



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: Kirsty Gerosa Planner Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering Division
Date: July 24, 2013	Re: Permit No. P12-00438 Robert Keenan Winery – Formal Use Conditions of Approval APN: 022-150-036-000 3656 Spring Mountain Rd, St. Helena

The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit Major Modification application, generally requesting the following:

To formally establish use to the existing winery which has been in operation since 1976. Included is a road modification for the existing access drive off of Spring Mountain Road in St. Helena.

After careful review of the Robert Keenan Winery Formal Use Permit application submittal package the Engineering 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 recommends approval of the project with the following conditions:

EXISTING CONDITIONS:

1. The County of Napa parcel 022-150-036 is located at 3656 Spring Mountain Road.
2. The existing parcel is approximately 147.39 acres.
3. The existing parcel is zoned AW, Agricultural Watershed.
4. Existing property is currently developed with an active winery.
5. The parcel is located within the Napa River Watershed, Mill Creek tributary.

6. The existing paved asphalt access drive is approximately 3,900 linear feet is varies in width of 10 feet to 12 feet. The driveway crosses steeply sloping hillsides with an average longitudinal slope, along the length of the driveway, is approximately 10% or less.

RECOMMENDED CONDITIONS:

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

1. All roadway construction associated with this application shall conform to the approved Road Modification Request, see attached Road Modification Evaluation Letter attached and Request Letter attached as Exhibit A.
2. The applicant must obtain an encroachment permit prior to any work performed within the Napa County right-of-way.

SITE IMPROVEMENTS:

3. 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 Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
4. 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.
5. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards and the California Building Code (CBC). Specifically, all cut and fill slopes shall be setback to meet the latest CBC.
6. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department, Engineering Division 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.
7. The applicant shall furnish a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer.
8. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all electronic files provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

9. 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 wet sign and submit this form to the Napa County PBES Department Engineering Division for review.
10. 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 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.
11. 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 (CRWQB) 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 PBES Department Engineering Division for review.
12. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

13. Any Project that requires a building or grading permit shall complete a Napa County Post-Construction Runoff Management Requirements Appendix A - Project Applicability Checklist and shall wet sign and submit this form to the Napa County PBES Department Engineering Division for review.
14. 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.
15. 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at Patrick.Ryan@countyofnapa.org.



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Hillary Gitelman
Director

MEMORANDUM

To: Kirsty Gerosa Planner Planning Division	From: Patrick C. Ryan Assistant Engineer Engineering & Conservation Division
Date: July 24, 2013	Re: Permit No. P12-00438 Robert Keenan Winery – Formal Use Road Modification Evaluation APN: 022-150-036-000 3656 Spring Mountain Rd, St. Helena

ROAD MODIFICATION REQUEST:

The Engineering and Conservation Division received a request (Request) for modification of County Road and Street Standards (RSS) for Robert Keenan Winery located at 3656 Spring Mountain Road, St. Helena, dated May 2, 2013. Access to the Robert Keenan Winery is via a shared private driveway off of Spring Mountain Road. The private driveway is shared by several properties, serving three additional residential driveways. The driveway is approximately 4,000 linear feet from the connection with Spring Mountain road to its terminus at the Robert Keenan Winery facility. The nature and constraints for the road modification request are described in the above mentioned Request dated May 2, 2013, from Applied Civil Engineering's Principle Michael Muelrath (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 March 14, 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 commercial winery facility, 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 steep slopes and mature trees of significant importance are consistent with the definition of unique features of the natural environment as described in RSS Section 3(D)(1).

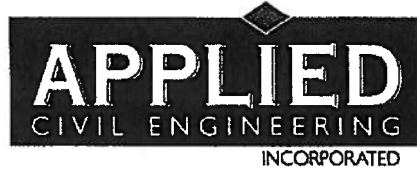
The Engineering and Conservation Division and Cal Fire have discussed the improvements proposed in The Request and determined that their implementation would serve as an alternate method by which adherence to the RSS may be achieved and would provide the same overall practical effect as the RSS towards 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 improve the existing driveway to the maximum road width achievable in the areas identified in the Request where the full width cannot be achieved (see Exhibit A).
2. Access road shall meet the road surfacing requirements for a commercial access drive as described in Section 13 of the current RSS for the entire length of the roadway.
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. All mitigation measures (e.g. wide angle mirror, turnouts, etc.) shall be installed and remain in place for the life of the access drive or until the drive is upgraded to meet current RSS for commercial access.
5. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted Request dated May 2, 2013, shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

