



A Tradition of Stewardship
A Commitment to Service

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, Linda St. Claire	From: Kim Withrow, Senior Environmental Health Specialist
Date: October 11, 2011	Re: Application for Lodestone Winery Located at 200 Long Ranch Road Assessor Parcel #032-010-071 File # P11-00280

We have reviewed the application requesting approval to construct a new 20,000 gallon per year winery with cave. This Department has no objection to approval of the application with the following conditions of approval:

1. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Department prior to issuance of any building permits for said areas. An annual food permit will be required.
2. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Department. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
3. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If your business does not store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
4. A permit for the sanitary waste subsurface drip and process waste surface drip systems must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.

5. Plans for the proposed alternative sewage treatment system (sanitary waste treatment and process waste treatment systems) shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Department.
6. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, and etc.
7. The applicant shall maintain regular monitoring of the above ground waste water treatment system as required by this Department which includes submitting quarterly monitoring reports. An annual operating permit is required for the waste water system.
8. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
9. A permit for destruction of the existing sanitary waste septic tanks must be obtained from this Department prior to demolition of any portions of the existing sanitary waste disposal system.
10. Solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
11. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
12. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.

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13. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.

cc: George Monteverdi, Ph.D., Monteverdi Consulting, LLC, P.O. Box 6079, Napa, CA 94581
Hillary Gitelman, CDPD



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Department of Public Works

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Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To: Linda St. Claire, CDPD	From: Jeannette Doss, Public Works <i>JD</i>
Date: October 17, 2011	Re: Lodestone Winery 200 Long Ranch Road, St. Helena, CA P11-00280 & P11-00281 APN 032-010-071

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

To establish a new winery with a production capacity of 20,000 gallons per year; construct a 7,310 sq ft of winery buildings; an 1,800 sq ft covered crush pad; 6,550 sq ft of Type 3 caves; addition of an 8 space parking lot; and adoption of a marketing plan. The proposed marketing plan consists of a daily visitation with up to 35 visitors per day; six marketing events per year with up to 40 people per event; and two events per year with up to 75 people per event. This request also includes a variance to the required 300 ft winery road setback as the proposed winery will extend approximately 35 ft into the setback. Although not part of the Use Permit or Variance request the applicant is also proposing to undertake a renovation of the existing 1,200 sq ft single family residence. The existing residence will remain a private residence and no winery activities will take place at the residence.

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

GROUNDWATER

1. See attached groundwater comments dated August 18, 2011.

PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit shall conform to the requirements of the latest edition of the Napa County Road and Street Standards and shall be reviewed by this office at the time of building permit submittal.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

3. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of building permit submittal and accepted construction and inspection practices.
4. 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).
5. The applicant must obtain an encroachment permit from this office for any work performed within the Napa County Right-of-Way.

SITE IMPROVEMENTS:

6. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive aisles, 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 and/or grading permit documents at the time of building and/or grading permit application. A plan check fee will apply.
7. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
8. 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.
9. 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.
10. The applicant shall furnish an Adobe Acrobat PDF file with a complete set of all approved improvement plans to the County Engineer.
11. At the completion of construction, and prior to the final approval by the County, the applicant shall submit an Adobe Acrobat PDF file of the improvement plans reflecting all as built conditions and signed by the engineer of record.

OTHER RECOMMENDATIONS:

12. Prior to the issuance of applicable building or grading permits the applicant must obtain any appropriate regulatory permits from the Regional Water Quality Control Board, Army Corp. of Engineers and Fish & Game.
13. All roadway improvements approved and/or required pursuant to this use permit modification shall be completed prior obtaining a certificate of occupancy.

CONSTRUCTION STORMWATER REQUIREMENTS

14. Any Project that requires a building or grading permit shall complete a Napa County Construction Site Runoff Control Requirements Appendix A - Project Applicability Checklist and shall submit this form to the Napa County Public Works Department for review.
15. 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 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
16. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (SRWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County Department of Public Works for review.
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. For traffic questions, please contact Paul Wilkinson.



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

GROUNDWATER MEMORANDUM

DATE: August 18, 2011

TO: Conservation Development and Planning Department

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

SUBJECT: Lodestone Vineyards Winery, APN# 032-010-071

The applicant requests approval to construct a new 20,000 gallon per year winery with associated structures and site improvements. The project parcel is located on Long Ranch Road in St. Helena.

COMMENTS:

1. The parcel is located in the "Hillside" groundwater region.
2. The existing use is 17.25 acre-feet per year for residential purposes and a 22-acre vineyard.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 46.0-acre parcel is located in the hillside groundwater region, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 23.0 AF/Year. The estimated water demand of 17.78 AF/Year is below established threshold for the property.

