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Agency Comments



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David Morrison
Director

MEMORANDUM

To: Charlene Gallina, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: January 23, 2015	Re: Sodhani Winery APN 022-080-004 File #P14-00402

Environmental Health Division staff has reviewed an application requesting approval to construct a new winery with production capacity of 12,000 gallons per year without visitation or marketing as detailed in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. A commercial food facility is not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.
2. Plans for the proposed domestic waste subsurface drip, hold and haul and/or process wastewater treatment systems 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 these systems will be approved until such plans are approved by this Division.
3. Since the septic system serving the existing dwelling will be demolished in order to construct the new winery and driveway, a plan detailing the method for sewage disposal until the new system is installed must be included in the plans required above and submitted before a building permit is issued. The proposal must be reviewed and approved by this Division.
4. Permits to construct the proposed domestic waste subsurface drip and process waste hold and haul or treatment and reuse systems must be secured from this Division 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. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, and may wish to retain the services of a consultant in this matter.
6. 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.

During construction and/or prior to final occupancy being granted:

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. An annual holding tank operating permit must be obtained for the hold and haul system (if the hold and haul option is constructed as detailed in the wastewater feasibility report) 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.

or

The applicant shall maintain regular monitoring of the above ground waste water treatment system (if process wastewater treatment and reuse is constructed as detailed in the wastewater feasibility report) as required by this Division which includes submitting quarterly monitoring reports. An annual operating permit is required for the process wastewater system.

9. 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.

Upon final occupancy and thereafter:

10. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at:

http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy.

Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

11. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Business Activities Page shall be submitted and approved by this Division.
12. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with subsequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
13. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
14. 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.



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Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: November 30, 2015	Re: Sodhani Winery P14-00402

Thank you for the opportunity to review the subject permit application. I offer the following comments from the Department of Public Works:

Left-Turn Lane not required. Based on the forecast of traffic to be generated by the proposed project, and the volume of traffic on SR 29/128, this project will not require the installation of a left-turn lane at the location of the project access driveway.

Encroachment Permit required. The plans indicate a new driveway connection to SR 29/128, a Caltrans-maintained road, which will require an encroachment permit from that agency.

Please contact me at Rick.Marshall@countyofnapa.org or call (707) 259-8381 if you have questions or need additional information.



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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1464

Barry Bierman
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Charlene Gallina
Planning, Building and Environmental Services

FROM: James Bales
Fire Department

DATE: January 14, 2015

Subject: P14-00402 APN# 022-080-004

SITE ADDRESS: 3283 St. Helena Hwy North, St. Helena, CA 94574

The Napa County Fire Marshal's Office has reviewed the Use Permit Modification application for the project listed 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 fire department access roads and driveways shall comply with the Napa County Road and Street Standards.**
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2013 edition with water flow monitoring to a Central Receiving Station.
5. The required fire flow for this project is 200 GPM for a 60 minute duration with 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2013 edition may be required to meet or exceed the required fire flow for the project.

6. Provide a minimum of 12,000 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.**
7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 15 foot clear vertical clearance.
8. All cave development shall comply with CBC Section 436 as well as the Napa County Fire Marshal's Office Cave Development Guidelines.
9. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
10. All fire hydrants shall be painted chrome/safety yellow.
11. Approved steamer fire hydrants shall be installed a maximum distance of 250 feet from any point on approved fire apparatus access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2013 edition.
12. Currently serviced and tagged 2A 10BC fire extinguishers shall be mounted 3.5 to 5 feet from the top of all extinguishers to the finished floor and be reachable within 75 feet of travel distance from any portion of all buildings.
13. All exit doors shall open without the use of a key or any special knowledge or effort.
14. Install illuminated exit signs throughout the buildings per the California Building Code 2013 edition.
15. Install emergency back-up lighting throughout the buildings per the California Building Code 2013 edition.
16. Install laminated 11" x 17" site plans and building drawings in NCFD specified KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.
17. Beneficial occupancy **will not be granted** until all fire department fire and life safety items have been installed, tested and finalized.
18. Provide 100 feet of defensible space around all structures.
19. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
20. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
21. Designated fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.

22. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
23. Technical assistance in the form of a Fire Protection Engineer or Consultant acceptable, and reporting directly to the Napa County Fire Marshal's Office. The Fire protection Engineer or Consultant shall be provided by the applicant at no charge to the County for the following circumstances:
 - a. Independent peer review of alternate methods proposals.
24. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and/or as described above.
25. All post indicator valves and any other control valve for fire suppression systems shall be monitored off site by a Central Station or Remote receiving Station in accordance with NFPA 72 2013 edition.
26. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.

