

Chris M Cahill  
 Planning Daily User  
 NAPA COUNTY (PROD  
 7.1), CA  
**Production**  
 7.1

Bulletin Board  
 Check out the "How To" documents on Axel Sharpened.  
[Accela How To Docs](#)

GIS Data link to Internal Map Viewer

- Quicklinks**
- MyProperty
  - GIS Internal Map Viewer
  - California State License Board
  - CDPD Home Page
  - Dashboard Building Permits
  - Accela - ClearCache

- My Navigation**
- App Summary
  - App Detail
  - App Status
  - App Specific Info
  - App Spec Info Tables
  - Fees
  - Valuation Calc
  - Payment
  - WorkFlow

Record ID: P08-00550  
 Cancel ? Help  
 Task Details Attachments (0)

- Workflow Tasks**
- Application Acceptance
  - Environmental Review
  - Public Works Review
  - Fire Review
  - EM Review
  - County Council Review
  - Planning Review
  - Building Approval
  - Closure

There currently are no ad hoc tasks defined.

Task Details Fire Review

Current Status	Status Date	Due Date	Action By	Action by Department
Approved	02/21/2012	09/22/2008	Brian Hampton	NCFD Department
Assigned Date	Assigned to Department	Assigned to		
09/22/2008	NCFD Department	Kaaren Stasko		

**Comments**  
 We would request that the following comments be incorporated into project conditions if the Planning Commission approves the project. (1) All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permissuance. (2) The applicant shall comply with all fire conditions in letter dated October 14, 2008.

- Reports**
- My Reports
  - Building Reports
  - Cashier Reports
  - Enforcement Reports
  - Environmental Reports
  - Fire Reports
  - Inspection Reports
  - Planning Reports

# INTER-OFFICE MEMO



---

TO: Hillary Gitelman, Director  
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: October 14, 2008

SUBJECT: Swanson Winery Use Permit Revised Comments  
Apn: 031-040-014 P08-00550

**Site Address: 7727 Money Road, Oakville**

The Napa County Fire Marshal staff has reviewed the Use Permit application to construct a 40,320 square foot / 100,000 gallon per year winery on a 73.5 acre parcel at the address above. We recommend that the following items shall be incorporated as project conditions or mitigation measures if the commission approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
- The minimum required fire flow for the protection of the proposed buildings is 500 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 30,000 gallons. The fire flow has been reduced by 50% because the winery will be protected by an automatic fire sprinkler system. The fire flow and storage volume in a sprinklered building is in addition to the water demand for the sprinkler system.
- An approved automatic fire sprinkler system will be required for all proposed structures 3,600 square feet or greater. The fire sprinkler system shall be installed and maintained in accordance with the *National Fire Protection Standard Association (NFPA) #13 (Installation of Automatic Sprinkler Systems 2002 edition)*. A minimum of 60 minutes of water storage for the sprinkler system will be required.
- A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 2003 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required

to be either diesel driven or electric. Electric fire pumps also require a secondary power source.

5. The private fire service mains shall be installed and maintained in accordance with the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.
6. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the California Fire Code, 2007 edition. Fire hydrant shall be placed within 250 feet of all exterior portions of the building.
7. All post indicator valves, control valves, waterflow devices shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained in accordance with the National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition).
8. Fire apparatus access roads shall be provided to within 150 feet of all portions of the structures. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
9. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
10. The request for beneficial occupancy **will not** be considered until all fire and life safety issues have been installed, tested and finalized.
11. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
12. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4" in height for the building, contrasting in color with their background and shall be illuminated.
13. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.

14. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb or on signs.
15. Buildings with high piled storage exceeding 12 feet in height shall be equipped with smoke and heat vents and curtain boards in accordance with the California Fire Code, Chapter 23, 2007 edition.
16. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the California Fire Code. Chapter 23, 2007 edition.
17. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be provided within 75 feet of travel distance from any portion of the facility and shall be mounted 3 1/2 to 5 feet to the top of the extinguisher.
18. All exit doors shall be operable without the use of a key or any special knowledge or effort.
19. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2007 edition.
20. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox box/cabinet will require "tamper monitoring".
21. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
  - a. A minimum of 2 master keys to the structure(s) for emergency access.
  - b. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
  - c. 2 scaled floor plans of all structures showing doors, offices, etc.
  - d. Napa County Hazardous Materials Business including all MSDS forms, etc.
  - e. A digital file of the site and floor plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
22. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
23. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other

fire department control device, which may be subject to vehicular damage.  
Approved signs may be required to identify the location of fire protection devices.

24. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County for independent peer review of alternate methods and materials proposals.
25. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.
26. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established hourly rate as adopted by the Napa County Board of Supervisors by resolution.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any fire protection issues you may have regarding your project.

Alicia Amaro  
Assistant Fire Marshal



A Tradition of Stewardship  
A Commitment to Service

Alicia Amaro  
Napa County Fire  
Asst. Fire Marshal  
1199 Big Tree Road  
St. Helena, CA 94574

[alicia.amaro@fire.ca.gov](mailto:alicia.amaro@fire.ca.gov)

Main: (707) 967-1425  
Fax: (707) 967-1474  
Cell: (707) 486-5782

## INTER-OFFICE MEMO

---

TO: Hillary Gitelman, Director  
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: September 22, 2010

SUBJECT: Swanson Winery Resubmittal Use Permit Comments  
Apn: 031-040-033 P08-00550

**Site Address: 7727 Money Road, Oakville**

The Napa County Fire Marshal staff has reviewed the resubmittal application for a 1,000,000 gallon per year winery with 36,000 square feet of new winery buildings and 10,0000 square feet of covered work areas..

This application does not warrant additions to the fire protection conditions submitted October 14, 2008 as long as **all construction and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any other fire protection issues you may have regarding your project.

Alicia Amaro  
Assistant Fire Marshal



A Tradition of Stewardship  
A Commitment to Service

Alicia Amaro  
Napa County Fire  
Asst. Fire Marshal  
1199 Big Tree Road  
St. Helena, CA 94574

alicia.amaro@fire.ca.gov

Main: (707) 967-1425  
Fax: (707) 967-1474  
Cell: (707) 486-5782

## INTER-OFFICE MEMO

---

TO: Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: September 22, 2010

SUBJECT: Swanson Winery Winery Variance  
Apn: 031-040-033 P08-99551 VAR

**Site Address: 7466 St. Helena Highway, Yountville**

The Napa County Fire Marshal staff has reviewed the application for a variance to construct a new 36,000 square foot winery within the 300 foot setback from Money Road. .

This application does not warrant additions to fire protection conditions as long as **all construction, future tenant improvements and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any other fire protection issue you may have regarding your project.

Alicia Amaro  
Assistant Fire Marshal

# INTER-OFFICE MEMO

TO: Chris Cahill  
Conservation, Development, and Planning Department

FROM: Brian Hampton, Fire Department

DATE: October 7, 2010

SUBJECT: Swanson Winery  
P08-00550 APN# 031-040-033

**SITE ADDRESS: 7727 Money Road**

The Napa County Fire Marshal staff has reviewed the Use Permit application for additional re-submittals for a tweaked project description, tweaked accessory production calcs, tweaked marketing plan and new engineering plan. The following items shall be incorporated as project conditions or mitigation measures if the commission approves the project.

1. This application does not warrant further conditions of approval. Applicant shall comply with conditional letter dated October 14, 2008.
2. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Friday at 707-967-1423.

By

Brian Hampton  
Fire Prevention Specialist II





A Tradition of Stewardship  
A Commitment to Service

Napa County Fire Department  
Fire Marshal's Office  
1199 Big Tree Road  
St. Helena, CA 94574

Office: (707) 967-1419  
Fax: (707) 967-1474

Pete Muñoa  
Fire Marshal

## INTER-OFFICE MEMORANDUM

---

TO: Chris Cahill  
Conservation, Development and Planning Department

FROM: Brian Hampton  
Fire Department

DATE: November 10, 2010

SUBJECT: Swanson Winery  
P08-00550 APN# 031-040-033

**SITE ADDRESS: 7727 MONEY ROAD**

The Napa County Fire Marshal's Office has reviewed the Use Permit application with tweaked plans and additional information. The following items shall be incorporated as project conditions or mitigation measures if the commission approved the project.

