



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: Kirsty Shelton
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: November 7, 2011

SUBJECT: P11-00156 APN# 030-270-013

SITE ADDRESS: **849 Zinfandel Lane**

The Napa County Fire Marshal's Office has reviewed the Use Permit application for resubmitted items requested. Particular issues: Fire Department access, Public Works transportation issues, Building Department issues of pool (reflecting/commercial). We would like to request the following comments be incorporated into project conditions should the Planning Commission approve the project.

- 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
2. The numerical address for the project shall be posted at the public right of way visible from both directions of travel a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
3. All fire department emergency vehicle access roads shall be a minimum of 20 feet wide throughout the site and shall be unobstructed by parking stalls, landscaping, etc.
4. Emergency vehicle access routes shall not be part of the parking stalls as shown on the proposed plans.
5. All turning radius' shall be 40 feet.

Provide a vertical clearance along all emergency vehicle access roads a minimum of 14' for the entire length. Trees shall be pruned up along emergency vehicle access roads.



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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

Steven E. Lederer
Interim Director

GROUNDWATER MEMORANDUM

DATE: May 15, 2012

TO: Conservation Development and Planning Department

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

SUBJECT: Raymond Vineyards and Cellar, APN# 030-270-013, P11-00154

The applicant requests a major modification an existing winery use permit to increase production from 750,000 gpy to 1,500,000 gpy, increase visitation from 400 to 800, to increase employees from 24 to 90, to adopt a marketing plan, increase in parking spaces, and additional improvements. The project parcel is located on Zinfandel Lane in St. Helena.

COMMENTS:

1. The parcel is located in the "Valley Floor" region.
2. The existing use is estimated to be 34.06 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 60.72-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 60.72 AF/Year. The estimated water demand of 53.95 AF/Year is below established threshold for the property.

Based on the information provided, and the fact that treated process water will also be used for irrigation of the vineyard, 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.



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Steven E. Lederer
Interim Director

MEMORANDUM

To: Kirsty Shelton Planner	From: Paul Wilkinson Associate Engineer
Date: March 19, 2012	Re: P11-00156 UP , Raymond Vineyards

This application will allow a major modification to Use Permit Number 89-46, 498384 to a) increase visitation from 400 public to 400 public + 400 by appointment; b) install a left hand turn lane; c) increase the number of employees from 24 to 90 d) increase the production from 750,000 to 1.5 g/year; e) construct a commercial kitchen; f) install 50 parking spaces, for a total of 130 spaces; construct 17500 s.f. accessory use, adopt a marketing plan; g) convert residential use space to accessory commercial space.

EXISTING CONDITIONS:

1. Napa County Parcels 030-270-004-000 is an existing property located on the South side of Zinfandel Lane.
2. Site is located approximately 1,100 feet west of State Highway 29.
3. Site is currently developed as a winery and vineyard.
4. The existing driveway meets current Napa County Roads and Streets standards for width and structural section.
5. All existing development on the parcel is outside of floodways or floodplains.
6. Traffic volumes on Zinfandel Lane on a typical weekday is 2665 average daily traffic (ADT) and the winery generate approximately 108 ADT.
7. Zinfandel Lane is a two lane road with no existing left turn pocket at the driveway intersection.
8. All requirements listed in the Conditions of Approval for the Raymond Vineyard & Cellar, Inc., Use Permit #U-89-46 are still applicable and shall apply for this Use Permit modification unless there is a conflict between the requirements, in which case the requirements for this Use Permit Modification (Use Permit #P11-00156 UP, Raymond Vineyard) shall apply.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Groundwater comments provided under separate memo.

NEW DRIVEWAY INTERSECTION AND LEFT TURN POCKET

2. Any change in the access drive shall be a minimum of 18 feet in width with 2 feet of shoulder. Structural section shall be a minimum of 2 inches of asphalt concrete surfacing over 5 inches of Class II aggregate base material or equivalent (Napa County Roads and Streets Standards, Page 9, Par. 12) and shall be designed to support a minimum H20 loading.
3. All driveway access to the public right away must conform to the latest edition of the Napa County Road and Street Standards.
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,
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. 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 for the drainage improvements.

