



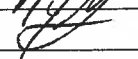
A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Sean Trippi	From: Nate Galambos 
Date: September 4, 2012	Re: H&L Winery – P12-*00272 APN 036-150-034

The application would allow a 30,000 gallon per year winery within an approx. 5,000 s.f. new winery building and wine production area. This application proposes 4 employees with 14 parking spaces.

EXISTING CONDITIONS:

1. Existing access is obtained from Oak Knoll Avenue over an existing driveway serving multiple properties and facilities.
2. The winery site is currently undeveloped with no structures or parking designated.
3. No significant drainages exist on site.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments from Napa County Public Works.

TRAFFIC

2. See comments from Napa County Public Works.

PARKING:

3. 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 equivalent to support an H20 load designed

by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of asphalt concrete over 5 inches of Class II Aggregate. (County Road and Street Standards, Page 37, Section 20).

4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
5. Hammerhead turn around area must be delineated with the appropriate signage and/or striping to prevent cars from parking within the turn around and to maintain clearance for the fire hydrant access.

DRIVEWAY:

6. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum double seal coat surface over five inches of Class II Aggregate or equivalent (County Road and Street Standards-Common Drive, Page 12, Section 13).
7. All driveway access to the public right of way must conform to the latest edition of the Napa County Road and Street Standards (Page 63, Detail P-2).

SITE IMPROVEMENTS:

8. A left turn lane shall be installed as proposed by the applicant on Oak Knoll Avenue prior to issuance of the certificate of occupancy. The left turn lane shall be designed in accordance with the latest Napa County standards. The existing 12" driveway culvert located at the connection of the driveway and Oak Knoll Avenue shall be upsized per the design engineer's calculations, but shall not be less than 18" in diameter per Napa County Roads and Street Standards detail P2. All striping and signage shall meet the requirements of the Napa County Road Department. A traffic control plan shall be submitted for approval by Napa County with the left turn lane improvement plans.
9. 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.
10. 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. Any change to the natural flow of drainage or that concentrates runoff into the County Right-of-Way shall require a hydraulic analysis sufficient to evaluate the drainage improvements for conformance to the County Road and Street Standards, indicating the path and changes of runoff.
11. Any grading, drainage and parking improvements approved by this Use Permit shall be constructed according to the latest "Napa County Road and Street Standards" and the 2007 California Building Code Appendix J and shall be reviewed and approved by this office prior to construction.

12. If excess soil is generated from onsite grading that cannot be used onsite, the owner shall furnish to the Engineering and Conservation division of the Napa County Planning, Building & Environmental Services Department evidence that permits and clearances have been obtained prior to commencing off-hauling operations.

OTHER RECOMMENDATIONS:

13. 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 the nearest County road 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.

CONSTRUCTION STORMWATER REQUIREMENTS

14. The property owner or his/her designee must understand all parts of these conditions and must maintain the construction site in compliance during all phases of construction.
15. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee 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. The SWPPP relating to the project improvement plans shall be submitted with the building permit application. A plan check fee will apply.
16. The property owner must submit a Napa County construction Site Runoff Control Requirements Appendix A – Project Applicability Checklist and all associated appendices that may be required resulting from the aforementioned Applicability Checklist with the application of a Building or Grading permit.
17. 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. Grading on slopes greater than 5% between October 15 and April 1 requires an extension.
18. Implement effective erosion control measures, as appropriate, to protect exposed soils from being transported by rainfall, flowing water, or wind. Erosion control measures may include, but are not limited to: straw mulch, fiber mat blankets, bonded fiber matrix, soil compaction, and temporary and permanent vegetation.
19. Implement sediment control measures, as appropriate, to trap soil particles after they have been detached and moved by rain, flowing water, or wind. Examples of sediment control measures that may be used include, but are not limited to: fiber rolls, silt fence, check dams, and storm drain inlet protection.

20. Maintain a designated washout area to remove sediment and chemical pollutants that may be produced from cleaning tools and machinery. A washout area is a temporary wash basin sufficient in size to allow wash water to pond and allow the sedimentation and disposal of particles that have been rinsed off of project equipment. Pollutants include but are not limited to: paint, cement, stucco, etc.
21. Properly maintain all litter, dumps, or stockpiles in such a manner that they will not result in a contaminated discharge.
22. 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.
23. All entrances/exits of a project site shall be protected by a surface that will ensure any vehicles leaving the construction site will not track sediment onto any publicly maintained roadways.
24. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

25. 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 and shall not increase the 2yr-24hr event volume runoff.
26. 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.
27. Crush pad areas must be covered, graded or otherwise controlled to preclude all runoff from entering the storm drain system without human intervention. Manual diversion valves are not permitted for the purpose of separating processed water and stormwater.
28. 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.
29. 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Nate Galambos at 253-4417. For groundwater questions, please contact Anna Maria Martinez at 259-8600. For traffic questions, please contact Paul Wilkinson at 253-4351.