EXHIBIT A

**ROBERT KEENAN WINERY
ROAD EXCEPTION REQUEST**



RECEIVED

MAY 08 2013

**Napa County Planning, Building
& Environmental Services**

May 2, 2013

Job No. 12-153

Mr. Nate Galambos, PE
Engineering Manager
Engineering Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 201
Napa, California 94559

Re: Request for Exception to the Napa County Road and Street Standards for the
Robert Keenan Winery Use Permit Application (P12-00438)
3656 Spring Mountain Road, St. Helena, CA 94574
Napa County APN 022-150-036

Dear Mr. Galambos:

This request for an exception to the Napa County Road and Street Standards is being filed concurrent with the above referenced Use Permit application for the Robert Keenan Winery. We are providing this information for your review and final decision by the Conservation, Development and Planning Commission pursuant to Section 3 of the Napa County Road and Street Standards as revised by Board of Supervisor's Resolution No. 06-198. Section 3 of the Standards allows exceptions to the Standards provided that the exception still provides the same overall practical effect as the Standards towards providing defensible space and consideration towards life, safety and public welfare and:

1. The exception will preserve unique features of the natural environment which includes, but is not limited to, natural watercourses, steep slopes, geological features, heritage oak trees, or other trees of at least 6" dbh and found by the decision maker to be of significant importance, but does not include man made environmental features such as vineyards, rock walls, ornamental or decorative landscaping, fences or the like;
2. The exception is necessary to accommodate physical site limitations such as grade differentials; and/or
3. The exception is necessary to accommodate other limiting factors such as recorded historical sites or legal constraints.

The remainder of this letter describes the proposed project, provides background information regarding existing access conditions, outlines several proposed driveway improvements, identifies the areas where an exception to the Standards is being requested and provides justification for the requested exception.

Project Description

The Applicant, Robert Keenan Winery, has applied for a building permit to remodel the upper floor of the existing winery building (B12-00818). Napa County has determined that the Robert Keenan Winery must file a Use Permit application to document the winery's operational parameters before the building permit can be issued. The Use Permit application indicates that Robert Keenan Winery has been in operation since 1977 and that production will remain at the historic level of 50,000 gallons per year. No increase in wine production capacity is being proposed as part of this application.

The Use Permit application also indicates that the winery will have a maximum of four full time employees and a maximum of 20 daily visitors. The Use Permit application under consideration does not propose an increase to employee or visitor numbers and therefore no additional vehicle trips will be generated due to the proposed project.

Existing Access Road Conditions

Access to the Robert Keenan Winery is via a shared private driveway off of Spring Mountain Road. Please refer to the Robert Keenan Winery Road Exception Request Exhibit for a detailed illustration of the driveway conditions that are generally outlined in the following paragraphs.

The private driveway is located on the north side of the County maintained Spring Mountain Road approximately 0.4 miles northwest of the intersection of Spring Mountain Road and Langtry Road. The private driveway is shared by several properties and traverses the steeply sloping hillsides typical of the Spring Mountain Road area for approximately 0.75 miles from its commencement at Spring Mountain Road to its terminus at the Robert Keenan Winery located at 3656 Spring Mountain Road.

The private driveway is currently paved with asphalt from its intersection with Spring Mountain Road to the Robert Keenan Winery. Paved widths vary from approximately 10 feet to 12 feet along the length of the driveway. The driveway crosses steeply sloping hillsides however the slope along the length of the driveway (the longitudinal slope) can generally be described as gentle, averaging 10% or less. None of the longitudinal driveway slopes exceed 20%. Sight distance varies widely along the length of the road and in areas is limited by road curvature, topography and vegetation.

Request for Exception to Napa County Road and Street Standards

The Napa County Road and Street Standards require that a "Common Drive" (18 feet paved plus 2 feet of shoulder, for a total of 20 feet drivable width) be installed to serve winery facilities. Furthermore, Section 3.D. of the Napa County Road and Street Standards, as revised by Board of Supervisors Resolution No. 06-198, states that an exception to the Road and Street Standards

may be granted if the exception will preserve unique features of the natural environment (including native trees, watercourses, steep slopes and geologic features) and the proposed driveway provides the same overall practical effect as the Road and Street Standards towards providing defensible space, and consideration towards life, safety and public welfare.

Improving the existing private driveway to the full 20 foot width along its entire length would require substantial grading on steep slopes and removal of numerous native trees and slope stabilizing vegetation which would result in undue environmental impacts. Keenan Winery recognizes the County requirements to improve access to the winery and has worked with County staff to identify several improvements that can be made to the existing driveway to improve ingress and egress conditions while preserving the existing slopes and natural vegetation to the greatest extent possible.

Proposed Driveway Improvements & Justification for Exception

The following sections of this letter outline the driveway improvements that are proposed to provide the same overall practical effect as the Road and Standards as well as the features of the natural environment that will be preserved by allowing this exception to the Road and Street Standards.

Proposed Driveway Improvements

Several improvements to the existing driveway are being proposed as part of the proposed project. Below is a summary of the proposed improvements as well as a description of the features of the natural environment that will be preserved by allowing a reduced road width. The analysis starts at the intersection of the private driveway with Spring Mountain Road (STA 10+00) and continues along the existing private driveway to the existing Robert Keenan Winery building area (STA 49+00):

STA 10+00 to 12+50	Existing paved width to be supplemented by improving shoulders to provide a total drivable width of 18 to 20 feet. In areas with less than 20 foot drivable width an exception is requested to allow preservation of the existing mature trees located along both sides of the road.
STA 12+50 to 14+50	Existing paved width to be supplemented by improving left side shoulder to provide a total drivable width of 18 feet transitioning to 12 feet at STA 13+00. An exception is requested to allow preservation of the existing slopes and mature trees located along both sides of the road.
STA 13+50	Wide angle mirror to be installed to improve line of sight around corner.
STA 14+50 to 15+50	Existing paved width to be supplemented by improving left side shoulder. Existing driveway and turnouts serve to allow vehicles to pass.

STA 15+00	Wide angle mirror to be installed to improve line of sight around corner.
STA 15+50 to 18+25	Existing paved width to be supplemented by improving left side shoulder to provide a total drivable width of 13 feet. An exception is requested to allow preservation of the existing slopes and mature trees located along both sides of the road.
STA 17+05	Wide angle mirror to be installed to improve line of sight around corner.
STA 18+25 to 19+50	Existing paved width to be supplemented by improving shoulders to provide a total drivable width of 20 to 25 feet. This widening will also increase the inside turning radius to 50 feet as required by the Standards. An exception is requested at the start and end of this segment to allow preservation of the existing slopes and mature trees located along both sides of the road.
STA 19+50 to 20+50	Existing paved width to be supplemented by improving left side shoulder to provide a total drivable width of 13 feet. An exception is requested to allow preservation of the existing slopes and mature trees located along both sides of the road.
STA 20+50	Wide angle mirror to be installed to improve line of sight around corner.
STA 20+50 to 21+50	Existing paved width to be supplemented by grading to widen and improve left side shoulder to provide a total drivable width of 16 feet. An exception is requested to allow preservation of the existing slopes and mature trees located along the right side of the road and to stay within the right of way on the left side of the road.
STA 21+50 to 22+25	Existing paved width to be supplemented by improving left side shoulder to provide a total drivable width of 13 feet. An exception is requested to allow preservation of the existing slopes on the right side and a mature tree on the left side of the road.
STA 22+25 to 23+25	Existing paved width to be supplemented by grading to widen and improve left side shoulder to provide a total drivable width of 16 feet. An exception is requested to allow preservation of the existing slopes and mature trees located along the right side of the road and to stay within the right of way on the left side of the road.
STA 23+50	Existing driveway at STA 23+50 serves as turnout to allow vehicles to pass.