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

No further analysis is necessary.

INTER-OFFICE MEMO

TO: Linda ST Claire
Conservation, Development, and Planning Department

FROM: Brian Hampton
Fire Department

DATE: August 10, 2011

SUBJECT: Lodestone Winery
P11-00280 & 00281

APN#032-010-071

SITE ADDRESS: 200 Long Ranch Road

The Napa County Fire Marshal staff has reviewed the application to establish a new 20,000 gallon/year winery with a 7,310 square foot winery building; 1,800square feet of a covered crush pad; & 6,500 square feet of a TYPE III wine cave. The following conditions shall be applicable to the project if approved by the planning department:

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. Install steamer fire hydrants to within 250 feet of any exterior portion of the building and wine cave portals as measured along approved vehicular access roads. Civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
3. Install a KNOX CABINET at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
4. Fire department emergency vehicle access roads shall be installed within 150 feet of any exterior portion of the facility per the 2010 edition of the California Fire Code.
5. Install blue dot reflectors 12 inches of center line in front of all fire hydrants.
6. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher. Fire extinguishers shall not exceed 75 feet of travel distance to any portion of the facility.

7. Install illuminated exit signs and emergency backup lighting throughout per the California Building Code 2007 edition.
8. Your fire flow for this project is 200 gallons per minute (GPM) for a 60 minute duration at 20 psi residual pressure. Provide 6,000 gallons of water dedicated for fire protection for the fire hydrants. Water storage for automatic fire sprinklers shall be in addition to the water storage for the fire flow for the project.
9. Fire tanks shall be installed per NFPA 22 2002 edition.
10. A UL listed fire pump conforming to NFPA 20 2002 edition may be required to meet the required fire flow for the project.
11. Approved access walkways shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement.
12. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with 4-inch white letters to read: "NO PARKING FIRE LANE" CVC 22500.1, stenciled every 30 feet on top of the curb.
13. All exit doors shall be operable without the use of a key or any special knowledge or effort.
14. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
15. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval.
16. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
17. The numerical address for the project shall be posted at the public right of way and shall be visible from both directions and shall be a minimum of 4-inches in height on a contrasting background and numbers shall be reflective and/or illuminated.
18. All commercial type cooking equipment shall be protected by an automatic fire extinguishing system. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.

19. All structures exceeding 3,600 square feet shall be equipped with an automatic fire sprinkler system with water flow monitoring to a central receiving station shall be installed. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to any installation.
20. All emergency vehicle access roads shall be installed per the Napa County Road and Street Standards.
21. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.
22. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.
23. If the covered crush pad is attached to either structure, the structure and covered crush pad shall be protected with an automatic fire sprinkler system conforming to the requirements of NFPA 13, Standard for Fire Sprinkler Systems, and shall be monitored for water flow to a Central Receiving Station.
24. Provide 100 feet of defensible space around all structures per Public Resources Code (PRC 4291).
25. Provide 10 feet of defensible space on both sides of your driveway for the entire length per Public Resources Code (PRC 4291).
26. Install an automatic fire sprinkler system throughout the TYP III wine cave with water flow monitoring to a Central Receiving Station. Plans shall be sent to the Napa County Fire Marshal's Office for plan review and approval.
27. Install a manual fire alarm system with horns/strobes throughout the wine cave. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Thursday at 707-967-1423.



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Conservation Development and Planning

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Hillary Gitelman
Director

Building Inspection Division Planning Review Comments

Date: August 11, 2011

Planning Use Permit: # P11--00280

APN: 032-010-071

Owner:

Description of Use Permit: A request for a winery use permit along with a request for variance for creek setback. The winery consists of a 7310 square foot building with an 1800 square foot covered crush pad. The winery will also have a 6,500 square foot Type III cave.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards at this time; the Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit; it is a Planning entitlement only and does not in itself authorize any construction or change in occupancy.

1. This facility shall be made accessible to persons with disabilities in accordance with CBC, chapter 11B.
2. The type III cave shall also be made accessible to persons with disabilities in accordance with CBC, chapter 11B.
3. The plans provided with the use permit application are not provided with enough detail sufficient enough to Determine Building Code requirements. A complete review for code compliance shall be performed at the time an application for a building permit is submitted.

These and other issues of compliance with the California Building Standards Code will be addressed during the building permit application, review and approval process.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Architect

(Business and Professions Code, Chapter 3, Division 3 and California Building code Chapter 1).

