



A Tradition of Stewardship
A Commitment to Service

David Morrison
Director

MEMORANDUM

To: Charlene Gallina, Planning Division	From: Jeannette Doss, Engineering and Conservation Division <i>gd</i>
Date: November 24, 2015 <i>Revision on November 25, 2015</i>	Re: Phelan Residence Use Permit – Engineering CoA 100 Hennessey Ridge Rd, St. Helena, CA P12-00265 APN 025-440-007-000

The Engineering Division received a referral for comment on a Use Permit – Exception to the Conservation Regulations, generally requesting the following:

To recognize work completed within a creek setback without obtaining a permit. Constuction of a single family dwelling, retaining walls, piping creek, work done within pond area. The application also includes a request for an exception to the Napa County Road and Street Standards over portions of the shared access driveway.

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 025-440-007-000 is located at the end of Hennessey Ridge Road.
2. Hennessey Ridge Road is a private shared roadway off of Chiles Pope Valley Road approximately 0.35 miles North of the intersection of Chiles Pope Valley Road and Sage Canyon Road.
3. Hennessey Ridge Road is privately maintained by a home owners association made up of 20 parcels. Of those 20 parcels there are approximately 14 that currently take primary access of off Hennesey Ridge Road.
4. The existing parcel is approximately 163.3 acres.
5. Site is currently developed with a main residence, a second unit, a pond and associated residential accessory structures.

RECOMMENDED CONDITIONS:

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

1. All roadway construction associated with this application shall conform to the Road Exception Evaluation composed by this Division, dated October 29, 2015 (*revised on November 25, 2015*), enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local codes.
2. Any roadway, proposed new or reconstructed, not included in the above mentioned Road Exception Evaluation shall meet the requirements for a Residential Driveway as outlined in the 2011 Napa County Road and Street Standards (RSS).

SITE IMPROVEMENTS:

1. All on site civil improvements proposed, including but not limited to, the excavation, fill, general grading, and drainage 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.
2. 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.
3. 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.
4. 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:

5. 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.

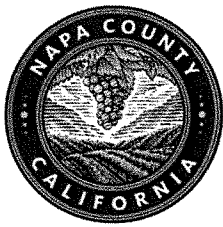
CONSTRUCTION STORMWATER REQUIREMENTS:

6. Prior to issuance of a building permit the applicant shall prepare an Erosion and Sediment Control Plan (ESCP) for review and approval by Engineering in conformance with Napa Countywide Stormwater Pollution Prevention Program Erosion and Sediment Control Plan Guidance dated December 2014.
7. 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.
8. 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.
9. 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.
10. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
11. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

12. Prior to issuance of a building permit the applicant shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by Engineering in PBES.

Any changes in use may necessitate additional conditions for approval. If you have any questions regarding the above items please contact Jeannette Doss at 253-4417.



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Planning, Building & Environmental Services

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

Hillary Gitelman
Director

MEMORANDUM

To: Suzie Gambill, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: August 29, 2013	Re: Use Permit Exception Application for Phelan, 100 Hennessey Ridge Road APN: 025-440-007 File # P12-00265

The application for a use permit exception to the conservation regulations for work conducted within a creek setback has been reviewed. The applicant has submitted sewage treatment system plans to construct a new sewage system. The plan has been reviewed for conformance with the setback requirements of Title 13, Section 13.28.040 and has been approved by staff. This Division has no comment regarding the use permit exception application.



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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: Suzie Gambill
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: June 11, 2013

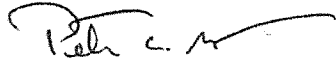
Subject: P12-00265 APN# 025-440-007

SITE ADDRESS: 100 Hennessey Ridge Road, St. Helena CA 94574

The Napa County Fire Marshal's Office has reviewed the application for the project located at the address above. I am requesting that the comments below be incorporated into the project conditions should the Planning Commission approve this 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. All driveways, roads and gates shall comply with the Napa County Public Works Road and Street Standards.
3. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
4. All newly constructed residential dwellings as well as all remodels or additions equaling 50 percent or greater of the existing residential structure shall be required to install an automatic fire sprinkler system conforming to NFPA 13D 2010 edition.
5. All newly constructed residential dwellings as well as all remodels or additions equaling 50 percent or greater of the existing residential structure shall be required Provide 2,500 gallons of water dedicated for fire protection. Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.

6. 100 feet of defensible space shall be provided and maintained around all structures.

A handwritten signature in black ink, appearing to read "Pete Muñoa", with a long horizontal flourish extending to the right.

Pete Muñoa
Fire Marshal