STA 23+50 to 28+50	Existing paved width to be supplemented by improving both right and left shoulders to provide a total drivable width of 16 feet with the exception of a localized area at STA 28+15 that will remain at 12 feet wide. An exception is requested to allow preservation of the existing slopes and trees.
STA 28+50 to 30+00	Existing paved width to be supplemented by improving left and right shoulders to provide a total drivable width of 20 feet. No exception is requested for this area.
STA 30+00 to 35+00	Existing paved width to be supplemented by improving left shoulder to provide a total drivable width of 16 feet with the exception of a localized area at STA 30+35 that will remain at 12 feet wide. An exception is requested to allow preservation of the existing slopes and trees.
STA 35+00	Existing driveway serves as turnout to allow vehicles to pass.
STA 35+50 to 36+25	Existing paved width to be supplemented by improving shoulders to provide a total drivable width of 20 feet. This widening will also increase the inside turning radius to 50 feet as required by the Standards. No exception is requested for this area.
STA 36+00	Wide angle mirror to be installed to improve line of sight around corner.
STA 36+25 to STA 36+75	Existing paved width to be supplemented by improving shoulders. Total drivable width transitions from 20 feet at STA 36+25 to 12 feet at STA 36+75. An exception is requested to allow preservation of the existing slopes and trees.
STA 36+00	Wide angle mirror to be installed to improve line of sight around corner.
STA 36+75 to 43+50	No widening is proposed. Total drivable width is approximately 12 feet. An exception is requested to allow preservation of the existing very steep slopes and trees along both sides of the driveway. Signs will be posted at each end of this segment to warn vehicles that no turnouts exist along this segment of driveway. A tree located adjacent to the right side of the driveway at STA 39+85 will be removed to improve line of sight. Another tree located adjacent to the left side of the driveway at STA 41+75 will be removed to provide adequate clearance for emergency vehicles.

STA 43+50 to 44+50	Existing paved width to be supplemented by improving left shoulder. Total drivable width varies from 16 feet to 20 feet. An exception is requested for the portions with less than 20 feet of drivable width to allow preservation of the existing slopes and trees. Two existing residential driveways serve as turnouts to allow vehicles to pass.
STA 44+50 to 45+50	Existing driveways serve as turnouts to allow vehicles to pass.
STA 45+50 to 48+25	Existing paved width to be supplemented by improving right shoulder to create a total drivable width of 14 feet. Additional widening will be implemented at STA 45+75 to create a turnout with a total drivable width of 20 feet to allow vehicles to pass. An existing dirt road on the left side of the driveway at STA 46+15 will be improved to provide a staging area for fire trucks at the existing hydrant. An exception is requested to allow preservation of the existing slopes and trees.
STA 48+25 to 49+00	Existing driveway is bordered on right side by gravel access road to winery production area which allows ample space for vehicles to pass.

In addition to the driveway improvements outlined above, several other measures have been incorporated into the project design to provide the "same overall practical effect" as the Road and Standards towards providing defensible space and consideration towards life, safety and public welfare while allowing sections of driveway to have a reduced width. Below is a summary of the proposed measures:

1. Horizontal and vertical vegetation management will be implemented along the entire length of the private driveway and around the existing and proposed structures to create defensible space. This will include vegetation management and modification 10 feet horizontally and 15 feet vertically along all access roads and 100 feet around buildings in accordance with Napa County Fire Department requirements.
2. Additional vegetation management will be employed in strategic locations along the driveway to improve line of sight.

Conclusions & Findings In Support of Exception Request

It is our opinion that the proposed request to allow the existing private driveway, with the improvements described in this letter, to serve the existing winery, meets the criteria established in Section 3 of the Road and Street Standards. More specifically, the proposed driveway improvements preserve unique features of the natural environment and will provide the same overall practical effect as the Road and Street Standards towards providing defensible space and safe access conditions for the general public and emergency vehicles.

As previously described, there are a number of mature natural trees alongside the driveway that are worthy of preservation. These trees are important in terms of how they define the natural land forms and character of the area which is generally forested and very rural in character with interwoven plantings of vineyard. It is important to preserve the natural woodland character of this area by minimizing the amount of grading and tree removal necessary for providing safe access. Not only do the tree stands contribute to the rural character of the woodlands and watershed areas, they also provide shelter and habitat for a wide range of animal and plant species.

Preservation of these features can be achieved by careful consideration of certain areas where the road width will be less than that of the County's standard, as identified in this request. The applicant is willing to provide the necessary clearing of trees and roadside vegetation (15 feet vertically and 10 feet horizontally on either side of the driveway) in order to allow adequate clearance for emergency vehicles and also to reduce the potential for fire hazard. With the proposed improvements, proper vegetation management and regular maintenance, there is no reason that these natural features cannot be preserved while still achieving the same overall practical effect as outlined in the Road and Street Standards.

We look forward to hearing from a representative from your department to discuss any questions that may arise during review of this request. Please contact us at (707) 320-4968 if you have any questions.

