



HILLARY GITELMAN
Director

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NAPA COUNTY
DEPT OF PUBLIC WORKS

FILE #: 07-00872

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

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

TO: Public Work
APPLICATION TITLE: Domaine Mumm APN: 30-200-030
RESPONSE REQUEST DATE: 12-24-07 RESPONSE RETURN DATE: 1-7-08
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____
PLEASE RESPOND VIA E-MAIL TO: jmcadowel @co.napa.ca.us
OR DIRECT FAX TO: _____ (707) 299-4082
FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: _____

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.

Please advise us as to which of your permits is required, your environmental concerns and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
2. Indicate areas of environmental concern and availability of appropriate technical data:

3. Do you recommend: ☒ Negative Declaration ☐ Environmental Impact Report
4. If the project is approved, recommend conditions of approval (use additional page if needed). See Attached
5. Have you previously reviewed an application on any portion of this project? ☐ Yes ☒ No
6. Name of contact person: D. LANDEK Telephone #: 253-4892


Prepared by: D. Landek
Title: Assistant Eng.
Date: 1/6/08

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: January 30th, 2008

TO: Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer 

SUBJECT: Mumm Napa Estates, LLC/ 8445 Silverado Trail
APN 030-200-030, P07-00872 MMod

This application will allow the applicant to expand production from 500,00gal/yr to 850,000gal/yr. Applicant proposes an additional 2,250sqft exterior viewing deck, and additional wastewater expansion and upgrade. Full time employees will increase from 60 to 72 full time, with part time employees remaining unchanged; no increase in parking or visitation.

EXISTING CONDITIONS:

1. Existing property entrance from Silverado Trail is approximately 30 feet wide, narrowing to 24 feet to the existing parking area. Travel lanes are asphalt paved with some gravel shoulders.
2. Parking surface is currently asphalt.
3. The average traffic counts for Silverado Trail taken in June of 2003 were 10,786 recorded just South of the connection with Hwy 128 (Sage Canyon).
4. Left-turn lane improvements have been constructed on Silverado Trail to serve this facility.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 73.16 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 73.16 AF/Year. The estimated water demand of 48.58 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:

2. Any improvements to the access drive shall conform to the latest addition of the Napa County Road and Street Standards. (County Road and Street Standards, Page 9, Par. 12).

PARKING:

3. Any change in parking proposed by the applicant or required by the Planning Department as a condition of this use permit modification 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).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

SITE IMPROVEMENTS:

5. 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.
6. 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.
7. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
8. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

9. If the construction activity results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. 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. 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.

11. 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 Nate Galambos or Drew Lander at 253-4351. For groundwater questions, please contact Anna Maria Martinez