



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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Donald G. Ridenhour, P.E.
Director

MEMORANDUM

To: Chris Cahill, CDPD	From: Jeannette Doss, Public Works <i>JD</i>
Date: March 3, 2011 Revision April 7, 2011	Re: Continuum Winery Major Modification 1683 Sage Canyon Road, St. Helena P10-00255 APN 032-010-061, 032-030-044

The Napa County Public Works Department received a referral for comment on a use permit application, generally requesting the following:

Use Permit Major Modification to transfer the existing 6,600 gallon per year Continuum (formerly Cloudview) winery from assessor's parcel 032-010-060 (032-030-043 SFAP) to assessor's parcel 032-010-061 (032-030-044 SFAP) and to further modify use permit #99544-UP as previously modified by P07-00752 and P10-00099 to allow the following:

- *an increase in wine production from 6,600 gallons per year to 28,000 gallons per year;*
- *conversion of an existing residence to create a +/- 4,596 sq. ft. single-story winery administration/office;*
- *construction of a new +/- 2,563 sq. ft. single-story hospitality building with an attached +/- 1,920 sq. ft. trellis-covered terrace;*
- *construction of a new +/- 11,972 sq. ft. single-story production building;*
- *construction of +/- 2,500 sq. ft. of trellis-covered terrace/pavilion areas in the vicinity of the production building;*
- *construction of a new +/- 4,138 sq. ft. single-story shop and production building;*
- *construction of a new +/- 1,250 sq. ft. winery equipment storage barn;*
- *+/- 21,758 sq. ft. of new winery caves;*
- *conversion of the existing +/- 3,500 sq. ft. winery building on APN 032-010-060 to agricultural storage and vineyard management uses;*
- *an increase in winery employment from 1 full-time and 1 part-time employee to 14 full-time and 3 part-time employees;*
- *3 visitor parking spaces and 12 employee parking spaces, including 3 ADA-accessible spaces;*
- *by-appointment tours and tastings including food pairings with a maximum of two visitor vehicles per day;*

- *a marketing plan with four 50-person private tasting events with meals and two 125-person private gala events with meals annually;*
- *installation of two 10,500 gallon above-ground domestic water storage tanks and one fire flow storage tank;*
- *process wastewater disposal through landscape irrigation and installation of a 35,000 gallon above-ground treated wastewater storage tank; and*
- *sanitary wastewater disposal through sub-surface drip including 14,670 sq. ft. of septic disposal and septic reserve areas.*

Road and Street Standards Exception to allow width reductions (18 feet required, 10 to 20 feet proposed) along the existing 2+ mile shared entry drive (APNs: 032-010-078, 032-010-010, 032-010-053, 032-010-080, 032-010-076, and 032-010-074) and along approximately 2,000 linear feet of new winery driveway (APNs: 032-010-074, 032-010-028, and 032-010-061 (032-030-044 SFAP)).

Lot Line Adjustment to transfer lot area from parcel 032-010-061 (032-030-044 SFAP) to parcel 032-010-074, from parcel 032-010-028 to parcel 032-010-061 (032-030-044 SFAP), and from parcel 032-010-060 (032-030-043 SFAP) to parcels 032-010-076 and 032-010-074 resulting in a net increase at parcel 032-010-061 (032-030-044 SFAP) from 89.83 acres to 91.2 acres and a net decrease at parcel 032-010-060 (032-030-043 SFAP) from 89.85 acres to 82.28 acres.

After careful review of the revised Continuum Winery Use Permit submittal package the Public Works Department recommends approval of the project with the following conditions:

EXISTING CONDITIONS:

1. The existing parcels are approximately 179.66 acres.
2. Existing property is currently developed with a winery.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated February 9, 2011.

PARKING:

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit shall conform to the requirements of the latest edition of the Napa County Road and Street Standards and shall be reviewed by this office at the time of building permit submittal.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

3. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of building permit submittal and accepted construction and inspection practices.
4. Applicant has requested a modification to the Napa County Road and Street Standards for the access driveway. Public Works will support the request with the conditions outlined in separate attached memo titled "Continuum Winery Road Modification" and dated March 3, 2011.
5. The applicant must obtain an encroachment permit from the California Department of Transportation for any work performed within the State Right-of-Way.

SITE IMPROVEMENTS:

6. 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 aisles, 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 and/or grading permit documents at the time of building and/or grading permit application. A plan check fee will apply.
7. Proposed 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.
8. Grading and drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
9. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County Public Works Department 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.
10. The applicant shall furnish an Adobe Acrobat PDF file with a complete set of all approved improvement plans to the County Engineer.
11. At the completion of construction, and prior to the final approval by the County, the applicant shall submit an Adobe Acrobat PDF file of the improvement plans reflecting all as built conditions and signed by the engineer of record.

