



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

Handwritten signature and date: 09/23/2014

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| To: Shaveta Sharma Planner III Planning Division | From: Patrick C. Ryan Assistant Engineer Engineering Service |
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| Date: September 23, 2014 | Re: Permit No. P14-00100 Markham Vineyards – Major Mod. APN: 022-200-008-000 |
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The County of Napa’s Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit Major Modification application, generally requesting the following:

Use Permit for the increase to wine production from 300,000 gallons per year to 429,000 gallons per year, and to increase the facilities wastewater system.

After careful review of Markham Vineyards Use Permit Major Modification application submittal package the Engineering Division has determined that all items are complete and sufficiently detailed. As long as no additional changes are made to the proposed improvements this Division recommends approval of the project with the following conditions:

EXISTING CONDITIONS:

1. The County of Napa parcel 022-200-008 is located 2812 St. Helena Highway, St. Helena, CA.
2. The existing parcel is approximately 9.97 acres.
3. The existing parcel is zoned AP; Agricultural Preserve District.
4. Existing property is currently developed with a commercial winery facility, uncovered winery processing and receiving areas, fire water storage tank, wastewater pretreatment and storage ponds, and associated infrastructure.
5. The existing parcel is located within the Napa River Watershed, Napa River-Upper St. Helena Reach drainage tributary.
6. The existing parcel is located within a FEMA NFIP Special Flood Hazard Area (SFHA) - Floodway and Floodplain Zone AE.
 - i. Map/Panel Number: 06605C 0263E

- ii. Base Flood Elevation (BFE): 236.6 MSL NAVD 1988

RECOMMENDED CONDITIONS:

FEMA NFIP REQUIREMENTS:

1. No person shall perform any of the following acts, nor otherwise alter the hydraulic characteristics of a special flood hazard area without first having obtained a floodplain permit pursuant to Napa County Code (NCC) Section 16.04.
 - i. Deposit or remove any material within a special flood hazard area;
 - ii. Excavate within a special flood hazard area;
 - iii. Construct, install, alter or remove any structure or facility within, upon or across a special flood hazard area; or
 - iv. Alter any embankment within a special flood hazard area.
2. A separate permit must be obtained for each activity, if all activities will not be performed on the same parcel at the same time.
3. The areas designated as floodways are located within special flood hazard areas established in NCC Section 16.04.500. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, no application for a permit shall be approved, and no permit shall be issued, if the floodplain administrator finds and determines that the proposed work falls into any of the following situations:
 - i. The work is located within a defined floodway; except that this prohibition shall not apply if subsection (3)(i)(a) or (3)(i)(b) of this section exists:
 - a) The work is performed entirely within the footprint of an existing structure and does not result in any increase in the base flood elevation, or
 - b) A registered engineer or architect has provided a certification that demonstrates to the satisfaction of the floodplain administrator that the proposed activity shall not result in any increase in the base flood elevation,
 - c) If subsections (3)(i)(a) or (3)(i)(b) of this section are satisfied, all proposed new construction and substantial improvements shall comply with all other applicable provisions of NCC Section 16.04;
 - ii. The work increases the base flood elevation by more than one foot where base flood elevations have been determined but a regulatory floodway has not been designated; or
 - iii. The work is not in conformance with the provisions set forth in NCC Section 16.04.

ROAD & STREET STANDARDS:

4. Any proposed or required new/reconstructed access drives shall meet the requirements of a Commercial, Industrial and Non-Residential driveway for all access dedicated to the proposed winery. The developer shall provide a minimum of 18-foot wide driveway with 2-feet of shoulder from the publicly maintained road to the improved structure. Pavement structural

sections shall be determined by the designed Traffic Index. The minimum structural section shall be 2-inches of hot mix asphalt (HMA) over 5-inches of Class II Aggregate Base (AB) in accordance with Section 27 of the 2011 Napa County Road and Street Standards (RSS).

5. Any proposed or required new/reconstructed parking shall meet the requirements outlined in the current Napa County RSS, Section 9 and/or Detail D-8, page 82.

SITE IMPROVEMENTS:

6. Any proposed or required 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 the Napa County PBES Department Engineering Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of 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 storm water 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 current Napa County RSS, Napa County Stormwater Program, and the California Building Code (CBC). Specifically, all cut and fill slopes shall be setback to meet the latest CBC.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

9. Any proposed or required development subject to obtain a building permit or grading permit, the applicant shall complete and sign the "Construction Site Runoff Applicability Checklist" (see Appendix A – Construction Site Runoff enclosed), to determine if the subject project is subject to Construction Site Runoff Control Best Management Practices (BMPs) requirements.
 - iv. If the answer to any question in Part A of the Applicability Checklist is "yes", the applicant must prepare and submit a Stormwater Quality Management Plan (SQMP) to this Division.
 - v. If the answer to all questions in Part A is "no", the project is not required to prepare a SQMP and the project must comply with the "Standard Conditions of Approval."
10. Any proposed or required 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 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.
11. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a SWPPP in accordance with the regulations of California Regional Water Quality Control Board (CRWQB) 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 PBES Department Engineering Division for review.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

12. Any proposed or required development subject to obtain a building permit or grading permit, the applicant must complete and sign the "Post-Construction Runoff Management Applicability Checklist" (see Appendix A – Post-Construction Runoff Management attached), to determine if the project is subject to Post-Construction Stormwater Management BMP requirements.
 - i. If the answer to any question in Part A and Part B is "yes", the applicant must prepare and submit a Stormwater Runoff Management Plan (SRMP) to this Division at the time the Applicability Checklist is submitted.
 - ii. If the answer to all questions in Part A and Part B are "no", the project is exempt from the Post-Construction Runoff Management Requirements.
13. Any proposed or required development 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 PBES Department office.
14. All outdoor area with the potential to be a source of pollutants (i.e. processing areas, loading dock areas, storage areas for liquid materials or wastes) shall be designed to incorporate the an Automatic Diversion Valve system to prevent pollutants from being transported to the storm water conveyance system. The installation and maintenance of an Automatic Diversion Valve system to divert runoff from the outdoor pollutant generating areas between the storm water conveyance system and process wastewater collection systems shall be installed within 90 days of approval of this Use Permit Major Modification. The automatic diversion valve system shall meet the design criteria outlined by this department, and will be evaluated at the time of the building permit submittal.
15. Prior to final approval for the installation of the Automatic Diversion Valve system the property owner must legally record an "Operation and Maintenance Agreement" approved by Napa County PBES Department Engineering Division to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
16. Each year the entity responsible for maintenance is required to complete an annual report that includes 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 Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at Patrick.Ryan@countyofnapa.org.



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David Morrison
Director

MEMORANDUM

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| To: Shaveta Sharma, Planner | From: Christine Secheli, REHS |
| Date: September 25, 2014 | Re: Application for Markham Vineyards Located at 2812 St. Helena Hwy. Assessor Parcel # 022-200-008,13,20&25 File # P14-00100 |

We have reviewed the application for an increase in production to 429,000 gallons annually and have determined we have no comments or conditions of approval. The existing Waste Discharge Permit (WDR) issued by the San Francisco Regional Water Quality Control Board recognizes this proposed increase in production and corresponding increase in wastewater production. The WDR outlines the maximum flow to the combined wastewater system for each of the system users and with this increase in production, Markham is still within that design capacity.

cc: