helena.

COMMENTS:

1. The parcel is located in the "Hillside" region.
2. The existing use is 3.65 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 45 acre parcel is located in the hillside area with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 22.5 AF/Year. The estimated water demand of 3.74 AF/Year is below established threshold for the property and above the existing use by 0.09 AF/Year.

Based on the information provided, the projected groundwater usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



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MEMORANDUM

To: Mary Doyle, CDPD	From: Jeannette Doss, Public Works <i>JD</i>
Date: May 27, 2011	Re: Seven Stones Winery Road Modification Request 840 Meadowood Lane, St. Helena, CA P10-00372 APN 025-080-031

Road Modification Request

As part of the Use Permit Major Modification (P10-00372) referral for the Seven Stones Winery, the Napa County Public Works Department has received a request (The Request) for a modification of County Road and Street Standards (RSS) for the existing driveway. The Request dated March 22, 2011 from the project's consultant, Charles Covell (revised on May 25, 2011 by the project's consulting engineer Kristi Wagner of Delta Consulting & Engineering) is to allow for exceptions to the Napa County Road and Street Standards over two different sections of roadway.

Section (3) of the RSS as adopted by Resolution No. 06-198 by the Board of Supervisors on November 21, 2006, grants the Department of Public Works the authority to recommend exceptions to the required standards based on existing environmental and physical constraints, where those exceptions provide the same overall practical effect as the standards towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

The Public Works Department has carefully reviewed The Request and plans titled "Seven Stones Winery Driveway Improvements" and consulted with Cal Fire. Based on the information provided by project consultants and a series of meetings the first one conducted on Wednesday April 13th, 2011 at the site and a follow up meeting conducted on May 18, 2011 at the County offices by representatives from Planning, Public Works, Cal Fire, and the project's consultants the Public Works Department has determined the following at each of the two areas:

Exception 1:

The first exception requests that the road be allowed an overall reduced width of 17 ft along Road 2 from Station 4+50 to station 5+00 for a length of approximately 50 ft to accommodate several large existing oak trees of at least 6 inches diameter breast height along both sides of the driveway.

Public Works Evaluation and Recommendation:

With respect to the findings the large existing trees could be considered unique features of the natural environment as set forth in Section (3) subsection (D) of the RSS.

The Request of a 17 ft wide travel way for approximately 50 ft in length could satisfy Section (3) subsection (E) of the RSS and provide the same overall practical effect as the RSS towards providing defensible space, and consideration towards life, safety and public welfare

Exception 2:

The second exception requests that the emergency vehicle turnaround be allowed along Road 2 at station 7+50 which is approximately 125 ft away from the winery structure and 75 ft further than the RSS requirement of within 50 ft of the building. This request is to preserve the existing septic field, rock curb, decorative landscaping, several large existing trees around the winery building, and other non-winery buildings that would otherwise preclude the hammerhead from being constructed within 50 ft of the winery structure.

Public Works Evaluation and Recommendation:

With respect to the findings the septic field, rock curb, decorative landscaping, and other non-winery buildings are manmade features which do not meet the findings as set forth in Section (3) subsection (D) of the RSS. The several large trees mentioned in The Request on several sides of the winery building could be considered unique features of the natural environment as set forth in Section (3) subsection (D) of the RSS.

The Request's proposal to provide striping and/or signage at the turnaround location prohibiting the parking of vehicles at all times of the day and also prohibiting leaving any other equipment or obstructions in the turnaround area that could potentially negate the proposed space for its designed use would likely meet the findings as outlined in Section (3) subsection (E) and provide the same overall practical effect as the RSS.

Conclusion:

Section (3) subsection (D) of the RSS states "An exception to these Standards may be allowed as provided if one or more of the following findings can be made and the findings in subsection (E) can also be made." The Request is in connection with an active use permit application for a major modification to an existing winery and has received the appropriate environmental review from the Conservation, Development and Planning Department; therefore the approving body shall be the Planning Commission.

cc: Charles Covell, 1407 Main Street Suite 102, St. Helena, CA 94574
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