



A Tradition of Stewardship  
A Commitment to Service

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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Environmental Management

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Steven Lederer  
Director

**MEMORANDUM**

To: Napa County Planning Department, Hillary Gitelman, Planning Director	From: Kim Withrow, Senior Environmental Health Specialist <i>KW</i>
Date: November 23, 2010	Re: Application for Use Permit for Rocca Family Winery Located at 129 Devlin Road Assessor Parcel # 057-170-007 File # P10-00148

The submitted application has been reviewed and this department recommends approval with the following condition of approval:

1. A commercial food facility was not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. 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.
2. 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.
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. A permit for a subsurface drip and hold and haul 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.

5. 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.
6. 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 approved until such plans are approved by this Department.
7. 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.
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. The proposed parcel(s) must be connected to the City of American Canyon water system.
11. The existing well must be properly protected from potential contamination. If the existing well(s) is to be destroyed, a well destruction permit must be obtained from this Department by a licensed well driller. If this well is not destroyed, it must be properly protected and an approved backflow prevention device installed according to the Water System's specifications.
12. 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.

Rocca Family Winery  
AP#057-170-007  
November 23, 2010

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13. 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: Mary Rocca, 129 Devlin Rd., Napa, CA 94558  
Donna Oldford, 2620 Pinot Way, St. Helena, CA 94574  
Reichers Spence & Assc., 1541 Third St., Napa, CA 94559

# PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



A Tradition of Stewardship  
A Commitment to Service

**DATE:** November 22<sup>nd</sup>, 2010  
**TO:** Sean Trippi, Conservation Development and Planning Department  
**FROM:** Drew Lander, Assistant Engineer  
**SUBJECT:** Rocca Family Winery, APN#057-170-007, #P10-00148UP

The application will allow the applicant to establish a winery with a production capacity of 20,000gal/yr; 5 full time and 5 part time employees; construct 11 parking spaces; and construct 21,041sqft of new building floor area for winery facilities with an additional 2,000 sqft of and existing Victorian house to be converted to a tasting room/winery offices. Winery is proposing on-site wastewater facilities. Parcel is located west of Devlin Road in the Airport Industrial Specific Plan boundaries.

## EXISTING CONDITIONS:

1. Existing access road connects with Devlin Road, South of the Suscol Creek Bridge and is a gravel roadway approximately 12 feet wide to the project site.
2. Parking surface is currently unimproved.
3. Site is not served by American Canyon sewer.
4. The traffic count for Devlin Road was 1418 just south of Soscol Ferry Road taken February 2010.

## RECOMMENDED CONDITIONS:

### GROUNDWATER

1. The applicant has submitted a will serve letter from the City of American Canyon for water service. No on site wells will be used to serve this parcel. No further analysis is necessary.
2. *The Applicant must comply with all associated requirements and exhibits relating to water conditions to be imposed on all parcels as described in Napa County Agreement No. 7070, between the County of Napa and the City of American Canyon. This agreement and all its parts shall be effective as of July 3<sup>rd</sup>, 2008.*

### **AIRPORT SPECIFIC CONDITIONS**

3. Applicant will pay the applicable Napa County Airport Road Improvement and Development Fees prior to receiving any building permits for this project. The applicant should contact this office to obtain information regarding the determination of this fee.
4. All Public Works related improvements shall conform to the latest Napa County Road and Street Standards and the latest Napa County Airport Area Specific Plan.
5. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

### **NEW DRIVEWAY:**

6. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent (County Road and Street Standards, Page 9, Par. 12) and shall be designed to support a minimum H20 loading.
7. Turnouts is required along the one way loop access road at a maximum of 400 foot intervals, where road width is less than 18 feet wide, per the current Road and Street Standards. Dimensions for turnouts shall be per County Road and Street Standards.
8. Access driveways that are proposed to be one way only shall be signed and marked per industry standards for one way traffic.
9. The proposed emergency vehicle turn around must be located entirely within an area surfaced appropriately to support an H20 loading.
10. Structures adjacent to proposed drive isles shall be protected by bollards or by other means to prevent damage from vehicles.

### **PARKING:**

11. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of two inches of asphalt concrete over 5 inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 27, Section 19).
12. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
13. Parking stalls located adjacent to common easements that are proposed to satisfy parking requirements by allowing for vehicles to back out of stalls into that easement shall be relocated if

the shared easement is utilized by through traffic at a future time. Applicant will be required to provide the required parking stalls entirely within the property boundaries.

#### **SITE IMPROVEMENTS:**

14. 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.
15. The site plans indicate that the construction activity will result in disturbance of greater than one acre of total land area. Therefore, the permittee will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation
16. 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.
17. Improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans and the related SWPPP shall be submitted with the building permit. A plan check fee will apply.
18. 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.
19. The pre-development and the post-development flow for a 100-year event shall be provided with improvement plans. Improvement plans shall address the attenuation of peak flow due to the additional runoff resulting from this development.
20. At the time of building permit submittal the applicant shall provide proposed and final elevations of structures and surrounding grades.