Sincerely,

Applied Civil Engineering Incorporated

By:

Michael R. Muelrath

Michael R. Muelrath, R.C.E. 67435
Principal



Enclosures:

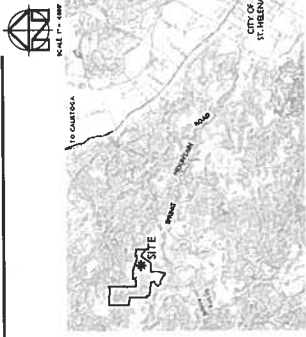
Robert Keenan Winery Road Exception Request Exhibit

ROBERT KEENAN WINERY

ROAD EXCEPTION REQUEST EXHIBIT



OVERALL SITE PLAN
SCALE: 1" = 200'



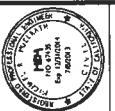
LOCATION MAP
SCALE: 1" = 1000'

PROJECT INFORMATION
 PROPERTY OWNER & APPLICANT:
 ROBERT KEENAN WINERY
 CARE OF: MICHAEL KEENAN
 POST OFFICE BOX 142
 ST. HELENA, CA 94574
 SITE ADDRESS:
 3656 SPRING MOUNTAIN ROAD
 ST. HELENA, CA 94574
 ASSESSOR'S PARCEL NUMBER:
 022-150-036
 PARCEL SIZE:
 147.39± ACRES
 PROJECT SIZE:
 0.3± ACRES
 ZONING:
 AGRICULTURAL WATERSHED (AW)

SHEET INDEX:
 C1 OVERALL SITE PLAN
 C2 DRIVEWAY WIDENING CONCEPT PLAN
 C3 DRIVEWAY WIDENING CONCEPT PLAN
 C4 DRIVEWAY WIDENING CONCEPT PLAN
 C5 DRIVEWAY WIDENING CONCEPT PLAN

PROJECT DESCRIPTION:
 THE PROJECT IS A DRIVEWAY WIDENING AND IS ONLY INTENDED TO SHOW THE CONCEPTUAL ROAD WIDENING IMPROVEMENTS PROPOSED AS PART OF THE ROBERT KEENAN WINERY ROAD WIDENING PROJECT. THE PROJECT IS NOT A FINAL ENGINEERING DESIGN AND DOES NOT REPRESENT A ROADWAY. THE PROJECT IS NOT A FINAL ENGINEERING DESIGN AND DOES NOT REPRESENT A ROADWAY. THE PROJECT IS NOT A FINAL ENGINEERING DESIGN AND DOES NOT REPRESENT A ROADWAY.

- NOTES:**
1. AERIAL PHOTOGRAPHS, EXISTING TOPOGRAPHIC FEATURES, AND EXISTING ROADWAY DATA WERE USED TO DEVELOP THE CONCEPTUAL ROAD WIDENING IMPROVEMENTS. THE PROJECT IS NOT A FINAL ENGINEERING DESIGN AND DOES NOT REPRESENT A ROADWAY.
 2. CONTOUR INTERVALS ARE (8) FEET. HIGHLIGHTED EVERY FIVE (5) FEET.
 3. BENCHMARKS ASSIGNED VERTICAL DATUM.
 4. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY.
 5. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE AND ARE DATED APRIL 5, 2011.



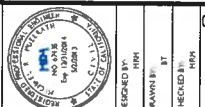
DESIGNED BY: MKR
 DRAWN BY: ST
 CHECKED BY: MKR

ROBERT KEENAN WINERY
 ROAD EXCEPTION REQUEST EXHIBIT
 OVERALL SITE PLAN

ROBERT KEENAN WINERY
 3656 SPRING MOUNTAIN ROAD
 ST. HELENA, CA 94574
 NAPA COUNTY APN 022-150-036

DATE: APRIL 2013
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 SCALE: AS SHOWN
 SHEET NUMBER: 5

