



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

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

John E. Taylor
Acting Director

MEMORANDUM

To: John McDowell
Deputy Director
CDPD

From: Drew Lander
Assistant Engineer
PW

Date: 12/27/11

Re: Aetna Springs Resort Major Modification
P11-00385, APN 018-300-017-000

The application will allow the applicant to repurpose, reconstruct, and relocate existing structures within the Aetna Springs Resort previously permitted through #96349-UP. The applicant proposes a maximum of 200guests/day on weekends, with a proposed 100guests/day on weekdays. The application also proposes the construction and reconstruction the deteriorating road network on site to provide improved fire access as well as cart path access and provide and additional 40space valet parking area as well as bus parking.

EXISTING CONDITIONS:

1. Existing access is taken from the County maintained Aetna Springs road. There is an existing historic entry structure approximately 16ft wide and a secondary front access that currently meets County standards. Both access ways provide 20ft wide access roads from the entrance to the valet receiving area.
2. Parking surface is currently gravel, with some deteriorating chip seal areas. Proposed new parking area is currently undeveloped.
3. A traffic impact analysis has been provided and was prepared by LSA Associates, Inc.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Ground water conditions are provided under separate memo.

NEW DRIVEWAY:

2. All public access driveways shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent, and shall support a H20 load.
3. Historic entry structures may remain if access roads on both sides of the entry structure meet County standards.
4. One way loop roads shall be designed to be consistent with County Road and street standards.
5. All creek crossings utilized for emergency vehicle access shall be designed to support an H20 loading or greater. All creek crossings not to be utilized for emergency vehicle access shall be clearly labeled with the maximum allowable loading.
6. Internal roadways required for fire access shall be designed to hold an H20 loading and shall be clearly marked for fire access.

PARKING:

7. 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.
8. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

9. All earth disturbing activities shall maintain 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.
10. Any proposed construction activity that will result in disturbance of greater than one acre of total land area will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB 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.
11. 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.

12. All Civil 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.
13. 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.
14. Internal site drainage shall not be directly discharged to Aetna Springs Creek.
15. The pre-development and the post-development flow for a 100-year event shall be provided with improvement plans. Improvement plans shall address the attenuation of peak flow due to the additional runoff resulting from this development.
16. Applicant shall implement all required Post-Construction design techniques and shall provide the Post-Construction "appendix A" evaluation sheet at time of building permit submittal.
17. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
18. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
19. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

TRAFFIC:

20. No additional traffic improvements are required as a function of the increase in visitation or employees. The County has reviewed the traffic analysis provided and agrees with the conclusions stated. The current existing traffic plus the proposed resort traffic does not require any additional traffic improvements to be construction at this time.

OTHER RECOMMENDATIONS:

21. 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 at 253-4351.
For groundwater questions, please contact Anna Maria Martinez



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RECEIVED

DEC 30 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, John McDowell	From: Kim Withrow, Senior Environmental Health Specialist
Date: December 28, 2011	Re: Application for Use Permit Modification Located at 1600 Aetna Springs Rd. Assessor Parcel # 018-300-017 & 018 File # P11-00385-MOD

We have reviewed the request to revitalize and restore this historic resort including relocating several buildings, relocating pool use from creek by construction of new pool and construction of new wastewater treatment facilities among other improvements. This Department has no objection to approval of the application with the following conditions of approval:

1. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Department prior to issuance of any building permits for said areas. All food preparation, storage and related areas must comply with the California Retail Food Code. An annual operating permit will be required.
2. Complete plans for the swimming pool and/or spa must be submitted to this Department for review and approval prior to approval of building permits. The swimming pool and related appurtenances must comply with the Design, Construction, Operation and Maintenance of Public Swimming Pools (California Pool Code). An annual operating permit will be required.
3. The applicant shall secure a discharge requirement or waiver of same, from the Central Valley Regional Water Quality Control Board for the proposed waste water system.
4. A permit for the new sanitary waste water system must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. A complete Report of Waste Discharge must be submitted to the Central Valley Regional Water Quality Control Board and once approved a permit to construct the approved system must be obtained from this Department.

5. A sewage destruction permit must be obtained from this Department prior to demolishing any components of the existing waste water treatment system.
6. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
8. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
9. The water supply and related components must continue to comply with the California Safe Drinking Water Act and Related Laws. Any expansion of the distribution system must first be approved by this department which will require submission of plans.

cc: Robert Radovan, c/o Aetna Preserve LLC, 1336-D Oak Ave., St. Helena, CA 94574
Anne Olson, CVRWQCB, 11020 Sun Center Dr., Ste. 200, Rancho Cordova, CA 95670-6114
Hillary Gitelman, CDPD
Lisa Clark, DEM
Jahniah McGill, DEM



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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 Muñioa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: John McDowell
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: July 21, 2011

SUBJECT: P11-00238 APN# 018-300-017 & 018

SITE ADDRESS: 1600 Aetna Springs Road

The Napa County Fire Marshal's Office has reviewed the Use Permit application to relocate 5 cottages & swimming pool out of the stream setback, restoration of historic bridge, reconfigure parking lots, & realignment of vehicle circulation roads. The following comments shall be incorporated into project conditions if the Planning commission approves the project.

- 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. Fire department access roads shall be a minimum of 20 feet in width and shall be an all weather surface capable of supporting heavy equipment.
3. Provide fire department access roads to within 150 feet of any exterior portion of the cottages.
4. Install an automatic fire sprinkler system in each cottage conforming to NFPA 13-D 2002 edition, for one and two family dwellings. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to installation.
5. Approved steamer fire hydrants shall be installed within 250 feet of any exterior portion of the cottages as measured along emergency vehicle access roads.
6. The fire flow for this project shall be based on the largest structure in the area, along with the type of construction.

7. The bridge shall be designed to carry heavy loads of 40,000 gross vehicle weight and shall be posted on an all weather sign at both ends of the bridge. The bridge width shall be a minimum of 14 feet wide.
8. Any siding to be replaced on the cottages shall be ignition resistant to the extent possible with the historical nature and construction of the buildings.
9. A vegetation management plan shall be submitted for review and comment prior to the construction to determine if the plan is consistent with the fire protection requirements. This plan shall include 100 feet of defensible space around all structures.

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Thursday at 707-967-1423.



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Conservation Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

Building Inspection Division Planning Review Comments

Date: July 18, 2011

Planning Division Permit #: P11-00238

APN: 300-017-018

Owner: Aetna Preserve LLC

Description of Use Permit: Relocation of five (5) existing buildings from within the stream setback area to sites outside of the stream setback area. Relocate the existing swimming pool use from within the stream setback area to the center of the Retreat site.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards at this time; the Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit Minor Modification; it is a Planning entitlement only and does not in itself authorize any construction or change in occupancy.

1. These buildings will be reviewed and evaluated using Title 24, Part 8, the California Historical Building Code, which contain alternative regulations for qualified historical buildings.
2. The condition of the existing buildings at this time is unknown. The owner will be required to provide an evaluation of the existing buildings. The evaluation shall clearly delineate existing materials and building sections to be utilized and materials and building sections to be demolished and/or recycled.
3. The Building Division is unable to provide meaningful comments until such time a complete set of plans are submitted indicating the exact uses for each building.

These and other issues of compliance with the California Building Standards Code will be addressed during the building permit application, review and approval process.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Architect
(Business and Professions Code, Chapter 3, Division 3 and California Building code Chapter 1).