



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: Jessica Jordan
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: November 8, 2010

SUBJECT: Quintessa Winery
P10-00358 APN# 030-060-061

SITE ADDRESS: 1601 Silverado Trail

The Napa County Fire Marshal's Office has reviewed the Use Permit for a major modification for the above address to increase the number of daily visitors from 10 to 100 per day, increase the hours of operation, Add three 50 person marketing events, increase the number of on-site parking stalls, upgrade the existing wastewater treatment plant, and modify previous condition to allow low level landscape lighting.

The above request does not require any other fire protection conditions for this project. Any and all construction work shall comply with all applicable codes, standards, and ordinances at the time of any building permit issuances.

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 Thursday at 707-967-1423.



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Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

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

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

DATE: February 9th, 2011

TO: Jessica Jordan, Conservation Development and Planning Department

FROM: Jeannette Doss, Assistant Engineer *JD*

SUBJECT: Quintessa Winery, APN 030-060-061, P10-00358

The application will modify an existing permit to increase the number of daily visitors from 10 per day to 100 per day; increase the weekly visitors from 25 per week to 500 per week; increase the hours of operation from 8:00 am – 5:00 pm to 8:00 am – 5:30 pm; add three 50 person marketing events per year; increase the number of onsite parking spaces from 18 to 24 total parking spaces; upgrade the existing wastewater treatment plant; and allow low-level, shielded nighttime landscape lighting in place of the existing approved motion-sensor controlled lights.

EXISTING CONDITIONS:

1. The existing parcel is approximately 17.66 acres.
2. Existing property is currently developed with a winery.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated February 3, 2011.

PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must have a minimum structural section of two inches of asphalt concrete over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 27, Section 19).

3. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
4. Parking lot improvements including but not limited to the new striping shall be reviewed by this office as part of a building permit submittal.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

5. 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.
6. Access drive shall meet the requirements of a commercial drive and be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 9, Par. 12).
7. The applicant must obtain an encroachment permit prior to any work performed within the Napa County Right-of-Way.

SITE IMPROVEMENTS:

8. 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 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.

OTHER RECOMMENDATIONS:

9. 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 the nearest 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.
10. The following improvements were identified in the final traffic impact analysis and shall be constructed, reviewed, and approved by this office:
 - a. The foliage north of the driveway on the west side of Silverado Trail will need to be trimmed to maximize site distance.
 - b. The Silverado Trail left turn lane striping shall be renewed.
 - c. The access road shall be striped with a brief centerline (extending about 50 ft back from Silverado Trail) to better delineate inbound/outbound traffic flows.

CONSTRUCTION STORMWATER REQUIREMENTS

11. 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.
12. 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.
13. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
14. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss at 253-4351. For groundwater questions, please contact Anna Maria Martinez. For traffic questions, please contact Paul Wilkinson.



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

GROUNDWATER MEMORANDUM

DATE: February 3, 2011

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Quintessa Winery, APN# 030-060-061, File # P10-00358

The applicant requests a major modification to an existing Use Permit that will allow the applicant to increase visitation, increase the hours of operation, add three additional marketing events, increase parking, upgrade wastewater treatment plant, and modify prior condition with regard to lighting.

The property is located on Silverado Trail in Rutherford.

EXISTING CONDITIONS:

1. Parcel is located in the "Valley Floor" groundwater region.
2. Existing usage is 8.8 AF/Year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 17.66 acre parcel is located in the valley floor groundwater region with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 17.66 AF/Year. The estimated water demand of 8.8 AF/Year is below the established threshold for the property and equal to the existing usage. Based on the information provided, 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.



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RECEIVED

DEC 03 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, Hillary Gitelman, Planning Director	From: Kim Withrow, Senior Environmental Health Specialist
Date: November 22, 2010	Re: Application for Use Permit Modification Located at 1601 Silverado Trl, Rutherford Assessor Parcel # 030-060-061 File # P10-00358

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

1. A permit for subsurface drip 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.
2. 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.
3. 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.
4. 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.
5. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.