



A Tradition of Stewardship  
A Commitment to Service

**Department of Public Works**

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**Donald G. Ridenhour, P.E.**  
Director

## MEMORANDUM

To: Suzie Gambill, CDPD	From: Jeannette Doss, Public Works <i>JD</i>
Date: December 28, 2011	Re: Menaged Residence 7830 Silverado Trail, Napa, CA P11-00437 and P11-00448 APN 031-050-073

The Napa County Public Works Department received a referral for comment on a Use Permit exception and variance application, generally requesting the following:

- *To construct a residence and associated accessory structures on slopes 30% or greater in a viewshed area.*

After careful review of the Menaged Residence application, the Public Works Department recommends approval of the project with the following 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 at the time of building permit submittal and accepted construction and inspection practices.
2. Access drive shall meet the requirements of a residential drive and be a minimum of 10 feet wide with an earth shoulder of 4 ft in total and proper turnouts, from the publicly maintained road to the improved structure. Structural section shall meet the minimum requirements for a residential driveway as outlined on page 32 detail C-10 of the Napa County Road and Street Standards.

### SITE IMPROVEMENTS:

3. 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 aisles, 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 building and/or grading permit application. A plan check fee will apply.

#### **OTHER RECOMMENDATIONS:**

4. The applicant must obtain an encroachment permit from this office for any work performed within the Napa County Right-of-Way.

#### **CONSTRUCTION STORMWATER REQUIREMENTS**

5. Any Project that requires a building or grading permit shall complete a Napa County Construction Site Runoff Control Requirements Appendix A - Project Applicability Checklist and shall submit this form to the Napa County Public Works Department for review.
6. 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 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
7. 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.
8. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
9. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

#### **POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS**

10. 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 Public Works office.
11. 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.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items please contact Jeannette Doss at 253-4351.



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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Environmental Management

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Steven Lederer  
Director

## MEMORANDUM

To: Napa County Planning Department,  
Suzie Gambill

From: Kim Withrow, Senior Environmental  
Health Specialist *KW*

Date: December 16, 2011

Re: Application for Rough Residence  
Located at 7830 Silverado Trail  
Assessor Parcel # 031-050-073  
File # P11-00437 & P11-00438

We have reviewed the application requesting approval to construct a residence on slopes over 30% and subject to viewshed. A site evaluation to determine type and size of leach field required for this project has been completed. Plans have been submitted for a new subsurface drip system to serve the future dwelling. The septic system will be located on an area of the property that ranges from 20-24% slope according to the plans submitted by the design engineer. This Department has no objection to approval of the use permit exception and viewshed application.

cc: Gary Rough, 7830 Silverado Trail, Napa, CA 94558  
Hillary Gitelman, CDPD



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## INTER-OFFICE MEMO

TO: Conservation, Development, and Planning Department

FROM: Tim Hoyt, Fire Department

DATE: December 9, 2011

SUBJECT: Rough Residence Viewshed Application Comments  
Apn: 031-050-037 P11-00437 and P11-00448

**Site Address: 7830 Silverado trail, Napa**

The Napa County Fire Marshal staff has reviewed the application for the Viewshed Protection Program for a planned second dwelling at the above location. If the project is approved we recommend the following items be incorporated as project conditions or mitigation measures.

- 1. All construction and use of the parcel shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**
- A defensible space zone shall be created around all structures. This defensible space zone shall be a minimum of **100'** out from all portions of the structure. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site. More information on defensible space can be found on the Napa Firewise web site. ( [www.napafirewise.org](http://www.napafirewise.org) )
- The applicant shall be responsible for maintaining a minimum of 10 feet of defensible space along each side of any existing or proposed private roadway. This defensible space zone shall include the removal of all dead fuel, dry grass mowed to less than four inches in height, the removal or cutting of all brush, the removal of small trees less than 8 inches in diameter and the removal of all ladder fuel on existing trees up to 8 feet in height, within 10 vertical feet of each side of the roadway.
- Fire apparatus access roads shall be provided to all buildings. Fire apparatus access roads shall provide access to within 150 feet of all portions of the buildings, maintain an unobstructed vertical clearance of not less than 15 feet, and a width of 14 feet.

5. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and may be reviewed by the Napa County Public Works Department.
6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
7. The approved address numbers shall be placed by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances along the access route. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4 inches in height, contrasting in color with their background and shall be installed on a non combustible post.
8. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project address. Such signs shall be clearly visible and legible from the street fronting the project.
9. Any proposed bridges shall be constructed to local ordinance and display the maximum weight limits.
10. A rapid emergency key entry system shall be installed at an approved location by the Napa County Fire Marshal's Office on any proposed gates accessing the property.

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1428 to discuss any other fire protection issue you may have regarding your project.

Tim Hoyt  
FPSII Fire Inspector