



A Tradition of Stewardship  
A Commitment to Service

**Environmental Management**

1195 Third Street, Suite 101  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4471  
Fax: (707) 253-4545

**Steven Lederer**  
Director

## MEMORANDUM

To: Napa County Planning Department, Kirsty Shelton, Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: October 8, 2010 Revised - November 8, 2010	Re: Application for Kelham Vineyards Located at 360 Zinfandel Lane Assessor Parcel #030-260-029 File # P10-00177

The revised project statement dated November 5, 2010 has been reviewed and this Department recommends approval of the use permit modification with the following conditions of approval:

1. The existing alternative sewage treatment system constructed to serve this winery includes capacity to accommodate 200 gallons per day of sanitary waste from toilets, tasting room and a *one* bedroom residence. The septic feasibility report submitted with this application indicates existing waste water flows are 542.5 gallons per day based upon waste from toilets, tasting room and a *three* bedroom residence, which is not correct. The alternative sewage treatment system appears to be sized to handle the average daily flow as demonstrated in the feasibility report, but is undersized for the proposed events with 80 guests. As agreed by the applicant, portable toilets from a Napa County permitted portable toilet company must be provided for guest use at the large events occurring 6 times per year.
2. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
3. A commercial food facility was not included in this project. The use permit application indicates the kitchen will be converted to an employee break room and the stove will be removed. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements. Food to be served to visitors may not be prepared or stored onsite by the winery owners/employees. All food service must be catered.

4. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Department under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, and may wish to retain the services of a consultant in this matter.
5. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Business Activities Page shall be submitted and approved by this Department.
6. Prior to the approval of a building permit, an inspection of the existing sewage disposal system must be performed by a licensed sewage contractor and a report submitted to this Department for review and approval.
7. 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, and etc.
8. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
9. 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.
10. Adequate area must be provided for collection of recyclables. The applicant must work with 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.
11. 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.

Cc: Susanna Kelham, 360 Zinfandel Lane, St. Helena, CA 94574