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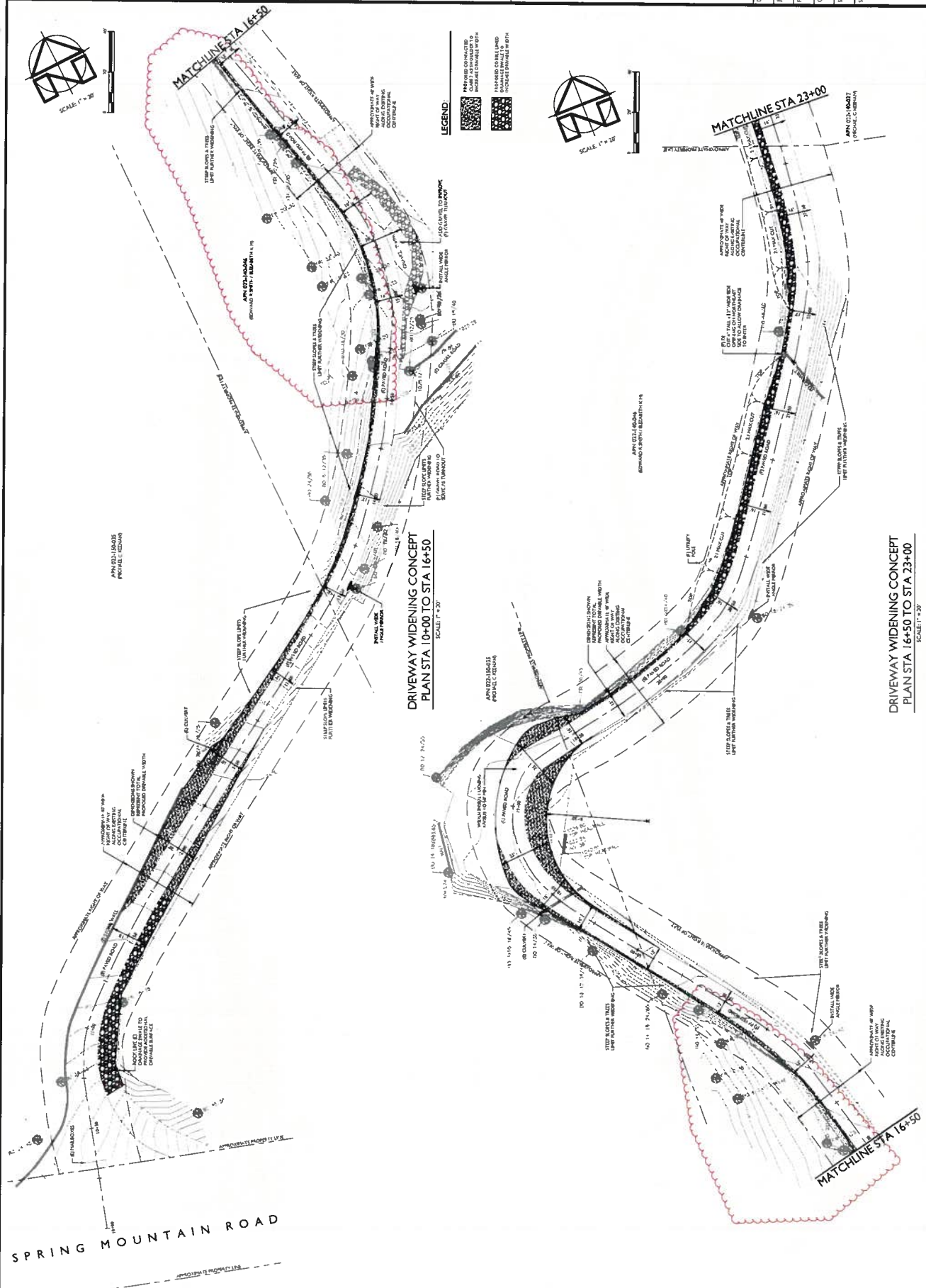


DESIGNED BY: RHW
DRAWN BY: BT
CHECKED BY: HHS
ROBERT KEENAN WINERY
ROAD EXCEPTION REQUEST EXHIBIT
DRIVEWAY WIDENING CONCEPT PLAN STA 10+00 TO STA 23+00