OTHER RECOMMENDATIONS

1. A left turn pocket on Zinfandel Lane was required as condition of approval for Use Permit #U-89-46 in 1991. The left turn lane was to be constructed when traffic volumes on Zinfandel Lane exceeded 2000 trips per day. Current average daily trips on Zinfandel Lane exceed 3,000 trips per day; therefore, a left turn lane for west bound traffic entering Wheeler Land lane must be

constructed before any changes to the existing use permit that result in an increase in traffic volumes are implemented. The left turn must be designed by a licensed Civil Engineer and shall conform to the requirements of the current Napa County Road and Street Standards.

2. The intersection of State Route 29 with Zinfandel Lane is currently operating at LOS F. This project will increase the traffic volume at the intersection by 154 trips during the afternoon peak hour. The level of service will remain at LOS F. The Department of Public Works has recommended a condition of approval and mitigation measure requiring payment of a traffic impact fee for the impacts to the State Route 29/Zinfandel Lane intersection. 154 new trips divided by 1928 existing trips is 8%. The typical costs to install a traffic signal would be \$325,000. 8% of \$325,000 is \$26,000. The fair share fee to be paid by the applicant will be \$26,000 for traffic impacts at the State Highway 29/ Zinfandel Lane. This fee will support the preparation of a traffic behavior study to determine appropriate traffic mitigation measures and traffic mitigation fees necessary to maintain appropriate levels of service on County Roads.
3. 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

4. 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.
5. Stormwater Quality Management plans shall be prepared and submitted at the submittal of improvement plans.
6. 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

7. 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.
8. 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

9. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
10. 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.
11. 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.
12. 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Paul Wilkinson at 707-253-4351. For groundwater questions, please contact Anna Maria Martinez 707-259-8600.



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RECEIVED

NOV 07 2011

NAPA CO. CONSERVATION,
DEVELOPMENT & PLANNING DEPT.

Environmental Management

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Napa, CA 94559
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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department,	From: Christine Secheli, Assistant Director
Date: November 3, 2011	Re: Application for Use Permit for Raymond Vineyard and Cellar Located at 849 Zinfandel Lane Assessor Parcel # 030-270-013 File # P11-00156

The submitted application including letter from Raymond Vineyard dated October 221, 2011 has been reviewed and this department recommends approval with the following condition of approval:

1. Plans for the proposed improvements to the process waste water system for Phase I 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 associated with Phase I related to wine production will be granted until such plans are approved by this Department.
2. A permit for the process wastewater improvements associated with Phase I 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.
3. Plans for the proposed sanitary waste water subsurface drip disposal system (an 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.
4. A permit for the installation of the sanitary waste water subsurface drip disposal 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.
5. An annual alternative sewage treatment system monitoring permit for the alternative sanitary sewage disposal system (the ETI bed and subsurface drip disposal system) must be obtained

prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.

6. A commercial kitchen is proposed as a part of this application. 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.
7. Within 30 (thirty) days of initiation of the use of the new buildings, an updated Hazardous Materials Business Plan or a Business Activities Page shall be submitted and approved by this Department.
8. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This water system is currently being regulated; however plans have been submitted for an upgrade in the permitting due to the number of employees and visitors. The applicant shall complete the plan submittal and receive approval prior to approval of building permits. The technical report must be completed by a licensed engineer with experience in designing water systems. Prior to occupancy, the owner must apply for and obtain the required annual operating permit for the water system from this Department. The applicant must comply with all required monitoring and reporting.
9. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
10. 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.
11. 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.
12. 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.
13. Plans for the proposed improvements to the process waste water system for Phase II shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. This must include an evaluation of the liner of the existing pond to be converted to a wastewater pond. No building

clearance (or issuance of a building permit) for any structure associated with Phase II (the expansion of Building "B") will be granted until such plans are approved by this Department.

14. A permit for the process wastewater improvements associated with Phase II must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for the expansion of Building "B".

15. The existing residential pool is to be converted to a reflection pond. Since this will not meet the definition of a public pool, we have no additional requirements related to this reflection pond.