OTHER RECOMMENDATIONS:

12. Applicant shall complete the lot line adjustment with Napa County Department of Public Works prior to approval of any building or grading plans associated with this use permit.
13. Prior to the issuance of applicable building or grading permits the applicant must obtain all appropriate regulatory permits from the Regional Water Quality Control Board, Army Corp. of Engineers and Fish & Game.
14. Any storm drains associated with the existing crush pad located at the Old Cloudview Winery building shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be reviewed and approved by this Department.
15. The following improvements were identified in the final traffic impact analysis and shall be constructed, reviewed, and approved by this office:
 - a. The foliage along the inside curve and west of the access road along SR 128 shall be trimmed to maximize line of site distance.
 - b. A stop sign and legend should be added at the access road's intersection with SR 128.
 - c. Foliage shall be trimmed on the inside of curves and at all of the minor driveway junctions along the access road.
 - d. Standard 15 mph speed limit signs should be installed at periodic intervals.
 - e. In the areas where the access road "splits" around a tree, the road should be signed and pavement arrows provided to direct two-way traffic flow around the tree.

CONSTRUCTION STORMWATER REQUIREMENTS

16. 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.
17. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation. The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d)

list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. A plan check fee will apply.

18. Any construction activity that will result in disturbance of greater than 10,000 sq ft of total land area but less than one acre of total land area will require the permittee to prepare and maintain a Stormwater Quality Management Plan (SQMP) to be submitted with the building permit application. A plan check fee will apply.
19. 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.
20. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
21. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

1. 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 Public Works office.
2. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume.
3. Loading/unloading dock and processing 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.
4. 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 prior to the issuance of applicable construction permits.
5. In design of retention facilities, the maximum percolation rate shall be two inches per hour.

6. For on-site common retention basins, the side slopes shall not exceed 3:1.
7. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
8. 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.
9. Prior to final occupancy the property owner must legally record an "*implementation and maintenance agreement*" approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
10. Each year the entity responsible for maintenance is required to complete an annual report. The report shall be signed by the property owner and include copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.

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 9, 2011

TO: Conservation Development and Planning Department

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

SUBJECT: Continuum Winery, APN# 032-010-061, 032-030-044, File # P10-00255 UP

The applicant proposes to abandon an existing 6,600 GPY winery on the west parcel, and replace it with a new 28,000 GPY winery in a new production facility with caves on the east parcel. Additional buildings are also proposed. A lot Line Adjustment is also proposed.

The parcel is located on Sage Canyon Road in Calistoga.

COMMENTS:

1. A lot line adjustment (LLA) is pending for the two parcels.
2. The east parcel (032-010-061) currently consists of 89.83 acres, and has an existing groundwater use of 21.30 acre-feet of water per year. The west parcel (032-030-044) currently consists of 89.85 acres, and has an existing groundwater use of 13.95 acre-feet of water per year.
3. Post-LLA the east parcel (032-010-060) will consist of 82.28 acres, and the west parcel (032-030-043) will consist of 91.2 acres.

RECOMMENDED CONDITIONS:

2. The following analysis will examine groundwater use on both the pre- and post-LLA parcel configurations.
 - a. Pre-LLA parcel configuration:
 - i. Parcel 032-010-061
We have reviewed the phase one, water availability analysis for the proposed project. The existing 89.83 acre parcel is located in the hillside area, with an extraction threshold of

0.5 AF/Acre, resulting in a total parcel threshold of 44.92 AF/Year. The estimated existing water demand of 21.40 AF/Year is below the established threshold for the property.

ii. Parcel 032-030-044

We have reviewed the phase one, water availability analysis for the proposed project. The existing 89.85 acre parcel is located in the hillside area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 44.92 AF/Year. The estimated existing water demand of 14.30 AF/Year is below the established threshold for the property.

b. New parcel configuration:

i. Parcel 032-010-060

We have reviewed the phase one, water availability analysis for the proposed project. The proposed 91.2 acre parcel is located in the hillside area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 45.60 AF/Year. The proposed water demand of 21.30 AF/Year is below the established threshold for the property.

ii. Parcel 032-030-043

We have reviewed the phase one, water availability analysis for the proposed project. The proposed 82.28 acre parcel is located in the hillside area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 41.14 AF/Year. The proposed water demand of 13.92 AF/Year is below the established threshold for the property.

Based on the information provided, the projected water use for the project is less than the established thresholds for each property configuration and should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



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To: Chris Cahill, CDPD	From: Jeannette Doss, Public Works <i>JD</i>
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Date: March 3, 2011	Re: Continuum Winery Road Modification 1683 Sage Canyon Road, St. Helena P10-00255 APN 032-010-061, 032-030-044
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Road Modification Request

As part of the Use Permit Major Modification (P10-00255) referral for the Continuum Winery, the Napa County Public Works Department has received a request for a modification of County Road and Street Standards for the existing driveway. The request dated July 16, 2010 (*revised February 8, 2011*) from the project's consultant, Riechers Spence & Associates (RSA) is to allow for a reduced width over portions of the driveway and to allow for increased centerline grades over three short sections of driveway. The reason for the road modification request is to avoid grading on steep slopes, avoid the disturbance of established drainage ways, and to preserve several large mature trees that would otherwise have to be disturbed and/or removed if the driveway were to conform to the full 20 ft width with a maximum slope of 20% for the entire road length as required by the Napa County Road and Street Standards.

