



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

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Steven E. Lederer
Interim Director

MEMORANDUM

To: Chris Cahill, Conservation Development and Planning Department	From: Drew Lander, Assistant Engineer Public Works
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Date: May 30, 2012	Re: P11-00348, P11-00495Ex, PW Conditions 3150 Silverado Trail, Napa 94558 APN 039-610-006
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Application requests to establish a new 50,000 gallon per year winery with a 13,675 sq ft two level (one story plus a cellar) production building, a 675 sq ft covered crush pad, conversion of a 4,525 sq ft existing residence into a winery hospitality and administration building, up to 10 employees, a total of 25 parking spaces, visitation of a maximum 124 and an average of 60 visitors per day, abandonment of the existing residential driveway and construction of a relocated 18 foot wide winery access drive, demolition of the existing Hardman Creek bridge and construction of a new 20 foot wide bridge in roughly the same location, construction of a 4 to 7 foot tall stone wall and entry structure, partially within the Silverado Trail right-of-way, and the installation of a southbound Silverado Trail center left-turn lane at the proposed winery driveway. An exception to the Conservation Regulations to allow an encroachment into the stream setback is proposed.

EXISTING CONDITIONS:

1. Existing access taken from the East side of Silverado Trail approximately 2000 ft South of Soda Canyon Road.
2. The existing development includes a residential structure with pool and landscaping which is within the foot print of the proposed area of the new winery complex.
3. Current traffic conditions on Silverado Trail dictate that a left turn lane would be required for the proposed development as noted in the traffic report dated December 1, 2011 and prepared by Omni-

Means Engineering. Construction of a left turn lane to serve the proposed winery driveway is included in the development proposal.

4. A portion of the property falls inside the FEMA flood zone AE as found on FIRM panel 510E and the approximate Base Flood elevation for the property is 46.5ft MSL NAVD88

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Ground water comments to be provided under separate memo.

NEW DRIVEWAY:

2. New access driveway shall conform to the latest edition of the Napa County Road and Street Standards for a Common Drive (detail C-7, pg29) and shall be designed by a licensed engineer to withstand a minimum load of H20.
3. New access bridge shall be constructed to support a minimum of an H20 loading and shall be designed to allow for the passage of the 100yr flood event with a minimum of 2ft of free board.
4. Any portion of the entry structure that is proposed to be constructed within the County right of way shall be reviewed through an encroachment permit application to the Department of Public Works and shall be approved at the sole discretion of the County Road Commissioner.
5. No permanent structures shall be constructed in the County right of way without first having obtained an encroachment permit. The granting of an encroachment permit for the installation of a rock wall in the right of way will require that no portion of the wall be constructed inside the vehicle clear recovery zone unless it is designed and constructed so as to break away or collapse under impact.

PARKING:

6. Any parking proposed by the applicant or required by the Planning Department as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent and shall be designed to support a minimum of H20 loading.
7. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

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 Storm water 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. The pre-development and the post-development flow for a 100-year event shall be provided with improvement plans. Improvement plans shall address the attenuation of peak flow due to the additional runoff resulting from this development.
11. Grading, drainage, and parking improvements shall be constructed consistent with the latest Napa County Road and Street Standards.
12. No site improvements are proposed to be construction in the 100yr flood plain.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

13. The application shall incorporate Site Design, Source Control, and Treatment Control Best Management Practices to comply with County and State water quality standards.
14. 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. If site conditions are found to be inconsistent with the intent of this requirement a waiver of impracticability may be granted by the Director of Public Works if all possible Best Management Practices have been considered and rejected as impracticable.
15. Any new 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.
16. All areas that are proposed to be utilized for winery crush operations shall drain only to approved sanitary waste systems.

