




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: Sean Trippi, Planning Division	From: Jeannette Doss, Engineering and Conservation Division 
Date: April 5, 2013	Re: Niebaum-Coppola Estate Winery Use Permit - Engineering CoA 1991 St. Helena Hwy, Rutherford, CA P12-00136 APN 027-210-024

The Engineering Division received a referral for comment on a modification to an existing use permit for the Niebaum-Coppola Estate Winery, generally requesting the following:

To relocate the existing "tank house" from the ridgeline for use as a visitor center; relocate the "white house"; demolish the "vinegar house" and "vinegar shed"; and to do other various site and parking lot improvements such as installing a median in the access drive.

After careful review of the use permit modification package submittal the Engineering Division recommends approval of the project with the following recommended conditions:

EXISTING CONDITIONS:

1. Napa County parcel 027-210-024 is located on Silverado Trail.
2. The existing parcel is approximately 0.72 acres.
3. Parcel is currently developed with several mixed use buildings.

RECOMMENDED CONDITIONS:

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. Access drives 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 12, Par. 13).
4. Structural section of all drive isles shall be calculated by a licensed Civil or Geotechnical Engineer to hold a minimum H20 loading and shall conform to the procedures contained in Chapter 600 of the State of California Department of Transportation Design Manual or approved equivalent.
5. The applicant must obtain an encroachment permit from the Public Works Department for any work performed within the Napa County Right-of-Way.
6. The applicant must obtain an encroachment permit from the California Department of Transportation for any work performed within the State 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 and/or grading permit documents at the time of 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 Planning, Building and Environmental Services 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.

OTHER RECOMMENDATIONS:

11. Prior to the issuance of applicable building or grading permits the applicant must obtain all appropriate regulatory permits from the Regional Water Quality Control Board, Army Corp. of Engineers and Fish & Game.

CONSTRUCTION STORMWATER REQUIREMENTS:

12. 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.
13. 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.
14. 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.
15. 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.
16. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
17. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

18. 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.
19. 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.

20. 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.
21. 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.
22. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
23. For on-site common retention basins, the side slopes shall not exceed 3:1.
24. 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.
25. 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.
26. 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.
27. Each year the entity responsible for maintenance is required to complete an annual report. The report shall be signed by the property owner and include 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 253-4417. 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).



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: Sean Trippi, Project Planner

From: Kim Withrow, Senior Environmental Health Specialist

Date: April 5, 2013

Re: Use Permit Application for Niebaum-Coppola Winery
1991 St. Helena Highway, Rutherford
Assessor Parcel # 027-210-018 & -024
File # P12-00136

The application requesting approval to relocate several structures, construct a new pump house and other improvements as described in the application materials received May 11, 2012 and December 6, 2012 has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

1. Permits to construct the conventional wastewater systems to serve the White House and the visitor center restroom must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by these systems.
2. To secure the permits to install standard sewage treatment systems the applicant must submit plans with plan check fees to this Division for review and approval. The plans must show the location of the proposed septic systems relative to the proposed project and other structures, the required 100% expansion areas, the proposed trench detail, the location of the site evaluation soil profile pits and all other site features such as storm drainage, wells, roads, slope, etc. The plans must be drawn to scale.
3. Since all or part of the proposed wastewater disposal system and reserve areas are to be installed and/or located on a separate parcel from the facilities they are to serve, an agreement to grant a sewage easement or an approved sewage easement must be filed with this Division prior to issuance of septic system construction permits.
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. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
6. 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.
7. 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.
8. The development must obtain water from St. Helena Water Enterprise.



A Tradition of Stewardship
A Commitment to Service

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: Sean Trippi
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: May 15, 2012

SUBJECT: P12-00136 APN# 027-210-018 & 024

SITE ADDRESS: 1991 ST Helena Highway

The Napa County Fire Marshal's Office has reviewed the Use Permit application to relocate the Tank House for use as a visitor's center; relocate Whitehouse; demolish the Vinegar House and the Vinegar Shed and provide a median in the access drive. We would like to request the following comments be incorporated as project conditions if the Planning Commission approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
2. Provide approved steamer fire hydrants to within 250 feet of any exterior portion of the buildings as measured along approved vehicular access roads.
3. All driveways and roads shall comply with the Napa County Public Works Road and Street Standards.
4. Your fire flow for this project is 200 gpm for a 60 minute duration at 20 psi residual pressure.
5. Install currently serviced and tagged 2A10BC fire extinguishers within 75 feet of travel distance from any portion of the facility.
6. Numerical address shall be posted at the public right of way visible from both directions of travel a minimum of 4-inches in height on a contrasting background. Number shall be reflective and/or illuminated.



A Tradition of Stewardship
A Commitment to Service

RECEIVED

JAN 09 2013

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Resubmittal

FILE #: P12-00136

Conservation Development and Planning

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

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

**PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS**

TO: SHERIFF

APPLICATION TITLE: Niebaum-Coppola Winery APN: 27-210-018 P 024

DESCRIPTION OF PROJECT: See previous referral + attached info

RESPONSE REQUEST DATE: 12/4/12 RESPONSE RETURN DATE: 12/18/12*

PLEASE RESPOND VIA E-MAIL TO: Sean.trippi @countyofnapa.org
OR FAX TO (707) 299-4235

* completeness or conditions

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? ☒ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☐ Yes ☐ No
3. Attach your agencies comments, or list below: ☐ Comments attached ☒ Comments below.

ADDRESS CLEARLY VISIBLE FROM ROAD.
IF SECURITY GATE IS INSTALLED, CODE PROVIDED
FULL ACCESS ONTO PROPERTY.

Name of contact person: _____ Telephone #: _____

Email: _____

Title: _____

Date: Jan 9, 2013

Trippi, Sean

Subject: FW: Inglenook

From: John Ferons [<mailto:JohnF@cityofsthelena.org>]
Sent: Thursday, February 07, 2013 10:50 AM
To: Mark Phillips; Trippi, Sean
Cc: Giselle Galper; Thomas Adams
Subject: RE: Inglenook

Let me know if you need anything formal.

John Ferons
Director of Public Works & City Engineer
City of St. Helena
1480 Main Street
St. Helena CA 94574
707-968-2658 707-967-2806 FAX

From: Mark Phillips [<mailto:MPhillips@dpf-law.com>]
Sent: Thursday, February 07, 2013 10:35 AM
To: John Ferons
Cc: Trippi, Sean; Giselle Galper; Thomas Adams
Subject: RE: Inglenook

That's great John. The planner is Sean Trippi and I'm forwarding this to him Thanks for all of your help. Mark

From: John Ferons [<mailto:JohnF@cityofsthelena.org>]
Sent: Thursday, February 07, 2013 10:37 AM
To: Mark Phillips
Cc: Thomas Adams
Subject: RE: Inglenook

Hi Mark,

Your timing is good I was planning in emailing today and asking who your planner is at the County. In recent times an email with our official response has sufficed to satisfy the County's need. Can you provide that contact info?

The response will be that the project is not subject to the City's moratorium on water customer's outside the city limits and the St. Helena Water Enterprise will continue to provide water to the project site via the existing water meter.

John Ferons
Director of Public Works & City Engineer
City of St. Helena
1480 Main Street
St. Helena CA 94574
707-968-2658 707-967-2806 FAX