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Environmental Management

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AUG 05 2009

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Steven Lederer
Director

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

MEMORANDUM

To: Napa County Planning Department Hillary Gitelman, Planning Director	From: Kim Withrow, Senior Environmental Health Specialist
Date: Revised - August 3, 2009	Re: Use Permit Application for Wheeler Winery Located at 588 Zinfandel Lane Assessor Parcel # 030-260-016 File #P08-00672

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Complete plans and specifications containing equipment layout, finish schedule and plumbing plans for the food and/or beverage facilities and employee restrooms must be submitted directly to the Department of Environmental Management with the appropriate plan review fee (if you are in a City jurisdiction, you must submit the plans to the city and obtain their departmental stamp on said plans prior to bringing them to this department). These plans must be reviewed and approved prior to issuance of any building clearance or building permit for said areas.
Upon completion of the work and prior to final by this department an annual food permit will also be required.
2. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management
3. A permit for a pressure distribution system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area as well as the proposed trench detail. If special design sewage disposal plans are required, such plans shall fulfill this requirement.
4. Plans for the proposed alternative sewage treatment system 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 granted until such plans are approved by the Department of Environmental Management.
5. An annual sewage permit must be obtained for the engineered/private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
 6. A sewage destruction permit must be obtained from the Department of Environmental Management. A permit to destroy the septic tanks serving the residences proposed to be destroyed must be secured prior to obtaining demolition permits for the structures.
 7. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
 8. 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.
 9. Adequate area must be provided for collection of recyclables. The applicant must contact 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 with the plans submitted to obtain a building permit.
 10. All diatomaceous earth and/or bentonite must be dried and disposed of as solid waste or in another appropriate manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address diatomaceous earth/ bentonite disposal.
 11. The water supply system must comply with the California Safe Drinking Water Act and Related Laws. This will require developing a water supply that meets the requirements of Title 22, California Code of Regulations, Chapter 16 and submitting plans for review and approval prior to issuance of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from the Department of Environmental Management. All required monitoring and reporting must be complied with.
 12. A C-57 licensed well drilling contractor must obtain a permit(s) from the Department of Environmental Management prior to drilling or destroying any well.

cc: Doug Calhoun, Environmental Health Supervisor
Trish Hornisher, CDPD
Duane Kanuha, Kohala Investment Works LLC, 101 Aupuni St., Ste 206, Hilo HI 96720

July 7, 2009
Job# 08-16

NEW COMMUNITY AND NON-COMMUNITY WATER SYSTEMS

REVISED

Technical, Managerial and Financial Capacity Worksheet

(Use Permit Applications and Financial Capacity Worksheet)

1. **Water System Name:** Wheeler Winery Water System located at 588 Zinfandel Lane, Napa County, CA, APN 030-260-016
2. **Name of person(s) who prepared the report:** Paul N. Bartelt, P.E., Principal Engineer, Bartelt Engineering

3. Technical Capacity

(A) **System Description:** The water source for the project is a **new** groundwater well which will be used as a potable water source, should the County find that a Public Water System is a requirement under the proposed Use Permit. Water will be drawn from the **new** well, treated at the source to the required level for potable water, then stored in onsite water storage tanks before being conveyed to the service connections onsite. The existing well will continue to provide untreated water for vineyard irrigation, landscape irrigation and emergency fire protection purposes. Vineyard irrigation, landscape irrigation and fire protection water will be separate from the proposed potable water source and if necessary isolated from the treated water by a backflow preventer.

Treated water service connections will be at the proposed winery building, proposed commercial kitchen, the proposed office/winery building and the tasting room located onsite. The water treatment equipment will most likely include two 5-micron filters in parallel, a calcite filter, a water softener, ultraviolet radiation treatment, pH analyzer and a storage tank. Equipment requirements may vary based on water sampling report. All proposed winery structures are reflected on the conceptual site plan associated with the winery Use Permit.

The operations plan for the system may include the following components and tasks:

- Routine Operational Procedures for each component of the system:
 - A. Visual inspection of **WELL HEAD** (daily).
 1. Check for the following; leaks, openings, lubricants, electrical hazards, chemical hazards, etc. (record observations and correct problem).

- B. Visual inspection of the **STORAGE TANK** (daily).
 - 1. Inspect for any leaks or damage (record observations and repair as needed).
 - 2. Check the **PUMP** for proper operation.
 - 3. Check **PRESSURE GAUGE**, record system pressure. Record the pressure the pump turns on, the pressure the pump turns off and the duration of the run time.
 - 4. Cleaning of **STORAGE TANK** (semi-annually). Record date cleaned and observations.
- C. Maintenance of **GAUGES and METERS**.
 - 1. Inspect all gauges and meters for leaks and proper function daily. Repair or replace as needed (keep record of date).
- D. Inspection and exercising of the **VALVES**.
 - 1. Inspect valves for leaks (record observations, repair or replace if leaking).
 - 2. Exercise valves (semi-annually, record date).
- E. Operation and maintenance of **DISTRIBUTION** facilities.
 - 1. Visually inspect the distribution system for leaks on a regular basis. Record date and observations.
 - 2. Flush dead end mains (semi-annually, record date and observations).