OTHER RECOMMENDATIONS:

17. This office supports the requested creek setback exception to allow the winery improvements to be constructed as proposed.
18. Construction activity resulting in a disturbance of greater than one acre of total land area, permittee shall 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 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. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

19. 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.
20. 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 at 707-253-4351. For groundwater questions, please contact Anna Maria Martinez



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Environmental Management

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Steven Lederer
Director

MEMORANDUM

To:	Napa County Planning Department Chris Cahill, Planner	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	May 18, 2012	Re:	Use Permit Application for Krupp Brothers Winery, 3150 Silverado Trail Assessor Parcel # 039-610-006 File P11-00348

The revised use permit application received April 6, 2012 and the revised water availability analysis received April 27, 2012 have been reviewed. This Department has no objection to approval of the application with the following conditions of approval:

1. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Department prior to issuance of any building permits for said areas. An annual food permit will be required.
2. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Department. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
3. The existing well must be properly protected from potential contamination. If the existing well is to be destroyed, a new well drilled or the existing well reconstructed a permit must be obtained by a licensed well driller from this Department.
4. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.

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. A permit to construct the alternative sewage treatment 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.
7. 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.
8. On days when the winery will be hosting more than 124 persons for wine tasting and events portable toilets shall be provided for use to reduce the impact to the onsite sewage disposal system.
9. A sewage destruction permit must be obtained from this Department prior to destroying any existing septic tanks.
10. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
11. 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.
12. 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.
13. 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.

Krupp Brothers Winery
P11-00348
039-610-006

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cc: Donna Oldford, 2620 Pinot Way, St. Helena, CA 94574
Dr. Jan Krupp, 3267 Soda Canyon Road, Napa, Ca 94558

INTER-OFFICE MEMO

TO: Chris Cahill
Conservation, Development, and Planning Department

FROM: Brian Hampton
Fire Department

DATE: October 11, 2011

SUBJECT: Krupp Bros. Winery
P11-00348 APN# 039-610-006

SITE ADDRESS: 3150 Silverado Trail

The Napa County Fire Marshal staff has reviewed the Use Permit application for a new 50,000 gallon a year winery, with a marketing plan, 18,115 square foot winery building, day tours with food pairings. The following comments and/or corrections should be incorporated as project conditions if the Planning Commission approves the project.

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. A UL listed fire pump may be required to provide the fire flow for the project. The fire pump shall be installed, maintained, & tested per NFPA 20, 2002 edition.
4. Install a KNOX CABINET #1306 with a KNOX all weather housing unit#1201 at the driveway entrance on the right hand side. Contact the Napa County Fire Marshal's Office for an application and additional information.
5. Install blue dot reflectors 12-inches of center line in front of all fire hydrants.
6. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 31/2 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.
7. Install illuminated exit signs and emergency backup lighting throughout per the California Building Code 2007 edition.

8. Your fire flow for this project is 500 gallons per minute (GPM) for a 2 hour duration at 20 psi residual pressure. Provide 15,000 gallons of water storage dedicated for fire protection. Water storage for fire sprinkler system shall be in addition to the water storage for your fire flow.
9. Installation of water storage tanks shall comply with NFPA 22, 2002 edition for the Standard for Installing Water Storage Tanks for Fire Protection.
10. 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.
11. 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.
12. All exit doors shall be operable without the use of a key or any special knowledge or effort.
13. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
14. A complete set of building drawings and civil drawings shall be submitted to the Fire Department for plan review and approval.
15. 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.
16. 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.
17. 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.
18. 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.

19. All driveways and roads shall comply with the California Fire Code 2007 edition and Napa County Public Works road and street standards.
20. All gated entrances shall be provided with a KNOX KEY SWITCH for electronic gates and/or a KNOX PADLOCK for manual gates.
21. Provide all weather emergency vehicle access roads to within 150 feet of any exterior portion of the proposed facility.
22. The existing bridge shall be certified by a structural engineer to be able to support large heavy fire equipment to the H 20 load specification. All weather signs shall be posted on both ends of the bridge stating as such.
23. Technical assistance in the form of a Fire Protection Engineer or Consultant shall be provided by the applicant at no cost to the Nap County Fire Marshal's Office for plan review per the California Fire Code 2002 edition.