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RECEIVED

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: November 9, 2012	Re: Application for Use Permit, H & L Winery, Oak Knoll Avenue Assessor Parcel # 036-150-034 File # P12-00272

The application requesting approval to construct a new 30,000 gallon per year winery and associated improvements has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
2. A permit for the proposed process waste system improvements must be secured from this Division 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.
3. A permit for the proposed sanitary waste subsurface drip system must be secured from this Division 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.
4. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
5. Plans for the proposed subsurface drip alternative sewage treatment system and process waste improvements shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based

upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.

6. The applicant shall maintain regular monitoring of the above ground waste water treatment system as required by this Division which includes submitting quarterly monitoring reports. An annual operating permit is required for the waste water system.
7. Since all or part of the proposed process wastewater disposal system is to be installed on a separate parcel from the facility it is to serve, an agreement to grant a sewage easement or an approved sewage easement must be filed with this Division prior to issuance of septic system construction permits.
8. An annual alternative sewage treatment system monitoring permit must be obtained for the subsurface drip system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
9. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
10. 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.
11. 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. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
12. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.
13. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, and may wish to retain the services of a consultant in this matter.



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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 Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Sean Trippi
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: August 27, 2012

Subject: H & L Winery

P12-00272 APN# 036-150-034

SITE ADDRESS: 1160 Oak Knoll Avenue

The Napa County Fire Marshal's Office has reviewed the Use Permit application to construction a new 5,000 square foot winery; 14 parking spaces tour/tasting for 20 people per day; new domestic wastewater; connect to existing off-site ponds for process waste; new left turn lane on Oak Knoll; marketing events. We would like to recommend the following comments be incorporated as 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. All fire department access roads shall comply with Napa County Public Works Road and Street Standards.
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. All buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.

5. The required fire flow for this project is 200 gpm for a 60 minute duration at 20 psi residual pressure. A UL listed fire pump conforming to NFPA 20, 2010 edition may be required to meet or exceed the required fire flow for the project.
6. Provide 6,000 gallons of water dedicated for fire protection. Water storage for fire sprinkler systems shall be in addition to the water storage requirement for your fire flows and domestic use.
7. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 14 foot clear vertical clearance.
8. All driveways and roads shall comply with the Napa County Public Works Road and Street Standards.
9. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
10. All fire hydrants shall be painted chrome/safety yellow.
11. Approved steamer fire hydrants shall be installed within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2010 edition.
12. Currently serviced and tagged 2A10BC fire extinguishers shall be mounted 3 1/2' to 5 feet to the top of the extinguisher within 75 feet of travel distance from any portion of the facility.
13. All exit doors shall open without the use of a key or any special knowledge or effort.
14. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
15. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
16. Install laminated 11" x 17" site plans and building drawings in the existing KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.
17. Beneficial occupancy will not be granted until all fire department issues have been inspected, tested and finalized.
18. Provide 100 feet of defensible space around all structures.
19. Provide 10 feet of defensible space for 10 feet on both sides of driveway entrances.
20. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.

21. Fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.
22. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
23. Technical assistance in the form of a Fire Protection Engineer or Consultant acceptable, and reporting directly to the Napa County Fire Marshal's Office. The Fire protection Engineer or Consultant shall be provided by the applicant at no charge to the County for the following circumstances:
 - a. Independent peer review of alternate methods proposals.
24. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and/or as described above.
25. All post indicator valves and any other control valve for fire suppression systems shall be monitored off site by a Central Station or Remote receiving Station in accordance with NFPA 72 2010 edition.
26. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.



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Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

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

Steven E. Lederer
Director

GROUNDWATER MEMORANDUM

DATE: October 09, 2012

TO: Planning, Building and Environmental Services

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: H& L Winery, APN# 036-150-034, P12-00272

The applicant is requesting a use permit major modification for a new 30,000 gpy winery with approximately 5,000 sqft in structures, 14 parking spaces, four employees, tours and tastings for 20 people per day, a new domestic wastewater system, a connection to existing off-site ponds for process waste, a new left turn lane and a marketing plan. The project parcel is located on Oak Knoll Avenue in Napa.

COMMENTS:

1. The parcels are located in the "Valley Floor" region.
2. The existing water use for the parcel is estimated to be 0.00 acre-feet per year.
3. All vineyard irrigation is from existing irrigation reservoirs located on separate parcels per LLA W11-00218 that are filled from a pumping station in Dry Creek that is operated under State Water Resources Control Board Application 24693A (License 13040).

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 41.15-acre parcel is located in the valley floor area with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 41.15 AF/Year. The estimated water demand for the parcel of 0.8 AF/Year is below established threshold for the property.

Based on the information provided, the projected groundwater usage for the parcel should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.