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Agency Comments



A Tradition of Stewardship
A Commitment to Service

MEMORANDUM

To: Shaveta Sharma Planning Division	From: Patrick C. Ryan Engineering Service
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Date: March 23, 2016	Re: Permit No. P14-00177 Opus One Winery – Major Mod Conditions of Approval APN: 031-020-007
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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:

Increase permitted production capacity from 110,000 gallons to 250,000 gallons of wine per year, and associated approximate 51,000 SF of new building enclosed structure to the winery, which will include: fermentation tank room, barrel preparation areas, equipment & electrical rooms, material handling equipment storage, (3) barrel storage rooms, extension of loading dock, administration-production-guest relations work space (i.e. offices, breakroom, conference rooms, restrooms, storage), wine tasting and visitor center with veranda, wine case goods storage, glass washing area, expanded elevator access, main kitchen and restrooms upgrade. The proposed development will also be utilizing Low-Impact Design strategies and site design measures.

After careful review of the Opus One Winery Use Permit Major Modification 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 031-020-070 is located at 7900 St. Helena Highway, Oakville, Napa County, CA.
2. The existing parcel is currently zoned AP, Agricultural Preserve District.
3. The existing parcel is located within Cal Fire’s Local Responsibility Area (LRA).

4. The existing property is located within a developed parcel with an 80,000± square foot winery building, a 14,324 square foot farm management building, wine grape vineyards and associated infrastructure.
5. The existing property is served by an existing commercial driveway on the eastern side of St. Helena Highway. A secondary service driveway is from Oakville Cross Road.
6. The existing parcel is part of the Napa River Watershed, Napa River-Oakville Reach tributary.
7. The existing parcel is located within a FEMA Regulated Special Flood Hazard Area 100-year and 500-year Floodplain Zone AE.

RECOMMENDED CONDITIONS:

FEMA SPECIAL FLOOD HAZARD AREA REQUIREMENTS:

1. No person shall deposit or remove any material, excavate, construct, install, alter or remove any structure within, upon or across a Special Flood Hazard Area, nor otherwise alter the hydraulic characteristics of a Special Flood Hazard Area without first obtaining a floodplain permit pursuant to Chapter 16.04 of the Napa County Code and in conformance with county Code and 44 CFR Section 60.3.
2. All new construction and substantial improvements shall (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, (ii) be constructed with materials resistant to flood damage, (iii) be constructed by methods and practices that minimize flood damage, and (iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

ROAD & STREET STANDARDS:

3. Any roadway, proposed new or reconstructed, shall meet the requirements for a Commercial, Industrial, Non-Residential driveway. Provide a minimum of 18-foot wide driveway with 2-foot 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) or an engineered equivalent section in accordance with Section 27 of the 2016 Napa County Road and Street Standards (RSS).
4. 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.

SITE IMPROVEMENTS:

5. A separate Grading Permit Applications shall be required for the proposed Site Improvements.
6. 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.

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 Quality Ordinance 1400, and the California Building Codes (CBC).
9. 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:

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

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

15. 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.

16. On-site storm drain inlets shall be marked with the words “No Dumping! Flows to Bay” or similar.
17. Interior floor drains shall be plumbed to sanitary sewer or approved closed loop system (e.g. processed waste system).
18. 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).
19. All roofs, gutters, and/or downspouts made of copper or other unprotected metals shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.
20. Outdoor material storage areas which contain smaller quantities of materials and waste (e.g. pesticides, fertilizers, etc.) with the potential to contaminate stormwater must be placed in an enclosure such as a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system.
21. Outdoor material storage areas which contain materials and/or waste associated with wine production and process is prohibited and shall be stored under cover and in an area designed to preclude stormwater run-on and temporarily covered with tarps during rain events.
22. Storage areas for liquid materials and water must have a permanent cover to keep rainwater out of the storage area and protected by secondary containment structures such as berms, dikes or curbs.
23. 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.
24. 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.
25. 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 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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Planning, Building & Environmental Services

1195 Third Street, Suite 210
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www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To: Shaveta Sharma	From: Gary J. West, Chief Building Official
Date: November 30, 2015	Re: UP MM P14-00177

Building Inspection Division Planning Use Permit Review Comments

Address: 7900 St. Helena Hwy., Napa

APN: 031-020-007-000

Project: Major Mod. P14-00177

Owner: Opus One

Contact: Opus One

Description: UP MM for an existing 110 k gpy winery to increase production to 250 k gpy; add 40,025 s.f. to an existing 58,710 s.f. winery building, increase visitation from 1200 to 1450 weekly; recognize existing marketing activities.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards Codes at this time; the Building Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit MM P14-00177; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

The plans provided for Use Permit application MM P14-00177 do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

1. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, **“only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit”**. The codes adopted at this time are 2013 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5, Plumbing, part 6 Energy, part 9 Fire, and Part 11 Green Buildings.
2. The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public. The plans provided for this Use Permit MM P14-00177 do not show compliance with the Americans with Disabilities Act and/or the California Building Code (CCBC), chapter 11B, which provides for accessibility in non-residential buildings and sites.
3. Each separate parking areas are required to meet ADA parking numbers.

Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707)259-8230.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.



GARY J. WEST
CHIEF BUILDING OFFICIAL
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Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: November 25, 2015	Re: Opus One Winery P14-00177

Thank you for the opportunity to review the subject permit application. I have reviewed the information in the *Focused Traffic Analysis for the Proposed Opus One Use Modification Project*, prepared by Omni Means and dated October 27, 2015. The analysis is acceptable and I concur with the assumptions made, the methods used in the evaluation, and the conclusions reached. I offer the following comments from the Department of Public Works:

Left-Turn Lane requirement satisfied. Based on the forecast traffic to be generated by the proposed project, and the volume of traffic on SR 29, this project meets the County's warrants for installation of a left-turn lane at the project access driveway. However, as noted in the project application materials, a continuous two-way left-turn lane is already provided in this location.

Cumulative Impacts. The traffic study identifies that the proposed project will not result in a significant cumulative impact due to the addition of project traffic to the already-impacted SR 29.

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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Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: February 16, 2016	Re: Opus One Winery P14-00177

Thank you for the opportunity to review the subject permit application. I have reviewed the information in the *Focused Traffic Analysis for the Proposed Opus One Use Modification Project*, prepared by Omni Means and dated February 12, 2016 (revised). The analysis is acceptable and I concur with the assumptions made, the methods used in the evaluation, and the conclusions reached. I offer the following comments from the Department of Public Works:

Left-Turn Lane requirement satisfied. Based on the forecast traffic to be generated by the proposed project, and the volume of traffic on SR 29, this project meets the County's warrants for installation of a left-turn lane at the project access driveway. However, as noted in the project application materials, a continuous two-way left-turn lane is already provided in this location.

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