



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: Chris Cahill, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: June 26, 2013	Re: Use Permit Application -- Araujo Winery Assessor Parcel # 020-340-030 File # P12-00412

The revised application requesting approval to increase tours and tastings, amend and expand the marketing program, modify the septic system, increase the number of employees and expand days and hours of operation has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

1. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
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 the implementing the changes authorized by this Use Permit. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. 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. A permit for the septic system modifications proposed in the Bartelt Engineering Septic Feasibility Report and use permit application must be secured from this Division prior to implementing the changes authorized by this Use Permit.
4. To secure a permit to modify the standard sewage treatment system, the applicant must submit plans with a plan check fee to this Division for review and approval. The plans must show the location of the proposed improvements relative to the existing improvements, the required 100% expansion area, 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.

5. 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 applicant must comply with the septic system monitoring required by this permit.
6. The applicant shall provide portable toilet facilities for guest use during larger winery events of 80 persons or more as indicated in the septic feasibility report. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
7. 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.
8. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
9. 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.
10. 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.



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MEMORANDUM

To: Chris Cahill Land Planner Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering & Conservation Division
Date: June 28, 2013	Re: Permit No. P12-00412 Araujo Winery-Conditions of Approval Amended APN: 020-340-030-000 2155 Pickett Road, Calistoga

The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering and Conservation Division have completed its review of the Land Use Permit application package requesting the following:

Increase by-appointment tours/tastings from 25 per week to 18 per day; amend the existing winery marketing program; expand the septic system, increase employees from 12 full-time and 2 part-time to 11-24 full-time; expand the existing hours of operation from 5 days a week 10am-4pm to 7 days a week 6am-6pm; and the addition of Evans Bill consumption.

After careful review of the Araujo Winery Major Modification Land Use Permit application package the Engineering and Conservation Division has determined that all items are complete and sufficiently detailed. As long as no additional changes are made to the proposed improvements this Division has approved the subject Land Use Permit with the following conditions.

EXISTING CONDITIONS:

1. The County of Napa parcel 020-340-030 is located on Pickett Road in Calistoga.
2. The existing parcel is approximately 162.23 acres.
3. Existing property is currently developed with a winery.
4. Existing access road is 12 feet wide and configured in a one-way loop system.

5. Simmons Canyon Creek, a USGS Blueline creek, is located on the west side of the parcel.
6. FEMA Special Flood Hazard Area (SFHA), floodplain A runs north to south along the west side of the parcel.

RECOMMENDED CONDITIONS:

GROUNDWATER:

1. Any zoning applications filed under this title shall disclose whether the proposed use requires or anticipates the use of groundwater as a water source. Where that use requires groundwater review and the issuance of a groundwater permit under Chapter 13.15 of the Napa County Code of Ordinance, the zoning application shall not be approved until that review has been completed and a groundwater permit has been obtained. Groundwater comments are provided in a separate memorandum.

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.

SITE IMPROVEMENTS:

2. 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 permit documents at the time of permit application. A plan check fee will apply at this time.
3. 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 and shall be accompanied by a hydraulic analysis for the drainage improvements.
4. No work shall be performed in a Special Flood Hazard Area without first having obtained a floodplain permit pursuant to Chapter 16.04 of the Napa County Code of Ordinance.

DRIVEWAY IMPROVEMENTS

5. The applicant has submitted a road exception request for the existing winery access road to be recognized as a one-way loop system. See attached Road Modification Evaluation Memo.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

