



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Ron Gee, Planning Division	From: Jeannette Doss, Engineering and Conservation Division <i>JD</i>
Date: December 10, 2012	Re: Arkenstone Vineyards Use Permit – Engineering CoA 323 West Lane, Angwin, CA P12-00338 APN 024-450-013

The Engineering Division of the Planning, Building and Environmental Services Department received a referral for comment on a modification to an existing use permit for Arkenstone Vineyards, generally requesting the following:

To allow expanded custom crush; increase winery production from 48,000 gallons per year to 60,000 gallons per year; increase daily tours and tastings from 10 people per day to 30 people per day with food pairings; increase the number of full-time employees to 10; increase the days of operations from 5 days a week to 7 days a week. The application is also seeking to expand the current marketing plan from the existing six events per year with 15 people per event to twelve events per year with 24 people per event; increase the existing two events per year with 80 people per event to four events per year with 80 people per event; increase from one harvest event per year with 50 people per event to two harvest events per year with 50 people per event; and to also operate in accordance with AB 2004.

After careful review of the Arkenstone Vineyards Use Permit submittal package the Engineering Division recommends approval of the project with the following conditions:

EXISTING CONDITIONS:

1. Napa County parcel 024-450-013 is located on West Lane in Angwin.
2. The existing parcel is approximately 42.53 acres.
3. Site is currently developed with a winery.

RECOMMENDED CONDITIONS:

GROUNDWATER:

Groundwater comments are provided in a separate memo.

PARKING:

1. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must conform to the requirements of the latest edition of the Napa County Road and Street Standards.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

2. 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.
3. The applicant must obtain an encroachment permit from the Public Works Department for any work performed within the Napa County Right-of-Way.

SITE IMPROVEMENTS:

4. 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 and/or grading permit documents at the time of permit application. A plan check fee will apply.

CONSTRUCTION STORMWATER REQUIREMENTS:

5. 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 Planning, Building and Environmental Services Department for review.
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 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
7. 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 Planning, Building and Environmental Services Department for review.

8. 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.
9. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
10. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

11. 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 Planning, Building and Environmental Services Department office.
12. 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.
13. 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. Processing areas that generate liquid wastes shall drain to the sanitary sewer system or other approved collection system per the requirements of Environmental Services.
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. 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss at 253-4417. For groundwater questions and/or traffic questions , please contact the Napa County Department of Public Works at (707) 253-4351 and ask for Anna Maria Martinez (groundwater) or Paul Wilkinson (traffic).



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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Ron Gee, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist <i>KW</i>
Date: December 7, 2012	Re: Arkenstone Vineyards Winery Use Permit Application, 323 West Lane Assessor Parcel # 024-450-013 File # P12-00338

The application requesting approval to amend an existing use permit by expanding production to 60,000 gallons/year, increase tours and tasting and increase employees among other items described in application materials has been reviewed. This Division 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 Division prior to issuance of any building permits for said areas, if required. If no building permit is required submit plans and obtain approval prior to bringing any equipment or food onsite. An annual food permit will be required.
2. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Business Activities Page shall be submitted and approved by this Division.
3. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. The applicant must submit an application and plan check fee for the water system permit within 90 days of approval of the use permit application. The technical report included in the permit application must be completed by a licensed engineer with experience in designing water systems. A complete application packet is available from this Division. The applicant must comply with all required monitoring and reporting. An annual operating permit is required.
4. 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, etc.

5. The process wastewater and domestic wastewater systems must continue to be monitored in accordance with alternative monitoring system program requirements. As indicated in the wastewater feasibility report, portable toilets must be provided for events when the winery is expecting more than 80 visitors. The process wastewater system was designed and constructed to accommodate a maximum flow of 1,600 gallons per day. The sanitary wastewater system was designed and constructed to accommodate a maximum flow of 600 gallons per day.
6. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. 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.
8. 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.



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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

Steven E. Lederer
Director

GROUNDWATER MEMORANDUM

DATE: November 20, 2012

TO: Planning, Building and Environmental Services

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

SUBJECT: Arkenstone Vineyards Winery, APN# 024-450-013, P12-00338MOD

The applicant requests a modification for a previously approved use permit including an increase in production from 48,000 gpy to 60,000 gpy, increased marketing and visitation, an increase in employees and parking and associated site/structural work. The project parcel is located on West Lane in Angwin.

COMMENTS:

1. The parcel is located in the "Hillside" region.
2. The existing water use for the parcel is estimated to be 13.66 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 42.53-acre parcel is located in the hillside area with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 21.27 AF/Year. The estimated water demand for the parcel of 13.99 AF/Year is below established threshold for the property.

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

No further analysis is necessary.



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Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
St. Helena, CA 94574

Office: (707) 967-1419
Fax: (707) 967-1474

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Ronald Gee
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: October 1, 2012

SUBJECT: P12-0338 APN# 024-450-013

SITE ADDRESS: 4380 Silverado Trail

The Napa County Fire Marshal's Office has reviewed the Use Permit application to amend existing permit conditions to allow expanded custom crush; increase winery production from 48,000 gpy to 60,000 gpy; increase tours/tastings from 10 per day to 30 per day with food pairing; increase employees to 10; operations from 5 to 7 days per week; expand marketing plan, six 15 person events to twelve 24 person. We would like to recommend the following comments be incorporated as project condition if the Planning Commission approves the project.

1. This current application does not warrant any new fire protection conditions at this time.