

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



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DATE: September 29th, 2008

TO: Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer *[Signature]*

SUBJECT: Vassar V-12 Winery, APN 039-630-011-000, File #P07-00598

The application will allow the applicant to establish a winery with a production capacity of 35,700gal/yr on a 43 acre parcel, 2 full time and 2 part time employees; construct an 11 space parking lot; 0 sqft of new building floor area, and 4,000 sqft of new caves. Parcel is located West of Soda Canyon Road approximately 3 miles from the connection with Silverado Trail.

EXISTING CONDITIONS:

1. Existing access is off of Chimney Rock road. The Chimney Rock road access driveway is 20 feet wide at the connection with Soda Canyon Road with a restriction of a 15 foot wide gate, otherwise remaining 20 feet to the property line, narrowing to 16 feet at the property entrance for the next 300 feet, and then varying between 12 to 14 feet wide for the remaining 2500 foot distance to the site. The current access road is asphalt.
2. The Building site is accessible from two entrances off of Chimney Rock road. Chimney Rock road is a paved private drive 10 feet wide plus 4 feet of shoulder that serves 8 possible residential parcels.
3. Parking surface currently does not exist.
4. The traffic count for Soda Canyon Road was 1365, taken east of Silverado Trail, taken June of 2002.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 42.4 acre parcel is located in the "Mountain Area" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 21.2 AF/Year. The estimated water demand of 8.55 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. A roadway modification request has been reviewed by this department requesting a reduced roadway width due to natural features of the property including rock outcrops, steep slopes, and large established trees. This department supports the request for the roadway modification as describe on the plans prepared by Delta Engineering, titled "Use Permit Plans/for/V-12 Winery" and dated August 9th, 2007. A condition of this approval is to improve turnouts on the existing Chimney Rock access road per the submitted plans.
3. The application proposes a maximum average daily traffic of 18trips/day to and from the site. This traffic added to a possible 80 trips for the existing road is a total of 98 trips. The available traffic counts for Soda Canyon Road and the total trips proposed at the existing roadway do not indicate that a left-turn lane is needed.
4. The intersection of the existing Chimney Rock road and the County maintained portion of Soda Canyon will require a site distance evaluation. Applicant will be required to provide adequate line of site visibility by reducing or removing vegetation restricting the line of site.

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 double seal coat over 5 inches of Class II Aggregate 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. The disposition of all cave spoils and associated grading shall be approved by this department prior to commencing construction and shall be specified and shown on the improvement plans along with proposed erosion control measures.
8. 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.
9. 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.
10. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
11. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

12. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

13. For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall prepare a Stormwater Pollution Prevention Plan and 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 shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into the watercourse. 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.
14. 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.
15. 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 Drew Lander or Erich Kroll at 253-4351. For groundwater questions, please contact Anna Maria Martinez.