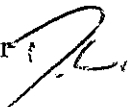


**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: July 24, 2008

TO: Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer 

SUBJECT: Cimarosa Winery, APN# 018-060-069, P07-00719

The application will allow the applicant to establish a winery with a production capacity of 10,000 gal/yr; with 2 full time and 2 part time employees; construct a 5 space parking lot; 279 sqft of new building floor area and 2500 sqft of caves. 1360 sq feet of existing barn Parcel is located on Friesen Drive in Angwin.

EXISTING CONDITIONS:

1. Existing access road is 22 feet wide at the connection with White Cottage and Buckeye Lane, narrowing to 16 feet for the next 500 feet, and then narrowing to 14 feet wide for the remaining distance to the site.
2. Parking surface is currently unimproved.
3. There are no traffic counts available for White Cottage road at the time of this memo.
4. Friesen Drive is a privately maintained roadway.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 56.8 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 28.4 AF/Year. The estimated water demand of 19.2 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. After review of the Roadway Modification dated September 24th, 2007 with both accompanying plans titled "Cimarossa Winery /Conceptual Site Improvement Plan" dated June 2008 and "Friesen Drive/ Roadway Improvements for the Cimmarossa Winery Project" dated June 2008 and the County Road and Street Standards this department will support the

request for reduced driveway widths. This request is granted over the distance of approximately 9000 feet of roadway following the existing alignment of the existing Friesen Drive and existing private driveway due to environmental constraints. This request illustrates installing and paving vehicle turnouts at 400ft intervals as well as drainage and road width improvements through building up shoulder with base rock. Within every 1320ft there is adequate fire truck turn around areas along the roadway (Napa County Road and Street Standards design criteria, pg13).

3. Any future winery modifications increasing visitation, production or vehicle trips to the site will require further review of the road use, existing conditions and roadway conditions.

PARKING:

4. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
5. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

6. The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans along with proposed erosion control measures.
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. Best Management Practices shall also be implemented to minimize dust at all times.
8. All hazardous materials stored and used on-site 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. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
9. The California Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for all sites disturbing more than 1 acre. The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The

SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.

10. Site improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans and the related SWPPP shall be submitted with the building permit. A plan check fee will apply.
11. 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.
12. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
13. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

14. 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 Nathan Galmbos or Drew Lander at 253-4351. For groundwater questions, please contact Anna Maria Martinez.