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**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: December 7, 2006

TO: Conservation Development and Planning Department

FROM: Jeannette Doss, Junior Engineer *Jeannette Doss*

SUBJECT: Pavitt Family Vineyards, APN# 020-350-026, File # P06-01426, P06-01427

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DEC 07 2006

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

The application will allow the applicant utilize an existing barn to establish a winery with a production capacity of 10,000 gal/yr; 1 full time and 2 part time employees; and construct a 4 space parking lot. Parcel is located at 4660 Silverado Trail.

EXISTING CONDITIONS:

Existing access road is approximately 11 feet wide and paved at the connection with Silverado Trail and narrows to approximately 10 feet wide compacted dirt.

Parking surface is currently compacted dirt.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 22.8 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 11.4 AF/Year. The estimated water demand of 1.9 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

NEW DRIVEWAY:

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest publicly maintained road to the beginning of the one-way loop road. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12).
3. A left turn lane shall be constructed on Silverado Trail prior to issuance of a Certificate of Occupancy or any Temporary Certificate of Occupancy for the winery to facilitate south-bound traffic turning into the site.

4. The proposed one-way loop road shall be a minimum of 10 feet wide with 4 feet of shoulder. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 22, Drawing C-6).

PARKING:

5. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
6. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

7. 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. Best Management Practices shall also be implemented to minimize dust at all times.
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, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
10. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

11. If the construction activity results in disturbance of greater than one acre of total land area, permittee shall be required to file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site 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. 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

12. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
13. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Larry Bogner, Drew Lander, or Jeannette Doss at 253-4351. For groundwater questions, please contact Anna Maria Martinez.

Cc: Jon Webb, Albion Surveys, Inc.