James Bales
CAL FIRE/ Fire Captain
Assistant Fire Marshal
(707) 299-1463



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Planning, Building & Environmental Services

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David Morrison
Director

MEMORANDUM

To: Jason Hade Planning Division	From: Patrick C. Ryan Engineering Service
Date: March 28, 2016	Re: Permit No. P14-00402 Sodhani Winery Conditions of Approval APN: 022-080-004

Patrick C. Ryan
03/23/2016

The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit application, generally requesting the following:

A New 12,000 gallon per year winery located on an 11.14 acre parcel; Winery structure is sized at 7,150sf, which includes a mechanical equipment house; Sanitary and process wastewater facility are proposed; water storage tanks with capacity of 60,000 gallons; and a Request for Exception to the 2016 Napa County Road and Street Standards for maximum longitudinal slope of 16%.

After careful review of the Sodhani Winery Use Permit application the Engineering Division has determined that sufficient information has been provided to complete an evaluation of the project. Providing no changes are made to the proposed project or to Federal, State or Local codes and regulations this Divisions supports this proposed development with the following required conditions listed herein.

EXISTING CONDITIONS:

1. The County of Napa parcel 022-080-004 is located at 3283 St. Helena Highway North, St. Helena, Napa County, CA.
2. The existing parcel is currently zoned AW, Agricultural Watershed District.
3. The existing parcel is located within Cal Fire's State Responsibility Area (SRA).
4. The existing property is currently developed with a residence, wine grape vineyards and associated infrastructure.
5. The existing parcel is part of the Napa River Watershed, Hirsch Creek tributary.
6. Access to the subject property is currently via a shared private driveway off the west side of St. Helena Highway (SR-29/128) with maximum slopes of approximately 22.5%.

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933

REQUIRED CONDITIONS:

ROAD & STREET STANDARDS:

1. Any road, street or private lane, not included in the Road Exception Evaluation, dated March 28, 2016, for access serving a commercial, industrial, non-residential use proposed new or reconstructed shall meet the requirements defined in the 2016 Napa County Road and Street Standards (RSS) for emergency access within the State Responsibility Area (SRA). Including but not limited to providing a minimum of two ten (10) foot traffic lanes; roadway grades shall not exceed 16 percent; horizontal inside radius of curvature shall be no less than 50' and vertical curves shall be no less than 100 feet.
2. Any proposed or required new/reconstructed parking shall meet the requirements outlined in the 2016 Napa County RSS, Section 9 and/or Detail D-8, page 82.
3. The applicant shall obtain encroachment permits from Caltrans for all work performed in the State's right-of-ways.

SITE IMPROVEMENTS:

4. A separate Grading Permit Applications shall be required for the proposed Site Improvements.
5. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, surface drainage, storm drainage, and process wastewater conveyance 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.
6. 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.
7. Grading and drainage improvements shall be constructed according to the current Napa County RSS, Napa County Stormwater Quality Ordinance 1400, and the California Building Codes (CBC).
8. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department Engineering Division 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.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

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 Napa County Stormwater Ordinance 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.

10. 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.
11. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
12. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

13. The proposed development is categorized as a Regulated Development Project under Napa County's BASMAA Post-Construction Manual and is required to meet the design criteria of the current Post-Construction Runoff Management / Low-Impact Development Requirements. A revised Stormwater Control Plan for Regulated Projects shall be submitted prior to any permit approval and shall comply with the site design measures, stormwater treatment and hydromodification, source control measures, and on-going maintenance and operation of these facilities.
14. On-site storm drain inlets shall be marked with the words "No Dumping! Drains to Waterway" or similar.
15. Interior floor drains shall be plumbed to sanitary sewer or approved closed loop system (e.g. processed waste system).
16. Refuse Areas shall be covered, graded, and paved to prevent run-on and runoff. And drains within a refuse area shall be connected to a grease removal device before discharge to a sanitary sewer or approved closed loop system (e.g. processed waste system).
17. Processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, shall be paved and performed indoors; installation of storm drains in processing areas is prohibited unless an alternative design is authorized by the Managing Engineer.
18. Loading Docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Installation of storm drains in processing areas is prohibited unless an alternative design is authorized by the Managing Engineer.
19. Provide for ongoing Operation and Maintenance Plan including executing a Stormwater Management Facilities Agreement, which runs with the land and provides for periodic inspections and reporting at the facilities owner's expense.

