



HILLARY GITELMAN
Director

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NAPA COUNTY
DEPT OF PUBLIC WORKS

FILE #: 107-00431

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

**PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS**

TO: PUBLIC WORKS

APPLICATION TITLE: BUDGE BROWN FAMILY WINERY APN: 018.090.082

DESCRIPTION OF PROJECT: NEW 16,000 gallon per year winery in
Pope Valley. AS REVISED ON 09-14-07.

RESPONSE REQUEST DATE: 9-27-07 RESPONSE RETURN DATE: 10-11-07

PLEASE RESPOND VIA E-MAIL TO: CMCAHILL@co.napa.ca.us
OR FAX TO (707) 299-

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? ☒ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
3. Attach your agencies comments, or list below: ☐ Comments attached
☐ Comments below.

SEE MEMO DATED SEPTEMBER 7, 2007

Name of contact person: LARRY BOGNER Telephone #: 253-4351

Email: _____
Title: CIVIL ENGINEER
Date: 9/28/2007

TEU

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: September 7, 2007

TO: Conservation Development and Planning Department

FROM: Larry Bogner, Civil Engineer

Larry Bogner

SUBJECT: Brown Family Winery, APN# 018-090-082, P07-00431

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

The application will allow the applicant to establish a winery with a production capacity of 16,000 gal/yr; with 2 full time and 2 part time employees; construct a 20 space parking lot; and 5,270 sqft of new building floor area. Parcel is located at 6307 Pope Valley Road near Ink Grade.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 54.11 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 27.10 AF/Year. The estimated water demand of 9.60 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

NEW DRIVEWAY:

Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12).

The portion of the driveway in the public road right-of-way between the property boundary and the edge of pavement on Pope Valley Road shall be paved with a minimum of 2 inches of asphalt concrete over 5 inches of aggregate base, or equivalent as determined by the County's Road Superintendent.

PARKING:

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 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).

Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

The disposition of all excavation spoils and associated grading shall be specified and shown on the improvement plans along with proposed erosion control measures.

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.

The site plans indicate that the construction activity might result in disturbance of greater than one acre of total land area. Therefore, if the disturbed area is over one acre, the permittee will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) 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

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.

The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.

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.

Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

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

OTHER RECOMMENDATIONS:

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.

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 Larry Bogner or Drew Lander at 253-4351. For groundwater questions, please contact Anna Maria Martinez.