



STEVEN LEDERER
Director

COUNTY of NAPA

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

CHRISTINE M. SECHELI, R.E.H.S.
Assistant Director

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Assistant Director

SUBJECT: Application for Robert Pecota
Located at Tubbs Lane
Assessor Parcel # 17-150-04
File # P07-00472

A handwritten signature in dark ink, likely belonging to Christine Secheli.

RECEIVED

JAN 09 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

DATE: January 8, 2008

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

1. The equipment in the kitchen area/lunch room shall be used by employees only and may not be used by caterers in association with food preparation for the marketing events.
2. If any retail food service or sales from the cheese factory or olive oil facility will occur, complete plans and specifications containing equipment layout, finish schedule and plumbing plans for said retail area (including employee restrooms) be submitted directly to the Department of Environmental Management with the appropriate plan review fee. 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.
3. The proposed parcel(s) must be connected to the City of Calistoga water system for domestic water supply.
4. 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.

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5. The applicant shall secure a discharge requirement or waiver of same, from the Regional Water Quality Control Board for the proposed waste water system.
6. Plans for the proposed alternative sanitary sewage treatment and 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 the Department of Environmental Management.
7. An annual sewage permit must be obtained for the alternative sanitary 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.
8. Plans for the proposed private above ground combined process wastewater 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 and shall be submitted to the San Francisco Regional Water Quality Control Board (SFRWQCB) for review and approval. A copy of the approved set of plans shall be provided to the Department of Environmental Management. 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 SFRWQCB and their clearance is given to the Department of Environmental Management.
9. The applicant shall maintain regular monitoring of the above ground waste water system (as required by the SFRWQCB and the Department of Environmental Management) and shall submit all required monitoring reports. An annual operating permit issued by the Department of Environmental Management is required for the combined process waste water system and a Waste Discharge Permit is required by the SFRWQCB.
10. A permit for the installation of the sanitary wastewater 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.
11. A permit for the installation of the combined process wastewater 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. This permit may not be secured until the SFRWQCB has provided authorization and has approved the plans for the proposed system.

12. A soils engineer must investigate and certify that the compaction of the existing pond meets the current permeability requirement for wastewater ponds. This information must be included with the design submittal for the private sewage disposal system and must be approved prior to issuance of sewage permits. Any necessary repairs to the pond must be addressed in the design submittal and be overseen and certified by a soils engineer.
13. If any uncovered outdoor processing areas are proposed, prior to the issuance of a sewage permit for the process wastewater system the applicant must submit a proposal from their engineer that addresses the proper diversion and direction of storm water and process wastewater. The proposal must include a detail on the diversion valve and must clearly show that the valve and both the stormwater and the process wastewater lines are clearly labeled.
14. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
15. 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.
16. 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.
17. 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.

Cc: Applied Civil Engineering, Inc. 2074 West Lincoln, Napa, CA 94558
Blair Allen, SFRWQCB, 1515 Clay Street, Suite 1400, Oakland, CA 94612
Doug Calhoun, NCDEM
Robert Pecota, Calistoga Artisan Village, LLC, P.O. Box 303, Calistoga, CA 94515