



A Tradition of Stewardship
A Commitment to Service

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, Hillary Gitelman, Planning Director	From: Kim Withrow, Senior Environmental Health Specialist
Date: November 17, 2010	Re: Application for Use Permit Located at 1001 Silverado Trl., St. Helena Assessor Parcel # 25-410-02 File # P10-00284

The submitted application has been reviewed and this department recommends approval with the following condition of approval:

1. A commercial food facility was not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.
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 Department.
3. A permit for a subsurface drip system must be secured from this Department 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.
4. 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, and etc.
5. Plans for the proposed alternative sewage treatment system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Department.

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. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
8. 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.
9. 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. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
10. 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.

cc: Donna Oldford, Plans4Wine, 2920 Pinot Way, St. Helena, CA 94574

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



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DATE: December 14th, 2010
TO: Conservation Development and Planning Department
FROM: Drew Lander, Assistant Engineer ([Signature])
SUBJECT: Ramsay Winery, APN 025-410-002, #P10-00284MM

The application proposes to increase production from 40,000gal/yr to 100,000gal/yr, convert an existing residential guest cottage to a tasting room and offices space, add marketing/tours/tasting, expand the wastewater treatment system and recognize use of existing outdoor work areas. Application proposes to use existing winery structures and does not propose new construction in the floodway. A 15 space parking area is proposed with 1 loading area. 2 full time employees and 4 part time employees are proposed. Winery is proposed to be operational 7 days/week with an average visitation of 336 persons per week.

EXISTING CONDITIONS:

1. The winery location is on the West side of Silverado Trail approximately 3000feet North of Taplin Road.
2. The winery parcel is located in a FEMA designated FLOODWAY per FIRM panel 06055C-0264E printed September 26, 2008
3. Existing Base Flood Elevation for this parcel is 203feet MSL NAVD88.
4. Project frontage exists along Silverado Trail. No left turn lane currently serves this parcel.
5. The most recent Traffic counts for Silverado Trail North were taken North of Skellenger Lane on 8/2008 totaling 10,297 ADT. Traffic counts North of Taplin Road taken 4/2003 were 8453 ADT.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Ground water comments have been provided under separate memo.

NEW DRIVEWAY

2. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder (County Road and Street Standards, Page 9, Standard 12). Structural section of all drive isles shall be designed by a licensed Civil Engineer to hold an H20 loading and shall conform to the State of California Department of Transportation design procedures and general engineering practice at the time of submittal (Page 27, Section 19).
3. The proposed winery increase of both production and visitation increases the average daily traffic (ADT) to 50. The most current traffic counts on Silverado Trail at this location exceeds 3000 which meets the County warrants for the installation of a left turn lane. A left turn lane improvement on Silverado Trail shall be constructed prior to any increase in occupancy or change in use relating to the approval of this Use Permit Major Modification.
4. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

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 equivalent to support an H20 load designed by a licensed Civil Engineer and shall not be less than two inches of asphalt concrete over 5 inches of Class II Aggregate. (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 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 building permit documents at the time of building permit application. A plan check fee will apply.
8. All site improvements must conform to the latest addition of the Napa County Road and Street Standards.
9. Any change or improvement of 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.

OTHER RECOMMENDATIONS

10. All new construction or substantial improvement of any structure encumbered by the FEMA "Floodway" designation or "AE" floodplain designation shall comply with Napa County Code, Chapter 16.04.
11. All new construction undertaken in flood hazard areas shall obtain a Floodplain Management permit. Prior to final occupancy of the converted winery building the applicant must provide a FEMA form 81-31 to this office.
12. 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.

CONSTRUCTION STORMWATER REQUIREMENTS

13. 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.
14. 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.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

15. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
16. Proposed 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

17. Loading/unloading dock areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

18. 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.

Any changes in use may necessitate additional conditions for approval.

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



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Department of Public Works

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Donald G. Ridenhour, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: December 20, 2010

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: amartine@co.napa.ca.us

SUBJECT: Ramsay Winery, APN# 025-410-002, File # P10-00284-MOD

The application will allow the applicant to increase production from 40,000 gpy to 100,000 gpy; convert existing guest cottage to tasting/offices; add marketing and tours/tasting; expend wastewater treatment; and recognize use of existing outdoor work areas. The project is located on Silverado Trail in St. Helena.

EXISTING CONDITIONS:

1. Parcel is located in the Valley Floor groundwater region.
2. Existing usage is 4.47 AF/Year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 5.67 acre parcel is located in the valley floor area with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 5.67 AF/Year. The estimated water demand of 5.62 AF/Year is greater than the existing use, but below the established threshold for the parcel.

As the projected water use is less than the parcel threshold, the projected use for the project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

INTER-OFFICE MEMO

TO: Sean Trippi
Conservation, Development, and Planning Department

FROM: Brian Hampton, Fire Department

DATE: October 19, 2010

SUBJECT: Rasmussen Winery
P10-00284 APN# 025-410-002

SITE ADDRESS: 1001 Silverado Trail

The Napa County Fire Marshal staff has reviewed the application for a revised site and floor plans and other information related to increase production from 40,000 to 100,000 gallons per year. The following comments are required based on current codes and standards.

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. Install steamer fire hydrants to within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
3. Install a KNOX CABINET at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
4. Install blue dot reflectors 12 inches of center line in front of all fire hydrants.
5. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher. Fire extinguishers shall not exceed 75 feet of travel distance to any portion of the facility.
6. Install illuminated exit signs and emergency backup lighting throughout per the California Building Code 2007 edition.
7. Your fire flow for this project is 200 gallons per minute (GPM) for a 60 minute duration at 20 psi residual pressure. Provide 12,000 gallons of water dedicated for fire protection for the fire hydrants. Fire tanks shall be installed per NFPA 22

2002 edition. A UL listed fire pump conforming to NFPA 20 2002 edition may be required to meet the required fire flow for the project.

8. Approved access walkways shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway requirement.
9. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with 4-inch white letters to read: "NO PARKING FIRE LANE" CVC 22500.1, stenciled every 30 feet on top of the curb.
10. All exit doors shall be operable without the use of a key or any special knowledge or effort.
11. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
12. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval.
13. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
14. The numerical address for the project shall be posted at the public right of way and shall be visible from both directions and shall be a minimum of 4-inches in height on a contrasting background and numbers shall be reflective and/or illuminated.
15. All commercial type cooking equipment shall be protected by an automatic fire extinguishing system. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval.
16. All structures exceeding 3,600 square feet shall be equipped with an automatic fire sprinkler system with water flow monitoring to a central receiving station shall be installed. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to any installation.
17. All emergency vehicle access roads shall be installed per the Napa County Road and Street Standards.
18. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.

19. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Friday at 707-967-1423.

By

Brian Hampton
Fire Prevention Specialist II