



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

*[Handwritten signature]*  
08-23-2013

To: Kirsty Gerosa  
Planner  
Planning Division

From: Patrick C. Ryan  
Assistant Engineer  
Engineering Division

Date: August 23, 2013

Re: **Permit No. P13-00258**  
**Domaine Carneros**  
**Conditions of Approval**  
APN: 047-070-007  
1240 Duhig Road, Napa

The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit Major Modification application, generally requesting the following:

*Reconfiguration of the existing parking lot to accommodate an additional 43 spaces and the construction of 23 additional spaces to yield a total of 144 parking spaces; Revision of the existing marketing plan (U-91-11, two annual events of up to 300 people) to allow for six additional events per month with up to 50 guests and eight additional events per month with up to 25 guests; and Additional visitation by prior appointment of 100 people per day on the weekday and 600 visitors on the weekend for a total of 460 Monday thru Friday (100 by appointment and 360 public) and 960 Saturday and Sunday (600 by appointment and 360 public).*

After careful review of the Domaine Carneros Use Permit application submittal package the Engineering Division has determined that all items are complete and sufficiently detailed. As long as no additional changes are made to the proposed improvements this Division recommends approval of the project with the following conditions:

### EXISTING CONDITIONS:

1. The County of Napa parcel 047-070-007 is located at 1240 Duhig Road, Napa.
2. The existing parcel is approximately 132.04 acres.
3. The existing parcel is zoned AW, Agricultural Watershed.

4. Existing property is currently developed with a commercial winery.
5. The existing parcel is located within the Napa River Watershed, Carneros Creek tributary.
6. An unnamed blue line conveys north to south-east along the east-side of the excising parcel.
7. Existing access to the winery facility is located off Duhig Road and is currently in compliance with Napa County Road and Street Standards for a commercial facility (min. roadway width of 20').
8. The current parking configuration is capable of providing a total of 125 parking stalls (i.e. 90 standard; 5 ADA; 7 compact; 2 oversized; 3 bus; and 18 intermittent parking).

#### **RECOMMENDED CONDITIONS:**

##### **PARKING:**

1. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must have a minimum structural section of two inches of asphalt concrete or a double seal coat over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 82).
2. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

##### **NEW/IMPROVED PRIVATE ACCESS ROADS & DRIVEWAYS:**

3. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of permit submittal and accepted construction and inspection practices.
4. Access drive shall meet the requirements of a commercial roadway and be a minimum of 18 feet wide with 2 feet of shoulder from the publicly maintained road to the improved structure. 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 12, Section 13).
5. The applicant must obtain an encroachment permit prior to any work performed within the Napa County right-of-way (if applicable).

##### **SITE IMPROVEMENTS:**

6. All on site civil improvements proposed 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 Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.

7. 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.
8. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards and the California Building Code (CBC). Specifically, all cut and fill slopes shall be setback to meet the latest CBC.
9. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department Engineering Division evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing any off-hauling operations.
10. The applicant shall furnish a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer.
11. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all electronic files provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

#### **CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:**

12. 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 wet sign and submit this form to the Napa County PBES Department Engineering Division for review.
13. 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 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.
14. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (CRWQB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.
15. 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.

16. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
17. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

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

18. Any Project that requires a building or grading permit shall complete a Napa County Post-Construction Runoff Management Requirements Appendix A - Project Applicability Checklist and shall wet sign and submit this form to the Napa County PBES Department Engineering Division for review.
19. 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 PBES Department office.
20. 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. infiltration, and/or retention/detention systems) may be used to capture and infiltrate the excess volume.
21. 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 prior to the issuance of applicable construction permits.
22. Parking areas with 25 or more parking spaces shall be required to treat runoff to remove oil and petroleum hydrocarbons, and to ensure adequate operation and maintenance of treatment systems particularly sludge and oil removal, and system fouling and plugging prevention control.
23. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
24. 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 REQUIREMENTS:**

25. All conditions of approval from the original use permit UP-668687 and UP-00170-MOD and any subsequent modification to the original use shall remain in effect for P13-00258.
26. 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 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 Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at [Patrick.Ryan@countyofnapa.org](mailto:Patrick.Ryan@countyofnapa.org).





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Pete Parkinson  
Interim Director

## MEMORANDUM

To: Kirsty Shelton, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: January 9, 2014	Re: Domaine Carneros Winery, 1240 Duhig Road, Napa APN: 047-070-007 Project #: P13-00258

The application requesting approval for food and wine pairings and to increase visitation among other items as described in application materials has been reviewed. This Division has no objection to approval of this application with the following conditions of approval:

1. The existing sanitary wastewater system is sized for a maximum flow of 4800 gallons per day. The winery visitation and marketing activities must be managed so the peak daily flow is not exceeded.
2. The wastewater system must continue to be monitored and maintained by a qualified service provider. The applicant shall comply with reporting as required in the alternative sewage treatment system monitoring program.