Public Works Evaluation and Recommendation

Section 3 of the Napa County Road and Street Standards as adopted by Resolution No. 06-198 by the Board of Supervisors on November 21, 2006, grants the Department of Public Works the authority to recommend exceptions to the required standards based on existing environmental and physical constraints, where those exceptions provide the same overall practical effect as the standards towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public.

The Public Works Department has carefully reviewed the modification request and plans titled "Continuum Winery" dated July 16, 2010 and consulted with Cal Fire. Together with Cal Fire, Public Works has evaluated the balance between the existing and expected traffic demands, sight distances, road slopes, anticipated speeds, fire department access, emergency site evacuation and the environmental constraints surrounding the driveway and determined the following:

- The request for modification from the Road and Street Standards is in connection with an active use permit application for a major modification to an existing winery and has received the appropriate environmental review from the Conservation, Development and Planning Department; therefore the approving body shall be the Planning Commission.
- The request for modification has provided the necessary documentation as required by Section 3 of the Napa County Road and Street Standards. With respect to the findings, the steep slopes, natural drainage ways, and the mature trees are consistent with the definition of unique features of the natural environment as described in Section 3 of the Napa County Road and Street Standards.
- The existing driveway which varies in width from 14ft to 20 ft, currently serves two existing wineries and several residences.
- The request does illustrate full improvement of the roadway when practical and illustrates a fire truck turn around area and staging area at the termination of the roadway.
- Each of the three sections of roadway currently greater than 20% slope is no greater than 21.5% slope and no greater than 100 linear feet.
- As part of an agreement with the neighboring property owners the applicant is proposing to limit visitor traffic to only two vehicles per day.

Public Works and Cal Fire have concluded that the access road, as proposed by the applicant and as shown on the "Continuum Winery" plans would provide the same overall practical effect as the standards towards providing defensible space, preserving the natural environment and protecting the life, safety and welfare of the public. Therefore, Public Works and Cal Fire will support the approval of the road modification as proposed by the applicant with the following conditions that are in addition to any and all conditions previously placed on the project:

1. Localized reductions in width as described in the road modification request letter dated July 16, 2010 (*revised February 8, 2011*) are warranted in order to minimize disturbance on steep slopes, to minimize disturbance to natural drainage ways, and/or to preserve large established trees.
2. Applicant shall improve the existing road to the maximum road width achievable in the areas identified above where the full 20 ft cannot be achieved and the road width shall not be less than 14 ft in any area.
3. Applicant shall design drivable swales where drainage is required and the full roadway is not achieved.
4. As shown on the civil drawings titled "Continuum Winery", in the areas identified where 20 ft drivable widths are not achieved then the applicant shall provide inter-visible road widening with no more than 400 feet of separation. At these areas of road widening the total paved width

shall be a minimum of 20 feet, per Napa County Standards, and must be long enough to allow larger service and emergency/fire vehicles to pass.

5. Increasing the maximum allowable longitudinal slope from 20% is warranted at the following stations in order to minimize disturbance on steep slopes and/or to preserve large established trees:
 - a. Station 43+25 to 43+75 *maximum allowable slope 20.8%*
 - b. Station 54+40 to 54+65 *maximum allowable slope 21.5%*
 - c. Station 63+25 to 63+90 *maximum allowable slope 21.4%*

In the areas identified above with increased longitudinal slope the road surface shall be prepared with either a grooved concrete surface or stamped pattern concrete to help improve traction in poor weather conditions. Roadway shall be surfaced to the maximum extent practical to provide improved emergency vehicle access.

6. Access road shall be paved for the entire length of the road. Pavement must have a minimum structural section to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of hot mix asphalt over five inches of Class II Aggregate or equivalent.
7. The property owner shall be responsible for maintaining clearance at all times of the hammerhead turn around area and the emergency vehicle staging area as illustrated on the plans to accommodate emergency vehicle access to the winery.
8. The property owner will implement a horizontal and vertical vegetation management plan consistent with California Department of Forestry and Fire Protection requirements along the entire length of the driveway to provide defensive space and improve sight distance. The vegetation management plan shall be reviewed and approved by the Napa County Fire Marshall.
9. As directed by the Napa County Fire Marshall the applicant shall provide other mitigation measures (i.e. fire sprinklers, location of a fire hydrant, etc.) at the time of building permit submittal relating to the construction of the buildings.
10. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted application and site plans dated July 16, 2010 shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

cc: Pete Munoa – Cal Fire
File – Public Works