ROBERT KEENAN WINERY
3656 SPRING MOUNTAIN ROAD
ST. HELENA, CA 94574
NAPA COUNTY APN 022-150-036

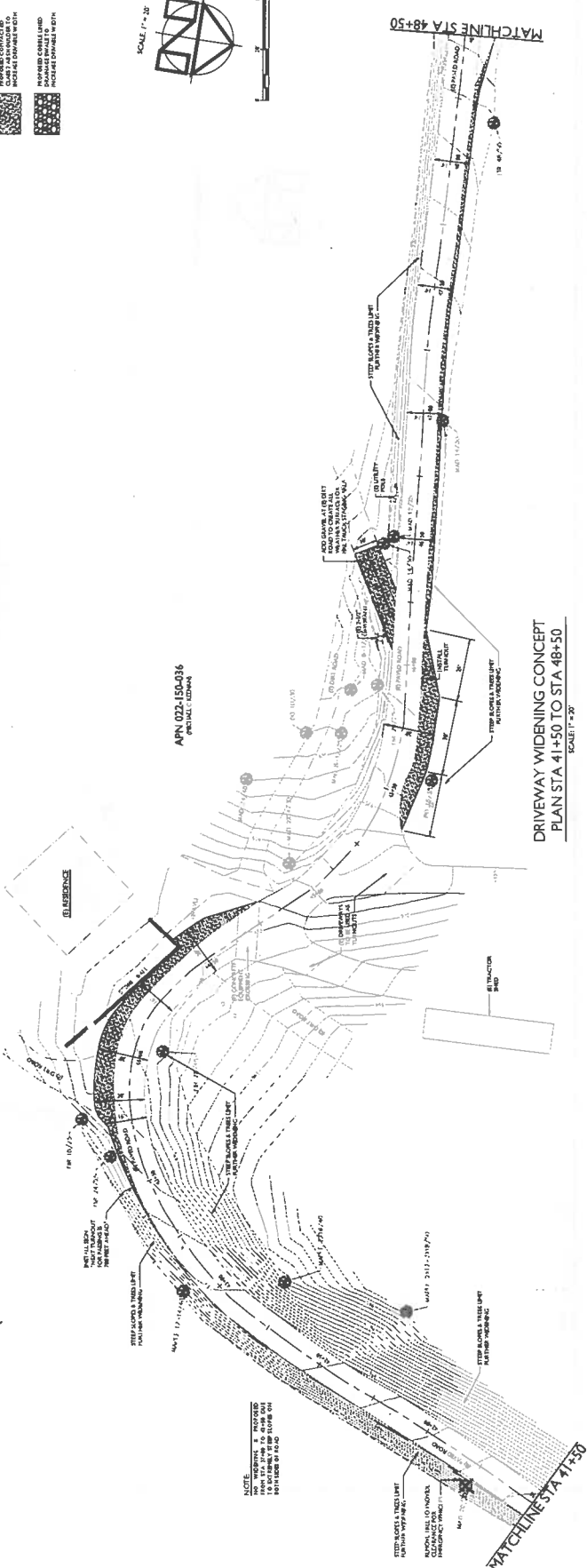
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SHEET NUMBER: 5

C2
5



SPRING MOUNTAIN ROAD

DRIVEWAY WIDENING CONCEPT
PLAN STA 16+50 TO STA 23+00
SCALE: 1" = 20'



APPLIED

202-A WYATT LINDEN AVENUE
NAPA, CA 94558
(707) 258-8844 (707) 258-2955 FAX
www.appliedcivil.com



DESIGNED BY: HKH
DRAWN BY: HKH
CHECKED BY: HKH

ROBERT KEENAN WINERY
ROAD EXCEPTION REQUEST EXHIBIT
DRIVEWAY WIDENING CONCEPT PLAN STA 48+50 TO STA 49+00

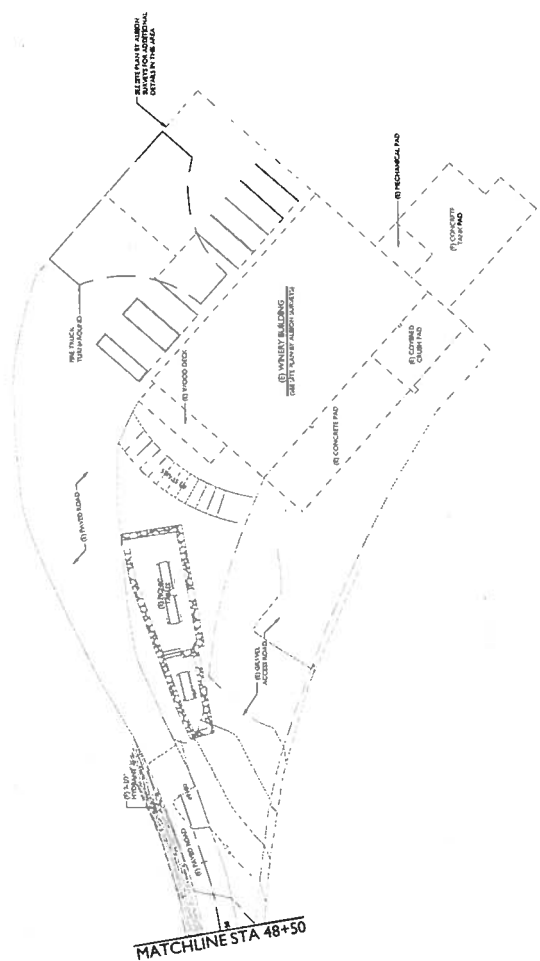
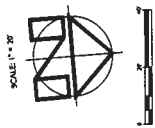
ROBERT KEENAN WINERY
3656 SPRING MOUNTAIN ROAD
ST. HELENA, CA 94574
NAPA COUNTY APN 022-150-036

