



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: May 4, 2011	Re: Carevan Seria Winery – Major Mod 4206 Howard Lane, Napa P10-00206 APN 036-180-041

The Napa County Public Works Department received a referral for comment on a use permit application requesting a Major Modification to an existing Use Permit to modify a 1988 Small Winery Exemption Certificate (SW-38889) and 2000 Use Permit 98425-UP and to allow the following:

- *no change in the approved 100,000 gallon per year production;*
- *deletion of approved, but un-built, improvements including a 2,400 sq. ft. production building and approximately 5,000 sq. ft. of outdoor work area;*
- *demolition of an existing approximately 4,500 sq. ft. barn;*
- *construction of a new approximately 7,500 sq. ft. single-story winery hospitality building including a commercial kitchen;*
- *construction of a new approximately 16,500 sq. ft. single-story winery production building with a storage loft;*
- *construction of approximately 5,600 sq. ft. of covered outdoor work areas;*
- *construction of three 17 ½ ft. tall stone-clad wall structures along the proposed entry drive;*
- *construction of two outdoor seating areas proximate to the winery hospitality building;*
- *an increase in winery employment from 5 full-time and 2 part-time employees to 15 full-time and 15 part-time employees;*
- *an increase in approved, but presently un-built, winery parking from 7 employee spaces and 9 visitor spaces (16 total) to 22 employee spaces and 28 visitor spaces (50 total), including 2 ADA-accessible spaces;*
- *a change in the approved hours of operation from 8am – 6pm daily to 8am – 7pm Sunday - Thursday and 8am – 10pm Friday and Saturday;*
- *deletion of the custom crush restrictions adopted with Use Permit 98425-UP;*
- *new winery domestic and process wastewater treatment systems including a 2,210 linear foot pressure distribution leach field;*
- *installation of two 15,000 gallon above-ground water storage tanks and a 300 sq. ft. pump house;*
- *grading including 1,000 cu. yds. of cut and 1,110 cu. yds. of fill, resulting in a hospitality building finished floor level approximately 3 ½ ft. above existing grade; and*

- *improvements at the S.R. 29 /Howard Lane intersection including a new left-hand turn lane (southbound), a new refuge lane (southbound), and an expanded right-hand turn deceleration lane (northbound) at S.R. 29 and new stop signs and intersection improvements at Howard Lane.*

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

GROUNDWATER

1. See attached groundwater comments dated December 6, 2010.

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. The applicant must obtain an encroachment permit from this office for any work performed within the Napa County Right-of-Way.
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. 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.
13. All improvements identified in the final traffic impact analysis shall be constructed, reviewed, and approved by this office. As identified in the final traffic impact analysis:
"The project shall provide adequate lighting at the Howard Lane intersections with State Route 29 and Don Giovanni Driveway/Winery Access intersection, to ensure stopping sight distances are maintained. The project shall confirm the adequacy of existing lighting or modify the existing electrolier at the SR 29 intersection, and provide adequate lighting at the realigned Howard Lane/Don Giovanni Driveway/Winery Access intersection to ensure the adequacy of stopping sight distances at all times."
14. Applicant shall provide a double yellow stripe from the limit line at the HWY 29/Howard Lane intersection around the curve to where the new road alignment matches the existing alignment.
15. All roadway improvements approved and/or required pursuant to this use permit modification shall be completed prior obtaining a certificate of occupancy.

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. 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.
19. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
20. 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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Director of Public Works

GROUNDWATER MEMORANDUM -REVISED-

DATE: December 6, 2010

TO: Conservation Development and Planning Department

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

SUBJECT: Carevan Serai Winery, APN# 036-180-041, File # P10-00206

The application is for a major modification to a 100,000 gpy "used" but not built winery. The parcel is located on Howard Lane in Napa.

COMMENTS:

1. No increase to the previously approved production of 100,000 gpy is requested.
2. The parcel is located in the "Valley Floor" region.
3. The existing use is 30.15 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 30.21 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 30.21 AF/Year. The estimated water demand of 26.65 AF/Year is below established threshold for the property and below the existing use due to the removal of approximately 4 acres of vines.

The projected water use for the project is below the established threshold for property. No further analysis is necessary.