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**Department of Public Works**

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**Donald G. Ridenhour, P.E.**  
Director

## MEMORANDUM

To:	Chris Cahill, Conservation Development and Planning Department	From:	Drew Lander, Assistant Engineer Public Works
Date:	September 15, 2011	Re:	Silver Oak Cellars, 915 Oakville Crossroad, Oakville APN 031-080-030, P10-00345

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

*This application will allow the applicant to increase winery production from 132,500 gpy to 210,000 gpy, increase employment from 22 full time and 3 part time employees to 50 full time employees. Applicant requests and increase of 15 additional employee parking spaces, increase from 6 to 7 days of operation a week, and add onsite consumption of wine.*

### EXISTING CONDITIONS:

1. Parcel is located on Oakville Crossroad opposite of the intersection of Oakville Crossroad and Money Road.
2. The applicant completed a left turn lane improvement pursuant to a deferred improvement agreement with Napa County (Agreement No. 6811). Pursuant to that deferred improvement agreement, the applicant constructed a left turn lane with an alternative design. This Department reviewed and approved the alternative design for the left turn lane based on the finding that the alternative design in this location provides the functional equivalent of a left turn lane constructed according to the Napa County Road and Streets Standards. The Department has noted a loss of shoulder width on the north side of Oakville Crossroad following the installation of the left turn lane resulting from efforts to resolve drainage issues on the north side of the road.
3. Existing entrance access road is two parallel 10-foot lanes with shoulder from the connection with Oakville Crossroad to the winery site. Both lanes are asphalt paved with gravel on the sides.
4. Parking surface is currently asphalt and concrete.

5. The entire parcel falls within FEMA Floodzone A as depicted on Community FIRM 06055C-0385E. The Base Flood Elevation is 124 MSL, NAVD88 datum.

#### **RECOMMENDED CONDITIONS:**

##### **GROUNDWATER**

1. Ground water memo provided separately.

##### **NEW DRIVEWAY:**

2. Driveway currently conforms to County standards, no driveway improvements are proposed as part of the submittal.

##### **PARKING:**

3. The parking spaces proposed by this application must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

##### **SITE IMPROVEMENTS:**

5. The applicant shall add approximately 3 feet of paved shoulder to the north side of Oakville Crossroad, to provide for a minimum of 5 feet of paved shoulder, extending east from Money Road to the beginning of the left turn lane improvement on Oakville Crossroad. The property owner of the land where the widening will occur is not the applicant; however that property owner has agreed to grant right-of-way to Napa County sufficient for this improvement and associated drainage. This requirement is contingent on the grant of right-of-way from this property owner and the County's acceptance of the right-of-way and improvements into the County's road system for maintenance. This paving shall be 6 inches of hot mix asphalt over 6 inches of Class 2 Aggregate Base in accordance with the Napa County Road and Street Standards and Caltrans Standard Plans and Specifications.
6. 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.
7. 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 the adjacent properties. Plans shall also indicate the path and changes in runoff.

8. Grading, drainage and parking improvements shall be constructed according to the latest edition of the Napa County Road and Streets Standards.
9. The applicant must obtain an encroachment permit for any work performed in the Napa County Right-of-Way.

**OTHER RECOMMENDATIONS:**

10. The applicant is responsible for obtaining any floodplain management permit and meeting the requirements of Chapter 16.04 of Napa County Code prior to the issuance of a building permit.
11. If the construction activity results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. 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 to grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge or concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the SRWQCB. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
12. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.

**Any changes in use may necessitate additional conditions of approval.**

If you have any questions regarding the above, please contact Drew Lander at (707) 253-4351 or [drew.lander@countyofnapa.org](mailto:drew.lander@countyofnapa.org). For groundwater questions please contact Anna Maria Martinez.

cc: Rob Anglin (by email only) [anglin@htralaw.com](mailto:anglin@htralaw.com)