6. Implement effective erosion control BMPs, as appropriate, during storm events to protect exposed soils from being detached by rainfall, flowing water, or wind. Erosion control BMPs may include, but are not limited to: straw mulch, fiber mat blankets, bonded fiber matrix, soil compaction, and temporary and permanent vegetation.
7. Implement sediment control BMPs, as appropriate, to trap soil particles after they have been detached and moved by rain, flowing water, or wind. Examples of sediment control BMPs that may be used include, but are not limited to: fiber rolls, silt fence, check dams, and storm drain inlet protection.
8. Maintain a designated washout area to remove sediment and chemical pollutants that may be produced from cleaning tools and machinery. A washout area is a temporary wash basin sufficient in size to allow wash water to pond and allow the sedimentation and disposal of particles that have been rinsed off of project equipment. Pollutants include but are not limited to: paint, cement, stucco, etc.
9. Properly maintain all litter, dumps, or stockpiles in such a manner that they will not result in a contaminated discharge. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
10. 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.
11. All entrances/exits of a project site shall be protected by a surface that will ensure any vehicles leaving the construction site will not track sediment onto any publicly maintained roadways.
12. The property owner shall inform all individuals, who will take part in the construction process, of these requirements. Failure to follow these requirements to eliminate all illicit discharges may result in work stoppage, a written citation, monetary fine or any combination thereof.

POST CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

13. 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 PBES Department office.

14. 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. infiltration, and/or retention/detention systems) may be used to capture and infiltrate the excess volume.
15. 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.
16. 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.
17. 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.

OTHER RECOMMENDATIONS:

18. All conditions of approval from the original use permits P11-00009; P05-0353; UP-93049 and U-91-13 shall remain in effect for P12-00412.

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

If you have any questions regarding the above items please contact Patrick Ryan at (707) 253-4892 or at Patrick.Ryan@countyofnapa.org. For groundwater questions, please contact Anna Maria Martinez at (707) 259-8600.



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Hillary Gitelman
Director

MEMORANDUM

To: Chris Cahill
Land Planner
Planning Division

From: Patrick C. Ryan
Assistant Engineer
Engineering & Conservation Division

Date: June 28, 2013

Re: **Permit No. P12-00412**
Araujo Winery – Road Modification
Amended
APN: 020-340-030-000
2155 Pickett Road, Calistoga

ROAD MODIFICATION REQUEST:

The Engineering and Conservation Division received a request (Request) for modification of County Road and Street Standards (RSS) for Araujo Estate Winery located at 2155 Pickett Road, Calistoga, dated April 10th, 2013. Access to the Araujo Estate Winery is via a twelve-foot wide one-way loop driveway off of Pickett Road. The driveway is approximately 1,600 linear feet from the connection with Pickett Road to its terminus. The nature and constraints for the road modification request are described in the above mentioned Request dated April 10th, 2013, from Bartelt Engineering Principle Paul Bartelt (Request Letter, attached as Exhibit A).

ENGINEERING AND CONSERVATION DIVISION EVALUATION AND RECOMMENDATION:

The Engineering Division staff has discussed the Request noted above with Cal Fire and the applicants authorized agents, including a site visit with all responsible parties on April 24th, 2013. With respect to Section (3) of the RSS as adopted by Resolution No. 2011-95 by the Board of Supervisors on August 9, 2011, this division has determined the following:

The request for modification has provided the necessary documentation as required by RSS Section 3(A). The request for modification is in connection with an active use permit for a new commercial winery, and has received the appropriate environmental review from the Planning Division; therefore the approving body shall be the Planning Commission.

With respect to findings the grades which contain mature planting of trees, well established vegetation and a blue line stream drainage course (Simmons Canyon Creek) are consistent with the definition of unique natural environment as described in RSS Section 3(D)(1).

The Engineering and Conservation Division and Cal Fire have discussed the improvements proposed in the Request and determined that the twelve-foot one-way loop driveway with turnouts would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

The Engineering and Conservation Division and Cal Fire support the approval of the road modification as proposed in The Request with the following conditions that are in addition to any and all conditions previously placed on the project:

1. Signage shall be provided to instruct the public and emergency vehicles the ingress, egress and direction of traffic.
2. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensive space and improve sight distance. The vegetation management plan shall be reviewed and approved by the Napa County Fire Marshall.
3. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted Request dated April 10th, 2013 shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.