DATE: APRIL 2013
FOR NUMBER: 13-03
REV: 0-ADRESH-GSDWG
ORIGINAL SIZE: 24" X 36"
SCALE: AS NOTED
SHEET NUMBER: C5

5
OF

DRIVEWAY WIDENING CONCEPT
PLAN STA 48+50 TO STA 49+00

SCALE: 1" = 20'





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: Kirsty Shelton, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: August 16, 2013	Re: Use Permit Application for Robert Keenan Winery, 3656 Spring Mountain Road APN: 022-150-036 File # P12-00438

The application for a use permit for an existing winery in operation since 1976 including a revised wastewater feasibility report and water system feasibility report received on August 16 have been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

1. According to the applicant 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. 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 applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at: http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml
- Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.
4. A permit to construct the proposed waste water treatment and disposal system 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 this system or within 60 days of use permit approval whichever occurs first.

5. To secure a permit to install a 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 septic system relative to the proposed project and other structures, 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. If alternative sewage treatment system plans are required, such plans shall fulfill this requirement.
6. 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.
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. A sewage destruction permit must be obtained from this Division for destruction of the existing septic tank.
9. The applicant shall provide portable toilet facilities for guest use during events of more than 35 persons as indicated in the septic feasibility report/use permit application. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
10. All 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.
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.

14. 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 or within 60 days of use permit approval whichever occurs first. 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.



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: Kirsty Shelton

FROM: Ryan Woessner

DATE: 1/24/13

Subject: Establishing a formal Permit

APN# 0022-150-036

P12-00438

SITE ADDRESS: 3656 Spring Mountain Road

The Napa County Fire Marshal's office has reviewed the permit application for Robert Keenan Winery. Please provide the following information.

- 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. All fire department access roads shall comply with Napa County Public Works Road and Street Standards.**
- 3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.**
- 4. All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.**
- 5. The required fire flow for this project is 400 gpm for a 60 minute duration at 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2010 edition may be required to meet or exceed the required fire flow for the project.**
- 6. Provide 12,000 gallons of water dedicated for fire protection. Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.**

7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 14 foot clear vertical clearance.
8. All driveways and roads shall comply with the Napa County Public Works Road and Street Standards.
9. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
10. All fire hydrants shall be painted chrome/safety yellow.
11. Approved steamer fire hydrants shall be installed within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2010 edition.
12. Currently serviced and tagged 2A10BC fire extinguishers shall be mounted 3 1/2' to 5 feet to the top of the extinguisher within 75 feet of travel distance from any portion of the facility.
13. All exit doors shall open without the use of a key or any special knowledge or effort.
14. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
15. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
16. Install laminated 11" x 17" site plans and building drawings in the existing KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET.
17. Beneficial occupancy will not be granted until all fire department issues have been inspected, tested and finalized.
18. Provide 100 feet of defensible space around all structures.
19. Provide 10 feet of defensible space for 10 feet on both sides of driveway entrances.
20. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
21. Fire lanes shall be painted red with white 4 inch ~~high white letters to read "NO~~
PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.
22. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
23. Technical assistance in the form of a Fire Protection Engineer or Consultant acceptable, and reporting directly to the Napa County Fire Marshal's Office. The Fire protection

Engineer or Consultant shall be provided by the applicant at no charge to the County for the following circumstances:

- a. Independent peer review of alternate methods proposals.
24. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and/or as described above.
 25. All post indicator valves and any other control valve for fire suppression systems shall be monitored off site by a Central Station or Remote receiving Station in accordance with NFPA 72 2010 edition.
 26. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.

Please feel free to contact me if needed.

Ryan Woessner
Assistant Fire Marshal