1. This current application does not warrant any new fire protection conditions. Applicant shall comply with all items in letter dated October 14, 2010.
2. **All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Thursday at 707-967-1423.



A Tradition of Stewardship  
A Commitment to Service

Napa County Fire Department  
Fire Marshal's Office  
1199 Big Tree Road  
St. Helena, CA 94574

Office: (707) 967-1419  
Fax: (707) 967-1474

Pete Muñoa  
Fire Marshal

## INTER-OFFICE MEMORANDUM

---

TO: Chris Cahill  
Conservation, Development and Planning Department

FROM: Brian Hampton  
Fire Department

DATE: November 10, 2010

SUBJECT: Swanson Winery  
P10-00550 APN# 031-040-033

**SITE ADDRESS: 7727 MONEY ROAD**

The Napa County Fire Marshal's Office has reviewed the Use Permit application with tweaked plans and additional information. The following items shall be incorporated as project conditions or mitigation measures if the commission approved the project.

1. This current application does not warrant any new fire protection conditions. Applicant shall comply with all items in letter dated October 14, 2010.
2. **All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Thursday at 707-967-1423.

**From:** Robertson, John (Sheriff's Department)

**Sent:** Friday, October 03, 2008 1:46 PM

**To:** Cahill, Christopher

**Subject:** Permit Application Swanson Winery APN#031-040-014

The Napa Sheriff's Office has not comments or objections at this time.

Captain John Robertson

Napa County Sheriff's Department

1535 Airport Blvd., Napa CA 94558

E-mail: [jroberts@co.napa.ca.us](mailto:jroberts@co.napa.ca.us)

P- (707)259-8717

F- (707)299-4200



A Tradition of Stewardship  
A Commitment to Service

**Department of Public Works**

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
[www.co.napa.ca.us/publicworks](http://www.co.napa.ca.us/publicworks)

Main: (707) 253-4351  
Fax: (707) 253-4627

**Donald G. Ridenhour, P.E.**  
Director of Public Works

## GROUNDWATER MEMORANDUM

**DATE:** November 02, 2010

**TO:** Conservation Development and Planning Department

**FROM:** Annamaria Martinez, Assistant Engineer *AM*  
Phone: 707-259-8378  
Email: [amartine@co.napa.ca.us](mailto:amartine@co.napa.ca.us)

**SUBJECT:** Swanson Winery, APN# 031-040-033, File # P08-00550

The application will allow the applicant to establish a 100,000 gallon per year winery. The project is located on Money Road in Oakville.

### EXISTING CONDITIONS:

1. Parcel is located in the Valley Floor groundwater region.
2. Existing usage is 17.5 AF/Year.

### RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 73.99 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 73.99 AF/Year. The estimated water demand of 19.65 AF/Year is below the established threshold for the property.

As the projected water use is less than the parcel threshold, the projected use for the project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.



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, Chris Cahill, Planner	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	October 27, 2010 Revised - April 27, 2012	Re:	Application for Swanson Winery Use Permit Located at Oakville Cross Rd., Oakville Assessor Parcel # 031-040-033 File # P08-00550-UP

The application and revised plans received April 9, 2012 have been reviewed and this department has no objection to approval of the application with the following conditions of approval:

1. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Department. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
2. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Department prior to issuance of any building permits for said areas. An annual food permit will be required.
3. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If your business does not store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
4. Any hazardous waste produced on site, including laboratory wastes, must be stored and disposed of in a manner consistent with Chapter 6.5, Division 20 of the California Health and Safety Code and with Title 22, Division 4.5 of the California Code of Regulations. Additionally, a Hazardous Waste Generator Permit must be obtained from this Department.