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Hillary Gitelman
Director

MEMORANDUM

To: Chris Cahill Land Planner Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering & Conservation Division
Date: June 17, 2013	Re: Permit No. P12-00412 Araujo Winery – Road Modification APN: 020-340-030-000 2155 Pickett Road, Calistoga

ROAD MODIFICATION REQUEST:

The Engineering and Conservation Division received a request (Request) for modification of County Road and Street Standards (RSS) for Araujo Estate Winery located at 2155 Pickett Road, Calistoga, dated April 10th, 2013. Access to the Araujo Estate Winery is via a twelve-foot wide one-way loop driveway off of Pickett Road. The driveway is approximately 1,600 linear feet from the connection with Pickett Road to its terminus. The nature and constraints for the road modification request are described in the above mentioned Request dated April 10th, 2013, from Bartelt Engineering Principle Paul Bartelt (Request Letter, attached as Exhibit A).

ENGINEERING AND CONSERVATION DIVISION EVALUATION AND RECOMMENDATION:

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The request for modification has provided the necessary documentation as required by RSS Section 3(A). The request for modification is in connection with an active use permit for a new commercial winery, and has received the appropriate environmental review from the Planning Division; therefore the approving body shall be the Planning Commission.

With respect to findings the grades which contain mature planting of trees, well established vegetation and a blueline stream drainage course (Simmons Canyon Creek) are consistent with the definition of unique natural environment as described in RSS Section 3(D)(1).

The Engineering and Conservation Division and Cal Fire have discussed the improvements proposed in the Request and determined that the twelve-foot one-way loop driveway with turnouts would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

The Engineering and Conservation Division and Cal Fire support the approval of the road modification as proposed in The Request with the following conditions that are in addition to any and all conditions previously placed on the project:

1. Applicant shall provide at each bridge stream crossing unobstructed visibility from one end to the other and turnouts at both ends. Turnouts shall be a minimum of 20 feet wide and 30 feet long with a minimum 25 foot taper on each end. See detail C-11 of the 2011 Napa County Road and Street Standards.
2. Signage shall be provided to instruct the public and emergency vehicles the ingress, egress and direction of traffic.
3. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensive space and improve sight distance. The vegetation management plan shall be reviewed and approved by the Napa County Fire Marshall.
4. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted Request dated April 10th, 2013 shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.



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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: Hillary Gitelman
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: December 13, 2012

SUBJECT: P12-00412 – Araujo Winery Major Mod APN# 020-340-030

SITE ADDRESS: 2155 Pickett Road, Calistoga CA 94515

The Napa County Fire Marshal's Office has reviewed the use permit modification request for the above project. There are no fire department requirements submitted at this time.



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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: Chris Cahill
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: June 12, 2013

Subject: P12-00412 APN# 020-340-030

SITE ADDRESS: Araujo Estate Winery, 2155 Pickett Road, Calistoga CA

The Napa County Fire Marshal's Office has reviewed the Response to Comments Resubmittal for the Araujo Winery Use Permit Major Mod. I have no additional comments at this time. If you have any questions please feel free to contact me directly.

A handwritten signature in blue ink, appearing to read "Pete Muñoa".

Pete Muñoa
Fire Marshal



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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: June 11, 2013

TO: Planning, Building and Environmental Services

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

SUBJECT: Araujo/Hulopono Estate Winery, APN# 020-340-030, P13-00412

The applicant requests approval to increase visitation, marketing, employees, and hours of operation for an existing 20,000 gallon per year winery. The project parcel is located on Pickett Lane in Calistoga.

COMMENTS:

1. The parcel is located in the "Valley Floor" region.
 - a. The existing use is 25.65 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 162.23 acre parcel is located in the valley floor region with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 162.23 AF/Year. The estimated water demand of 25.65 AF/Year is below the established threshold for the property and equal to the existing use.

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

No further analysis is necessary.