ANY CHANGES IN USE OR DESIGN MAY NECESSITATE ADDITIONAL REVIEW AND 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

PR 03/28/2016

To: Jason Hade Planning Division	From: Patrick C. Ryan Engineering Services
Date: March 28, 2016	Re: Permit No. P14-00402 Sodhani Winery Road Exception Evaluation APN: 022-080-004

ROAD EXCEPTION REQUEST:

The Engineering Services Division received a request (Request), dated March 7, 2016, for exception to the Napa County Road and Street Standards (RSS) for the Sodhani Winery commercial access road. Access to the proposed winery is via a shared private lane off of the west side of St. Helena Highway (State Route 29/128) approximately 0.5 miles northwest of the intersection of St. Helena Highway and Ehlers Lane.

The shared private lane currently provides access for the Sodhani property as well as the Sabin property located immediately to the north of the Sodhani property. Access to the Sabin property splits off from the shared driveway approximately 50 feet from the edge of SR-29/128 and the driveway then continues on to the Sodhani property. There is an existing easement along the northwest Sodhani property line, following the existing driveway that provides legal access to the Lyman property which is located immediately to the west of the Sodhani property however there is currently no development on the Lyman property. Beyond the Sodhani / Sabin driveway split the Sodhani driveway narrows to a paved width of approximately 8 to 12 feet and continues approximately 800 feet westerly to the point where it terminates at the existing Sodhani residence. Longitudinal slopes along the shared portion of the Sodhani / Sabin private lane are gentle and average less than 10%. The Sodhani access drive between the Sabin driveway and the Sodhani residence slopes more steeply with average longitudinal slopes of approximately 12% to 20%. A small section of existing driveway, just uphill of the Sabin driveway split, has a longitudinal slope that exceeds 20% with the maximum slope being approximately 22.5%.

The Sodhani Winery project proposes roadway improvements to provide safe ingress and egress to and from the proposed winery site. A new winery roadway, separate from the existing Sodhani / Sabin driveway is proposed to provide improved access to the winery site from SR-19/128. All winery traffic will utilize the new access roadway. The new roadway and its intersection with SR-29/128 will be paved with asphalt and will have tapers and radii at the approach to the highway that fully conform to current Caltrans and Napa County standards. From its connection at SR-29/128 the new roadway will conform to 2016 Napa County

Road and Street Standards (RSS) and traverse westerly and northwesterly approximately 200 feet where it will rejoin the existing Sodhani access drive at STA 12+00. From STA 12+25 to STA 16+75 the driveway will be improved to conform to the RSS with the exception of longitudinal slope, the applicant is requesting an exception to the standard of maximum slope of 16% and proposes to construct a roadway with grades averaging 18%. From STA 16+75 to the winery building site the proposed road conditions will be fully compliant with the 2016 Napa County RSS.

ENGINEERING DIVISION EVALUATION AND RECOMMENDATION:

Engineering Division staff has reviewed the Request noted above with the applicant's authorized agents, Engineering staff and the Fire Marshal's office. With respect to Section (3) of the RSS as adopted by Resolution No. 2016-06 by the Board of Supervisors on January 26, 2016, this division has determined the following:

ROADWAY MAXIMUM GRADE EXCEPTION:

The request for an exception to the required maximum road longitudinal grade of 16% for 400 feet is requested to minimize grading on steep slopes adjacent to the access road, accommodate existing grade differential between SR-29/128 and the building site, maintain the driveway at the location of the existing corridor prescribed by the existing legal easement serving the Lyman property and maintain property line setbacks to cut and fill slopes along the driveway as required by the 2013 California Building Code. The improvement achieves the same overall practical effect of the RSS by providing defensible space and consideration toward life, safety and public welfare by providing the following permanent measures:

1. Horizontal and Vertical vegetation management shall be implemented along the entire length of the private lane and around the existing and proposed structures to create defensible space.
2. Improvements to the existing private lane to bring the majority of the road into compliance with the RSS, with the exception to the 400 feet for access which will have longitudinal roadway grades of approximately 18%. Mitigation along this stretch of roadway will be to provide a paved asphalt roadway section to increase traction and surface stability.
3. Provide a new and improved connection with SR-29/128 to provide conformance with Caltrans and RSS Standards.
4. New connection with SR-29/128 will provide site distance in excess of the Caltrans minimums.

The Request has provided the necessary documentation as required by RSS Section 3(A) for the Engineering Division to support the Exception Request for approval by the required approving body. The following conditions are in addition to any and all conditions previously placed on the project as part of this discretionary application:

1. The roadway shall be constructed and maintained to the approved condition prior to residential use and occupancy and throughout the life of the parcel or until such time the County deems that future road design changes or changes in use of this roadway beyond the use proposed shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.
2. The private drive surface shall be periodic maintained by the property owner to assure sufficient structural section for loading conditions equivalent to the H20-44 criterion and the design Traffic Index.