



Napa County

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Workflow

Application #: P07-00299

Submit

Application Type: Planning / PL Permits / Use Permit / Use Permit General

Address: 3340 HIGHWAY 128, CALISTOGA, CA

- ✓ Application Acceptance
- Environmental Review
- Public Works Review
- Fire Review
- EM Review
- County Council Review
- Planning Review
- ✓ Building Review
 - Planning Approval
 - Closure

Task Details - Building Review

Assigned Date: 04/30/2007

Due Date:

Assigned To:

Department: Building Department

Current Status: Approved

Status Date: 04/30/2007

Action By: Eric Banvard

Department: Building Department

Status Comment:

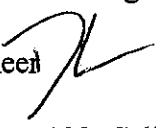
Must obtain all applicable building permits and comply with all applicable code requirements; including applicable accessibility requirements of CBC Chapter 11B.

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: June 11th, 2007

TO: Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer 

SUBJECT: Bennett Lane Winery, 3340 Hwy 128, Calistoga
APN 017-160-002, P07-00299 Mod

The application will allow the applicant to increase the square footage of the production area from 7,552sq/ft to 10,170sq/ft. No increase in production, employees, or visitation is proposed. Parcel is located on SH 128 just north of Tubbs Lane.

EXISTING CONDITIONS:

1. Existing access road is 16 feet wide and paved, with 4 feet compacted earthen shoulders on both sides.
2. Parking surface is currently paved.
3. The average daily traffic count during 2005 for SH 128 was 3850 just north of Tubbs Lane, and was 9200 just south of Tubbs Lane. These counts are from the CalTrans website. The estimated annual daily traffic count of 3850 combined with the traffic estimated to be 21 trips/day generated by this winery indicate that a left turn lane on SH 128 is not required. (County Road and Street Standards, Page 15, Sec. 16 and Page 16-A)

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 10.0 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 10.0 AF/Year. The estimated water demand of 4.96 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

NEW DRIVEWAY:

2. Any improvements to the access drive shall conform to the latest addition of the Napa County Road and Street Standards. (County Road and Street Standards, Page 9, Par. 12).

Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

11. 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 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Larry Bogner or Drew Lander at 253-4351. For groundwater questions, please contact Anna Maria Martinez