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**Planning, Building & Environmental Services**

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**Pete Parkinson**  
Interim Director

## MEMORANDUM

*[Handwritten signature]*  
02/03/14

To: Shaveta Sharma  
Planner III  
Planning Division

From: Patrick C. Ryan  
Assistant Engineer  
Engineering Division

Date: February 3, 2014

Re: **Permit No. P13-00348**  
**Erickson Use Exception**  
**Conditions of Approval**  
APN: 022-070-046-000  
3211 ST. Helena Hwy, 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:

*Construction of a temporary Construction access road on slopes greater than 30%. And the construction of a new tennis court within the stream setback.*

After careful review of the Erickson Use Permit Exception 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 022-070-046 is located at 3211 St. Helena Highway, St. Helena.
2. The existing parcel is approximately 20.00 acres.
3. The existing parcel is zoned AW: Agricultural Watershed District
4. Existing property is currently developed with a main dwelling, guest house, and four accessory structures.
5. An existing access drive serves the current residences and is not being evaluated as part of this Use Permit Exception.

6. The existing parcel is located within the Napa River Watershed, Hirsch Creek tributary.
7. Hirsch Creek a defined Blueline Stream is located approximately 375-feet north of the project site, and an existing natural drainage channel, a tributary of Hirsch Creek, located approximately 75-feet from the project site.

**RECOMMENDED CONDITIONS:**

**NEW/IMPROVED PRIVATE ACCESS ROADS & DRIVEWAYS:**

1. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of permit submittal and accepted construction and inspection practices.
2. The Temporary Construction Access Road shall be removed and the area restored to a condition which meets Federal, State and County Regulations. A restoration plan and/or sufficient detail shall be provided to County staff, at the time of the building or grading permit submittal, to evaluate the proposed final development of the area.

**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. The proposed 1:1 (H:V) fill slope shall be evaluated and designed but a registered Geotechnical Engineer.
5. A Geotechnical Report shall be provided to this Division at the time of the building and/or grading permit submittal.
6. 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.
7. 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.
8. 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.

**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.
  - a) The proposed scope of work is categorized as a 'High Priority' construction site project; therefore a Stormwater Quality Management Plan (SQMP) will be required at the building and/or grading permit submittal.
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. 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.
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.
  - a) The proposed scope of work (i.e. hillside residential greater than 30% slope, and roadway construction requiring a grading permit) categorize the project as 'Standard', therefore a Stormwater Runoff Management Plan will be required at the building and/or grading permit submittal.
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. 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

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consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.

16. Runoff from the proposed tennis court shall be collected and conveyed away from the retaining structure to a protected discharge location. Runoff shall not be permitted to discharge overtop the proposed retaining walls.

**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](mailto:Patrick.Ryan@countyofnapa.org).