



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: Ronald Gee, Planner, CDPD

From: Drew Lander, Assistant Engineer

Date: February 7th, 2012

Re: Envy Winery
1179 Tubbs Lane, Calistoga, CA 94515
File # P11-00163MM
APN 017-210-027-000

The application will allow a new 3,500 sq ft building for barrel storage and winery activities. The application also proposes an increase in production from 20,000 gpy to 50,000gpy, no change to employees, no change in visitation and the addition of a mid level marketing event. All Public Works conditions of existing winery use permit #01074-UP and modification P09-00288UP as approved still apply.

EXISTING CONDITIONS:

1. Parcel access is taken from Tubbs Lane. Access road way varies in width over the length of the driveway from 15ft wide to 18ft wide. Surface is asphalt.
2. Parcel is currently developed with winery structures approved under prior use permit approvals.
3. Parcel contains existing vines.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Groundwater comments provided under separate memo.

NEW DRIVEWAY/ACCESS ROAD:

1. Existing access drive shall be improved to a minimum of 18 feet wide with 2 feet of shoulder from the County maintained roadway to the winery structure. Structural section of the drive 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 12, Detail C-7) and shall be designed to support a minimum H20 loading.

2. Current traffic levels do not require a left-turn lane on Tubbs lane.

PARKING:

3. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
4. Prior use permit approvals indicate that 7 parking spaces are available. Additional parking spaces shall be designed and installed to comply with current County Parking standards. No visitation or marketing events shall exceed this available parking without prior approval of a parking and traffic management plan through the Public Works office.

SITE IMPROVEMENTS:

5. 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 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.
6. Proposed drainage for the development shall be shown on the improvement plans and shall avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also include a hydraulic analysis for the drainage improvements indicating the path and changes of runoff.
7. Any grading, drainage and parking improvements approved by this Use Permit modification shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code and shall be reviewed and approved by this office prior to construction.
8. 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.
9. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all construction documents provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

10. Any increase in impervious surface and re-development which exceed 10,000sq ft of disturbed area will require the applicant to comply with Napa County Post-Construction storm water runoff regulations over the entire site. Improvement plans shall address the retention of increased runoff as required. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.

11. Any increase in parking lot area 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
12. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
13. Prior to the granting of 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.
14. 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.
15. 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.

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

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander at (707) 253-4351. For groundwater questions, please contact Anna Maria Martinez.