



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: Ronald Gee, Planning Division	From: Peter Corelis, Engineering and Conservation Division <i>PSC</i>
Date: April 18 th , 2013	Re: Honig Vineyard & Winery Major Modification Use Permit: P11-00405 APN: 030-090-003

The Engineering Division received a submittal of a proposal for a modification of a use permit generally requesting the following:

To allow an increase in wine production from 150,000 gallons per year to 300,000 gallons per year; construct a new 10,080 square foot barrel storage building with 3,680 square feet of adjacent uncovered concrete work pads and remove 22,823 square feet of vineyard for building site clearance; increase daily visitation to 100 visitors; proposes a left turn lane improvement to be installed on Rutherford Cross Road to service this site; add catered marketing events; increase employees from 12 to 25; and install required infrastructure as necessary. The proposed modifications are for the Honig Vineyard and Winery located at 850 Rutherford Road in the County of Napa.

After careful review of the Honig Vineyard and Winery Use Permit modification application package the Engineering Division has attached the following findings and conditions to approval:

EXISTING CONDITIONS:

1. The existing paved access road is approximately 20 feet wide at the connection with Rutherford Cross Road, narrowing to 18 feet of asphalt with 2 ft of shoulder for the distance to the site with one exception of a limited distance of 50 feet that is reduced to 16 feet due to established Oak trees. The current access roadway meets County requirements. A road modification was granted during prior Use Permit review for a minor stretch of road passing established Oaks.
2. The access road also serves as a primary access driveway for the Honig residence, a neighboring residence and an olive oil company
3. The existing 16 space parking area appears to be compacted gravel from visual inspection.

4. The Caltrans traffic count for Rutherford Cross Road (SR 128) was 3,200 at the connection with S.R. 29, just west of the proposed project.
5. Primary access is taken from SR128. The state highway consists of two way traffic at the entrance to the winery with each lane approximately 12ft wide. No left turn lane improvement currently exists at this location.
6. Winery parcel contains flood hazard zone AE and shaded X. Winery structures are not illustrated to lay within either of these flood hazard zones.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. Ground water conditions to be provided under separate memo.

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.

PARKING:

3. All parking proposed by the applicant, or required by the Planning Commission as a condition of this use permit, including existing parking areas must have a minimum structural section of 5 inches of Class II Aggregate plus a double seal coat or equivalent. (County Road and Street Standards, Page 82, D-8).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

TRAFFIC:

5. No production or visitation shall increase beyond existing use permit approvals (as a result of approval of this application) until the construction of a left turn lane has been completed on State Route 128 (SR128) 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 department of transportation.
6. Applicant is responsible for preparing engineered civil plans to the satisfaction of Caltrans for the construction of the required left turn lane. Further County review may be required when these plans have been made available.

7. Applicant shall obtain an encroachment permit from the California Department of Transportation prior to construction of any improvements in the state right of way.

SITE IMPROVEMENTS:

8. 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.
9. 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.
10. 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.
11. 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.
12. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
13. Project must remain compliant with County stormwater runoff construction management regulations during all phases of construction.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

14. The increase in impervious surface and re-development which exceeds 10,000sq ft of disturbed area requires 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 and shall include a Stormwater Runoff Management Plan (SRMP). Project must conform

P11-00405 Honig Vineyard and Winery
Engineering and Conservation Division – Conditions of Approval

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.

15. 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
16. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
17. Prior to the granting of 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.
18. All work areas used for processing, loading and unloading of liquid materials shall be covered, or, designed to prevent stormwater run-on and runoff. The areas shall be sloped so as to drain to materials spills to the sanitary sewer, process waste system, or other approved system.
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. 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 Peter Corelis at (707) 259-8757 or peter.corelis@countyofnapa.org.



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1195 Third Street, Suite 210
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Hillary Gitelman
Director

MEMORANDUM

To: Ron Gee, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: March 27, 2013	Re: Application for Use Permit – Honig Vineyard & Winery 850 Rutherford Road, AP #030-090-003 P11-00405

The application requesting approval to increase production from 150,000 to 300,000 gallons per year, construct a new barrel building, increase visitation to 100, modify the approved marketing plan, increase the number of employees, construct a water system among other improvements specified in application materials has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

1. The applicant shall secure a discharge requirement or waiver of same, from the Regional Water Quality Control Board for the waste water system.
2. A permit for a sewer line connection must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for the barrel building. The applicant shall submit a plan drawn to scale showing the location and material of the proposed sewer line in relation to existing utilities at the time the permit is secured.
3. 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.
4. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. Plans for the proposed water system have been submitted and are in the process of being reviewed. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.
5. 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.

6. Adequate area must be provided for solid waste and recycling storage prior to pickup by the local solid waste hauler. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. 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.



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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 Muña
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Ronald Gee
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: March 25, 2013

P13-00405- MOD APN# 030-090-003

Subject: Honig Winery

SITE ADDRESS: 850 Rutherford Road

The Napa County Fire Marshal's Office has reviewed the Use Permit application to increase production from 150,000 gallons per year to 300,000 gallons per year; construct a new 10,000 square foot barrel storage building with adjacent 3,600 square foot uncovered work area; increase daily visitation to 100; add 8 catered marketing events; install required infrastructure improvements. 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. The required fire flow for this project is 300 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.

5. Provide 9,000 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.
6. 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.
7. All driveways and roads shall comply with the Napa County Public Works Road and Street Standards.
8. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
9. All fire hydrants shall be painted chrome/safety yellow.
10. 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.
11. 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.
12. All exit doors shall open without the use of a key or any special knowledge or effort.
13. Install illuminated exit signs throughout the buildings and caves per the California Building Code, 2010 edition.
14. Install emergency back-up lighting throughout the buildings per the California Building Code, 2010 edition.
15. 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.
16. Beneficial occupancy will not be granted until all fire department issues have been inspected, tested and finalized.
17. 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.
18. 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.
19. 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.

20. 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.
21. 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.
22. All gated entrances shall be equipped with a KNOX key switch for electric gates and/or a KNOX padlock for manual gates.



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Department of Public Works

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Steven E. Lederer
Interim Director

GROUNDWATER MEMORANDUM

DATE: April 5, 2012

TO: Conservation Development and Planning Department

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

SUBJECT: Honig Vineyard and Winery, APN# 030-090-003, P11-000404-MOD

The applicant requests approval of a use permit modification. The project parcel is located on Rutherford Road in Rutherford.

COMMENTS:

1. The parcel is located in the "Valley Floor" region.
2. The existing use is estimated to be 30.185 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 67.0 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 67.0 AF/Year. The estimated water demand of 34.16 AF/Year is below established threshold for the property.

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

No further analysis is necessary.