- Monitoring and Reporting.

- A. **BACTERIOLOGICAL MONITORING**; As per approved Sample Siting Plan, required monthly, report to the Department by the 10th of each month, following the sample.
 - 1. If sample positive, take four repeat samples at once.
 - 2. Take five routine samples the month following a positive sample.
 - 3. Keep bacteriological results for five years.
 - 4. Keep any corrective action for sampling for three years.
- B. **CHEMICAL MONITORING**; as required by the Department, forward results to the Department.
 - 1. Keep chemical results for ten years.
 - 2. Keep variance and exemptions for five years.

- Response to violations.

- A. **PUBLIC NOTIFICATION** of violation required.
 - 1. Notification shall be given as per "Emergency public notification" method on record with the Department, or in a manner directed by the Department.
 - 2. State problem and what has been done to correct it.
 - 3. Send a copy of the notification to the Department.

- Consumer complaint response procedures.
 - A. **CONSUMER COMPLAINT** procedures.
 1. Record in complaint log (name, address and nature of the problem).
 2. Investigate the complaint.
 3. Verify or dismiss the complaint.
 4. Record the steps taken to address or correct the problem.
 5. Notify complainant of action taken.
 6. Keep complaint records with corrective action for five years.

(B) **Ten Year Projection:** The ten year projection for water demand is feasible. Based on the current water availability from the existing well at 60 gallons per minute, we feel that a new well will be equally capable of producing similar flowrates and supply sufficient capacity to meet the demands of the proposed project. A water feasibility study based on the existing well has been filed with the Applicant's Use Permit concludes that there is adequate water available to meet the needs of the winery and associated water use, as proposed.

Source Adequacy

- **Groundwater:** At the time of this report, the sanitary seal of the existing well is unknown and will need to be determined. Based on the limited amount of available information on the existing well it is believed that the sanitary seal of the existing well is inadequate and that a new well will need to be drilled onsite.
- **Surface Water Treatment:** All water sources are groundwater from wells, so no surface water treatment is anticipated.
- **Water Supply Capacity:** The proposed water system will be capable of supplying a minimum of 3 gallons per minute for at least 24 hours for each service connection. As the existing well delivers 250 gallons per minute, we feel that the new well will have equal capacity and sufficient to meet the demands of the proposed project; in addition, treated water will be stored in tanks to provide additional water during peak demands.
- **Water Quality:** At the time of this report the proposed new well has not been located or installed and no water quality tests have been performed on the existing or proposed new water well.
- **Consolidation with Other Water Systems:** The closest water system would be that of the City of St. Helena. The Applicant has been approved for limited water service by the City of St. Helena. Water service provided by the City of St. Helena will be utilized for residential use only.

4. Managerial

(A) **Organizational Ability:** The water system will be managed by an employee(s) of the winery that has received the requisite training and certification required to oversee the system. Management of the water system will be part of the job description of the winery employee(s) so assigned. The employee(s) working with the system will attend classes in distribution systems for certification at Solano Community College (or other suitable school) and will maintain a working knowledge of changes in codes and requirements associated with the water system. A certified operator will be retained to oversee the water system, either through hiring of winery personnel or retention of a private firm with the appropriate credentials. Routine water testing of the system will be conducted twice yearly or as required by Napa County and/or the State of California.

In the event that routine testing (or by other method) provides evidence of contamination in the water system, all guests, visitors and employees served by the system will be notified immediately in several ways. The first method will be by verbal communication and the second will be by signage at all distribution points. Remedial measures will be taken immediately upon receipt of evidence of contamination. This will be followed by testing and follow up to confirm that the contamination problem has been rectified and the water determined safe for human consumption. Potential users onsite will be verbally notified and all signage removed only when the water quality has been restored to required levels and confirmed via follow up test results.

(B) **Water Rights:** The water rights of the existing and proposed wells belong exclusively to the Property Owner. There are no additional water rights or rights to water from existing streams or rivers.

5. **Financial:** It is estimated that the total operating and installation costs associated with the water system for the first year will be approximately \$90,000 including the installation of a new well, employee allocated time, training, facilities and maintenance.

The water company will generate no revenue of its own. Its expenses are covered as part of the general fund for winery operations. Most of the capital expenditures over a 10 year period will be minor. Annual maintenance and repair will be accomplished by onsite winery personnel, assisted by a private operation (such as Oakville Pump) and will be covered in the winery general fund. The expenses associated with water testing will also be covered as part of the general fund. Tests will be conducted by a private testing company (such as CalTest or Brelje and Race Laboratory).

Line item costs associated with the water system are estimated as follows:

Sampling and testing: \$200 per month (twice annual testing spread over one year)

Contractors (as needed): Average \$500 per month.

Hourly breakdown per month for onsite staff time: \$ 800 or average 10 hrs/week = 40 hrs/mo.

Total Operating Costs: Approximately \$1,450 per month or \$17,000 per year

Following approval of the winery Use Permit request, the Applicant understands that the Napa County Department of Environmental Management may require a Public Water System Plan, including emergency plans, to be filed and approved by NCDEM prior to issuance of any building permits associated with the winery.