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Planning, Building & Environmental Services

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David Morrison
Director

MEMORANDUM

To: Shaveta Sharma, Planning Division	From: Jeannette Doss, Engineering and Conservation Division <i>JD</i>
Date: October 7, 2014	Re: Robert Foley Winery Use Permit – Engineering CoA 1300 Summit Lake Drive, Angwin, CA P14-00085 APN 018-230-004

The Engineering Division received a referral for comment on a new use permit, generally requesting the following:

To increase the winery production from 30,000 gallons per year to 50,000 gallons per year; increase the onsite employees from one full-time employee and one part-time employee to four full-time employees; re-striping of the two existing parking spaces and the installion of four additional parking spaces; convert an existing 1,760 sq ft agricultural barn on the property as a winery multipurpose space; construct an addition to the crush pad of approximately 900 sq ft; expand the existing leachfield serving the winery; and replace two existing 1,500 gallon septic tanks with one 5,000 gallon septic tank. The project also proposes changes to the existing marketing plan that would allow daily visitation (tours and tastings) for a maximum of 10 persons per day; twelve events per year with catered meals for up to 12 persons per event; and two events per year with catered meals with up to 50 persons per event.

After careful review of the Use Permit submittal package the Engineering Division recommends approval of the project with the following recommended conditions:

EXISTING CONDITIONS:

1. Napa County parcel 018-230-004 is on the Summit Lake Drive approximately 0.5 miles from the intersection with North White Cottage Road.
2. Site is currently developed with a residence, winery, caves, and associated parking and driveway access improvements.
3. Driveway access is shared with existing residence.

4. Existing access road is 22 feet wide at the connection with Summit Lakes Road and then turns into a 14 ft wide one way loop road.
5. Driveway and parking surfaces are currently paved.

RECOMMENDED CONDITIONS:

PARKING:

1. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

2. 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.

SITE IMPROVEMENTS:

3. 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 and/or grading permit documents at the time of permit application. A plan check fee will apply.
4. 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.
5. 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.
6. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County Planning, Building and Environmental Services 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.

OTHER RECOMMENDATIONS:

7. 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.

CONSTRUCTION STORMWATER REQUIREMENTS:

8. Any Project that requires a building or grading permit shall complete a Napa County Construction Site Runoff Control Requirements Appendix A - Project Applicability Checklist and shall submit this form to the Napa County Planning, Building and Environmental Services Department for review.
9. 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 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
10. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (SRWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County Planning, Building and Environmental Services Department for review.
11. 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.
12. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
13. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

14. 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 Planning, Building and Environmental Services Department office.

