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Agency Comments



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David Morrison
Director

MEMORANDUM

To: Wyntress Balcher, Planning Division	From: Jeannette Doss, Engineering and Conservation Division (Engineering)
Date: May 24, 2016	Re: Oakville Farms Equestrian Facility Use Permit - Engineering CoA 7810 Silverado Trail, Napa, CA P14-00042 APN 031-050-047

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

To approve the use of a horse boarding, training, and stabling facility with a maximum capacity of up to 30 horses. The facility will be used by the owners and independent contract trainers to conduct lessons for the public and equestrian care for paying customers.

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. The existing parcel is approximately 40.98 acres.
2. Existing property is currently developed with a private residence, second dwelling unit, swimming pool, a small well house, a 14 stall prefabricated barn, 12 pasture/paddock areas, and two riding arenas.
3. The barn area has been used for horse boarding and training since 1984.

RECOMMENDED CONDITIONS:

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

1. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County (NCRSS) at the time of grading permit submittal and accepted construction and inspection practices.

2. The access drive shall meet the requirements of an “Agricultural Special Purpose Road” and be a minimum of 14 feet wide (10 foot travel lane with 4 foot shoulders) from the connection with Silverado Trail to the parking area. (2016 NCRSS – Resolution 2016-06 & Revised January 26, 2016, Page 33, Detail C-10)
3. All access roads must be an all weather surface and shall be capable of supporting loads equivalent to the H20-44 criterion.
4. The driveway connection to the publicly maintained road shall meet the design specifications as depicted in detail P-2 of the NCRSS for Driveway Connection to Arterial Roads in Rural Areas.
5. The applicant shall obtain all necessary encroachment permits from the Napa County Department of Public Works to construct the driveway approach.
6. Applicant shall provide an emergency vehicle turnaround facility within 50 ft of structures and at the end of each road.
7. All roadway/driveway construction shall be permitted and completed via a grading permit issued by the Napa County Planning, Building, and Environmental Services Department – Engineering Division. The grading permit application shall be submitted to this office within 45 days of approval of this Use Permit.
8. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted application dated February 5, 2014 shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

PARKING:

9. Any parking proposed by the developer or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20-44 load designed by a licensed Civil or Geotechnical Engineer.
10. Parking lot details shall conform to the requirements of the latest edition of the NCRSS at the time of grading permit submittal.

SITE IMPROVEMENTS:

11. 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.

12. 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.
13. Any grading, drainage and parking improvements approved by this Use Permit modification shall be constructed according to the latest “Napa County Road and Street Standards” and the California Building Code and shall be reviewed and approved by this office prior to construction. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
14. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Engineering Division of 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.
15. The applicant must obtain an encroachment permit prior to any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

16. 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:

17. Any Project that requires a building or grading permit shall complete a Project Guidance for Stormwater Compliance checklist and shall submit this form to the Napa County Planning, Building and Environmental Services Department for review.
18. 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 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
19. All construction trash enclosures must be covered and protected from rain, roof, and surface drainage.

20. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

21. 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 PBES Department office.
22. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.
23. 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.
24. 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Jeannette Doss at (707) 259-8179



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Planning, Building & Environmental Services

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

Pete Parkinson
Interim Director

MEMORANDUM

To: Linda St. Claire, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: March 21, 2014	Re: Use Permit – Oakville Farms, 7810 Silverado Trail, AP 031-050-047 File #P14-00042

The application requesting approval to recognize an existing horse boarding and training operation has been reviewed. This division has no objection to approval of the application with the following conditions of approval:

1. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
2. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
3. Composting manure onsite may require a permit from the Local Enforcement Agency (LEA) depending upon quantities composted and other factors. The facility must obtain a solid waste facility permit from this Division, if applicable, prior to commencing any composting.
4. Portable toilet must continue to be provided for the riders obtaining lessons or boarding horse's onsite. Portable toilets shall be pumped and maintained by a Napa County permitted pumping company.



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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: Linda St. Claire
PBES - Code Enforcement

FROM: Pete Muñoa
Fire Department

DATE: March 14, 2014

Subject: P14-00042 APN# 031-050-047

SITE ADDRESS: 7801 Silverado Trail, Napa CA 94558
Oakville Farms Code Violation

The Napa County Fire Marshal's Office has reviewed the submittals for the code enforcement case identified above. I am requesting that the comments below be incorporated into the project conditions.

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 shall comply with Napa County Public Works Road and Street Standards.
3. The numerical address of the facility shall be posted on the street side of the temporary trailer and 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. Provide fire department access roads to within 150 feet of any exterior portion of the building.
5. Provide 100 feet of defensible space around all structures.
6. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.

7. 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.

A handwritten signature in black ink, appearing to read "Pete Muñoa". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Pete Muñoa
Fire Marshal



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Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

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

Steven E. Lederer
Director

GROUNDWATER MEMORANDUM

DATE: May 13, 2014

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer 
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Oakville Farms, APN#: 031-050-047, UP#:P14-00042

The applicant requests approval of an existing horse stable operation. The project is located on Silverado Trail in Napa, CA.

COMMENTS:

1. The parcels are located in the "Valley Floor" region.
2. The existing use for the parcel is estimated to be 1.46 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 40.98 acre parcel is located in the valley floor area with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 40.98 AF/Year. The estimated total water demand for the project is 1.46 AF/Year. This amount is below established threshold for the property, and equal to the existing use.

Based on the information provided, the projected groundwater usage for the project parcel should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



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Hillary Gitelman
Director

NOTICE of VIOLATION

Joseph E. Steil TR et al
7810 Silverado Trail
Napa, CA 94558

August 1, 2013

LOCATION: 7810 SILVERADO TRAIL APN 031-050-047

Dear Property Owner(s):

The Napa County Department of Planning, Building and Environmental Services believes that the following conditions exist on the property identified above in violation of the Zoning Ordinance, **Title 18 of the Napa County Code:**

Section 18.20.020 (Agricultural Watershed District) = *The subject property is located within an AW zoning district which does not allow commercial horse boarding and/or training stables without the granting of a use permit.*

Section 18.12.080.C (Application of Zoning District Regulations) = *No commercial use shall be permitted on any property located in the unincorporated area of the county other than is specifically authorized within the provisions of Title 18.*

Section 18.144.040 (Nuisance) = *Any use of property contrary to the provisions of Title 18 of the County Code shall be declared to be unlawful and a public nuisance.*

You are directed to cease use of the above-identified AW zoned parcel for said commercial purposes and remove any website or other advertisements associated with a business at this location.

Please call me @ (707) 259-8226 within seven (7) days of the date of this letter to discuss your plans to comply with the Napa County Code. Your cooperation is requested in the resolution of this violation, however, failure to respond will result in further enforcement action.

Sincerely,

Handwritten signature of Edward S. Colby in black ink.

Edward S. Colby, Planner III
Code Enforcement Unit

Cc: Hillary Gitelman, Director
Darrell Mayes, Chief Building Official

Charlene Gallina, Supervising Planner
David Giudice, Code Enforcement Supervisor