



A Tradition of Stewardship
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Department of Public Works

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Director

MEMORANDUM

To:	Kirsty Shelton, Conservation Development and Planning Department	From:	Drew Lander, Assistant Engineer Public Works
Date:	January 23, 2012	Re:	Reata Winery, APN#057-140-015, #P10-00188UP

The application will allow an increase in onsite production from 200,000gal/yr to 1,300,000gal/yr and requests an additional 2,400,000gal/yr of bottling of bulk wine received at the winery. No changes to visitation or marketing events are proposed. Architectural changes and an additional outdoor wine processing area approximately 4000sqft are proposed to the winery facility which currently exists on site.

EXISTING CONDITIONS:

1. Use Permit# 97040-UP previously approved on August 21, 1997.
2. Existing access road connects to Kirkland Ranch Road, North of the State Route (SR) 12. Access is served by an existing Signal light at SR12.
3. Parking currently meets County standards and the surface is currently improved asphalt.
4. Access driveway meets County standards and the surface is improved asphalt.
5. Site is not served by American Canyon sewer or water.
6. A one way loop truck access to the rear of the structure meets County standards.
7. Traffic impact report has been prepared by Crane Transportation Group dated October 5, 2011 and includes supplemental attachments dated December 29th, 2011 and January 3, 2012.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Application shall be subject to the conditions of service as provided by the City of American Canyon. See American Canyon will serve letter dated October 11, 2011.

NEW DRIVEWAY:

2. Any change in the access drive shall be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent (County Road and Street Standards, Page 9, Par. 12) and shall be designed to support a minimum H20 loading.
3. Structures adjacent to proposed drive isles shall be protected by bollards or by other means to prevent damage from vehicles.

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 two inches of asphalt concrete over 5 inches of Class II Aggregate 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.

TRAFFIC:

6. No production or visitation shall increase beyond existing use permit approvals (as a result of approval of this application) until all mitigations to State Route 12 (SR12) have been addressed to the satisfaction of the California Department of Transportation. The applicant must provide a letter of approval from Cal Trans indicating that all improvements have been completed as required by the State transportation department. The eastbound to northbound left turn pocket shall be improved to a minimum length of 500ft prior to any increase in vehicle trips as a result of the use permit approval.
7. The use permit modification affects the existing State Highway and therefore Caltrans shall approve of the mitigation measures (in this case primarily traffic mitigation measures) included in the new environmental documents.
8. Based on the information received from Crane Transportation Group, the traffic increases on SR 29 at the SR29/ SR 12 intersection will be 18 trips from the North and 8 trips from the south for a total of 26 trips. The airport area traffic mitigation fee is \$3551 per trip resulting in 26 X \$3551 or \$92,326. Applicant shall pay the traffic mitigation fee as calculated prior to any increase in use associated with the approval of this use permit.

SITE IMPROVEMENTS:

9. 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.
10. 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.
11. All changes to the Civil 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 storm water management plans shall be submitted with the building permit. A plan check fee will apply.
12. 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.
13. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
14. On site grading shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

15. Any increase in impervious surface and re-development which exceed 10,000sq ft of disturbed area will require the applicant to comply with Napa County Post-Construction storm water runoff regulations over the entire site. Improvement plans shall address the retention of increased runoff as required. 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. Any increase in 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
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.
19. 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:

20. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.
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 707-253-4351 or drew.lander@countyofnapa.org.