

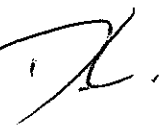
# PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



A Tradition of Stewardship  
A Commitment to Service

**DATE:** May 13<sup>th</sup>, 2009

**TO:** Conservation Development and Planning Department

**FROM:** Drew Lander, Assistant Engineer 

**SUBJECT:** Round Pond Winery Major Modification, APN 030-140-022, #P08-00548UP

This application proposes to construct a new 14,775sq/ft winery production building, to increase wine production from 20,000gal/yr to 100,000gal/yr, and to increase both visitation and marketing events. It is proposed Application proposes to construct left-turn lane Highway improvements. The existing residence will remain.

## EXISTING CONDITIONS:

1. Napa County Parcel 030-140-022 is an 46.23 acre parcel located South of Rutherford Road (State Hwy 29) approximately 2000ft West of the Conn Creek Road intersection with Rutherford Road.
2. Parcel access is not currently served by a left-turn lane or other Hwy improvements.
3. Site contains County approved winery operation and structure.
4. Driveway currently exists with one connection to Hwy 128. Driveway is approximately 35ft wide at the connection with the Hwy and immediately narrows to and average 20 ft width for the remaining 1400ft to the winery site. Driveway is flat, with good visibility. Exiting driveway surface is asphalt and meets County standards for Winery access.
5. Parcel contains Federal Emergency Management Agency (FEMA) floodway, 100 yr flood hazard area as well as 500 year flood hazard area.
6. Traffic counts for Hwy 29 were 3,000 AADT obtained at East of Hwy 29 recorded in 2007 (<http://www.dot.ca.gov/hq/traffops/saferesr/trafdata/2007all/r118133i.htm>).
7. Existing winery has 11 parking spaces approved for winery use.

8. Development area is located inside of the existing regulated 100year flood zone. At the time of this application the base flood elevation is determined to be 151ft Mean Sea Level (MSL) as depicted in the Napa County Flood Insurance Study and illustrated on the community adopted Federal Emergency Management Agency FEMA floodplain elevation map #0385E. This elevation is based on vertical datum NAVD88. Design Flood Elevation (DFE) is 152ft MSL NAVD88.

## **RECOMMENDED CONDITIONS:**

### **GROUNDWATER**

1. The phase one water analysis has been reviewed and it has been determined that the proposed project will not have a significant impact on static ground water levels. See attached groundwater comments dated November 10<sup>th</sup>, 2008

### **DRIVEWAY**

2. Prior to occupancy of the new winery structure all highway improvements required by CalTrans must be constructed.
3. The Developer must obtain an encroachment permit from the California Department of Transportation for any work performed within the State Right-of-Way.
4. Sizing of energy dissipaters relating to roadway improvements shall be designed per Caltrans Standards.

### **PARKING**

5. Any additional parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than a double seal coat over 5 inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).
6. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

### **SITE IMPROVEMENTS**

7. All site improvements shall be construed according to the latest addition of the "Napa County Road and Street Standards" and the 2007 California Building Code Appendix J.

8. All cuts and fills shall be designed per the latest California Building Codes. Specifically, all cut and fill slopes shall be setback from property lines and structures as required by the latest addition of the CBC.
9. Proposed drainage for the development shall be shown on the improvement plans and shall avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also include a hydraulic analysis for the drainage improvements indicating the path and changes of runoff.
10. Prior to issuance of any permits for construction applicant must obtain a Floodplain Management Permit documenting the flood protection for the structure meets all County regulation and FEMA guidelines. Structure must be constructed with a finished floor equal to or greater than 152ft MSL NAVD88 or must be designed by a Civil or Structural Engineer to be flood proofed to the same elevation. Any County approved changes in the regulatory floodplain prior to construction permit issuance shall be reflected on the design plans.
11. If excess material (such as dirt or rock) is generated that cannot be used onsite, the Owner shall furnish to the County of Public Works Department evidence that the Owner has entered into agreements with property owners of the sites involved and has obtained the permits, licenses and approvals prior to commencing overhauling operations.

## **CONSTRUCTION STORMWATER REQUIREMENTS**

12. The site plans indicate that the construction activity will result in a disturbance of greater than, one acre of total land area. Therefore, the permittee will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit , 99-08-DWQ) issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee, shall file a Notice of Intent with the SRWQB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation.
13. 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.
14. 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.

## POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

15. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
16. 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 prior to the issuance of applicable construction permits.
17. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
18. Prior to final occupancy the property owner must legally record an "implementation and maintenance agreement" approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project. This agreement shall contain a description of the post-construction measures implemented, a site plan indicating location and configuration of the structures and shall include the design performance standard. This information shall be recorded at the County recorders office.
19. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.
20. Loading/unloading dock and processing areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
21. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume.

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.

## **OTHER RECOMMENDATIONS**

23. All on site civil improvements 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 permit documents at the time of building permit application. A plan check fee will apply.
24. 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 Drew Lander or Erich Kroll at 253-4351. For groundwater questions, please contact Anna Maria Martinez.