Page 2 of 2

5. Plans for the proposed private sewage disposal 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 this Department.
6. A permit for the wastewater treatment and disposal system must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
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. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /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.
9. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
10. 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.
11. 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. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
12. 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.



A Tradition of Stewardship  
A Commitment to Service

**Department of Public Works**

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
[www.countyofnapa.org/publicworks](http://www.countyofnapa.org/publicworks)

Main: (707) 253-4351  
Fax: (707) 253-4627

**Steven E. Lederer**  
Interim Director

## MEMORANDUM

To: Chris Cahill, Conservation Development and Planning Department	From: Drew Lander, Assistant Engineer Public Works
--	--

Date: May 8, 2012	Re: P08-00550UP, P08-00551Var, PW Conditions 7727 Money Road, Napa CA 94558 APN 031-040-033
-------------------	--

Application proposes a new 100,000 gallon per year winery with approx 32,000 sq. ft. production/admin building, an approx 3,500 sq. ft. hospitality building, and roughly 10,000 sq. ft. of covered outdoor work areas. Visitation is proposed to be an average 71 visitors per day with 30 full time employees. A variance has been requested to reduce required winery set backs to Money Road.

### EXISTING CONDITIONS:

1. Existing access taken from Money Road. Parcel is located on Oakville Crossroad, West of the intersection of Oakville Crossroad and Money Road.
2. Existing development within the foot print of the proposed area of the new winery complex includes residential structure, established vineyards and above grade water storage pond.
3. The entire parcel falls within FEMA Flood zone AE as depicted on the FIRM 06055C-0385E, Community 060205 and a large portion of the property is within the regulatory FLOODWAY.
4. The average traffic counts for Oakville Crossroad taken in June of 2003 were 1498 recorded just East of Hwy 29 and 1484 recorded just West of Silverado Trail.
5. A left turn lane has been constructed to serve Money Road but not the proposed access driveway for this development.

## **RECOMMENDED CONDITIONS:**

### **GROUNDWATER**

1. Ground water comments to be provided under separate memo.

### **NEW DRIVEWAY:**

2. New access driveway shall conform to the latest addition of the Napa County Road and Street Standards for a Common Drive (detail C-7, pg29) and shall be designed by a licensed engineer to withstand a minimum load of H20.
3. Applicant proposes to take access from Oakville Crossroad and has proposed to construct a Left-turn pocket to serve this development. Applicant shall obtain an encroachment permit prior to commencing any improvements in the County right of way.
4. Prior to the issuance of an encroachment permit the applicant shall dedicate additional right of way as necessary to the County of Napa for the purpose of including the proposed Left turn lane improvements as well as the adjacent roadside ditch in the County maintained road system

### **PARKING:**

5. Any parking proposed by the applicant or required by the Planning Department 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 and shall be designed to support a minimum of H20 loading.
6. All parking improvements in the Floodway shall be constructed at the existing grade and the equal volume of import material into the floodway for the purpose of constructing the parking areas shall be removed from the floodway.
7. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

### **SITE IMPROVEMENTS:**

8. 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 Storm water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
9. 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.
10. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

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

11. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.



12. 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. bio-retention unit) may be used to capture and infiltrate the excess volume.
13. Any new 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 RECOMMENDATIONS:**

14. This office supports the variance to the Money Road setback to allow the winery structures to be constructed outside of the regulatory Floodway as proposed.
15. The Base Flood Elevation (BFE) is 131.8ft, MSL NAVD 88 as derived from the effective detailed study revised 9/29/10, page 15P.
- 16. All winery improvements shall be constructed to be water proofed to a minimum of 1ft above the BFE. The design flood elevation for this development shall be 132.8ft, MSL NAVD 88**
17. The applicant is responsible for obtaining a floodplain management permit and meeting the requirements of Chapter 16.04 of the Napa County Code prior to the issuance of a building permit. The applicant will be responsible for completing an Elevation Certificate for the completed structures prior to Occupancy.
18. Construction activity resulting in a 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.
19. 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.
20. 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 Drew Lander at 707-253-4351. For groundwater questions, please contact Anna Maria Martinez