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Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
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Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Chris Cahill
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: January 4, 2012

SUBJECT: P11-00348 & 00495 APN# 039-610-006

SITE ADDRESS: 3150 Silverado Trail

The Napa County Fire Marshal's Office has reviewed the Use Permit application to change the driveway alignment, adds a stream setback exception request, and amends project phasing. We would like to request the following comments be incorporated as project conditions if the Planning Commission approves the project.

1. Based on the project description, this current application does not warrant any new fire protection conditions. Applicant shall comply with all items in letter dated October 11, 2011

Cahill, Christopher

From: Dave Steiner [dave@naparcd.org]
Sent: Monday, January 09, 2012 10:19 AM
To: Cahill, Christopher
Cc: hlinn@rsacivil.com
Subject: RE: Krupp Bros winery, P11-00348

Chris: Hugh Linn gave me a call this morning to discuss my concerns over the location of the eastern bridge abutment of the proposed bridge over Hardmann Creek, on the Krupp Bros winery project. I had not realized that the eastern abutment is to be located on a bank that is about three feet higher than the west bank, and that at high flows the creek (as well as the nearby Napa River) will be spilling out onto the vineyard, which is part of a designated floodplain. This condition would certainly allay my concerns over turbulence around the eastern abutment. Hugh tells me that he will be required to provide HEC-RAS hydrologic calculations to verify these conditions, as part of his requirements to secure a building permit for that part of the project. It appears that Riechers Spence has already addressed the issues I raised in my memo last week. Call with any questions, or to discuss further. Thanks. Dave Steiner

From: Cahill, Christopher [<mailto:Chris.Cahill@countyofnapa.org>]
Sent: Wednesday, January 04, 2012 4:21 PM
To: Dave Steiner
Subject: RE: Krupp Bros winery, P11-00348

Great. Thanks a ton for looking it over Dave.

-Chris

chris cahill
email : chris.cahill@countyofnapa.org
direct : 707.253.4847 facsimile : 707.253.4336

From: Dave Steiner [<mailto:dave@naparcd.org>]
Sent: Wednesday, January 04, 2012 10:39 AM
To: Cahill, Christopher
Subject: Krupp Bros winery, P11-00348

Hi, Chris: I'm a little concerned that the eastern abutment of the proposed new bridge might be in the flowpath of the creek at high water stage, which might create erosive turbulence and/or collect debris on the outside curve, as conceptually proposed on the plan view. I recommend that you check the hydrologic and hydraulic calcs to see if wider/higher span might be in order. Thanks. DS

Cahill, Christopher

From: Banducci, Brian M.
Sent: Wednesday, January 11, 2012 3:53 PM
To: Trippi, Sean; Cahill, Christopher
Subject: Permit Applications/Request for Comments

Good afternoon, not sure if I have all ready responded to the following applications, but in the event I have not the Sheriff's Office has no concerns with either one at this time.

Sean, APN: 57-220-027

Chris, APN: 039-610-0060

Brian Banducci, Captain
Napa County Sheriff's Office



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Steven E. Lederer
Interim Director

GROUNDWATER MEMORANDUM

DATE: March 27, 2012

TO: Conservation Development and Planning Department

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

SUBJECT: Krupp Bros. Winery, APN# 039-610-006, P11-00348

The applicant requests approval of a 50,000 gpy winery with tours/tasting and marketing events. The project parcel is located on Silverado Trail in Napa.

COMMENTS:

1. The parcel is located in the "Valley Floor" region.
2. The existing use is estimated to be 4.6 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 13.23-acre parcel is located in the hillside area with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 13.23 AF/Year. The estimated water demand of 5.63 AF/Year is below established threshold for the property.

Based on the information provided, the projected groundwater usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.