21. Any necessary storm drainage improvements shall conform to the latest “Napa County Road and Street Standards”.
22. On site grading shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties.

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

1. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
2. 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
3. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
4. Prior to final occupancy the property owner must legally record an “implementation and maintenance agreement” approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
5. Loading/unloading dock areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
6. 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.
7. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., “No Dumping – Drains to XXXX River/Creek/Lake”). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
8. 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:**

9. 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.
10. 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 253-4351.



# INTER-OFFICE MEMO



TO: Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: May 27, 2010

SUBJECT: Rocca Family Winery Use Permit Comments  
Apn: 057-170-007 P10-00148

**Site Address: 129 Devlin Road, Napa**

The Napa County Fire Marshal staff has reviewed the Use Permit application for a new 20,000 gallon per year winery in the airport industrial area. The application includes converting an existing 2425 sq. ft. residence to office and hospitality and construct 7110 sq. ft. of new floor area plus 2660 sq. ft. of covered crush and fermentation area.

- 1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. The minimum required fire flow for the protection of the proposed buildings is 2,750 gallons per minute at 20 pounds residual water pressure. This flow is based on the square footage of the winery buildings connected by the covered crush pad. Because this project will require automatic fire sprinklers a reduction in the required fire flow is allowed, bringing the fire flow to 1,375 gallons per minute at 20 pounds residual water pressure.
3. The building will be required to be protected with an automatic fire sprinkler system designed and maintained in accordance with the *National Fire Protection Standard #13 (Installation of Automatic Sprinkler Systems 2002 edition)*.
4. 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 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

# CITY OF AMERICAN CANYON

*Napa Valley's New Destination*



August 30, 2010

Ms. Mary Rocca  
129 Devlin Road  
Napa, CA 94559

SUBJECT: Request for Water Service "Will Serve" Letter  
Rocca Winery  
(APN 057-170-007)

Dear Ms. Rocca:

The City of American Canyon ("City") has received your request for a "Will-Serve" letter from the City. You propose to accomplish a tenant improvement to convert a 2,000 sq. ft residential structure to accommodate winery visitation and to construct a new 6,500 sq. ft. winery processing facility. Because of the proposed scope of work, you have submitted a use permit application to the Napa County Conservation, Development and Planning Department (P10-00148-UP).

The City's understanding of the current request for water service for Rocca Winery is based on the Will Serve Questionnaire and supporting documentation you submitted on February 17, 2010. Based on your submittal the following water demands are anticipated:

Winery Visitation	2,000 sq. ft.
Winery Processing	6,500 sq. ft.
Total lot acreage:	1.0 acres

Anticipated Average Day Demand in gallons per day:

Domestic	376 gpd
Irrigation*	0 gpd
Industrial	274 gpd
<b>Total</b>	<b>650 gpd</b>

Anticipated Maximum Day Demand in gallons per day:

Domestic	752 gpd
Irrigation*	0 gpd
Industrial	548 gpd
<b>Total</b>	<b>1,300 gpd</b>

\* Applicant shall use well water for irrigation demand.

Water Service Conditions

The City reviews proposed developments to ensure that Will Serve Letters are issued based on assumed water and sewer demands for specified allowed densities of development, taking into account the overall demand for water and the overall demand for effluent discharge within the City's system.

The City will provide the level of water service shown in the table above, subject to the occurrence or satisfaction of the following conditions and/or the continued existence of the following described conditions:

1. Applicant shall be subject to the City's rules and regulations in force at the time application for service for the authorized and described development is made, including all fees and charges, unless otherwise agreed in writing.
2. Applicant shall construct all facilities required to serve the development property which shall be determined by the City based on the authorized and described development. Applicant shall bear 100% of the costs of the facilities required to serve the development property, subject to review and approval of the City's Public Works Department. Applicant shall also be responsible for paying its proportionate fair-share allocation of any additional regional facilities required to serve the development property, including, but not limited to, participation in a mutual beneficial assessment district to be initiated by others.
3. The Applicant shall pay to the City plan check and inspection fees in accordance with the City's Master Fee Schedule. The fee shall cover the cost of plan check and inspection services provided by the City for both onsite and offsite water system improvements.
4. Because the City faces a cutback of up to 96% in its allocation from the State Water Project during extremely dry years, as documented by the City's Urban Water Management Plan, it is seeking additional water supply in the form of transfers of rights. The cost of this water supply is not known, nor is it included in the current City rates. The City is considering a drought surcharge on all customers, existing and new, in order to finance a drought reserve. The Applicant agrees to waive any protest to such a drought surcharge during its formulation and implementation and review under the California Environmental Quality Act, Public Resources Code section 21000 *et seq.* ("CEQA").
5. As a result of *Vineyard Area Citizens for Responsible Growth v. Rancho Cordova* (2007) 40 Cal.4<sup>th</sup> 412, the lead agency as defined under CEQA, here the City, in its environmental review of a development project, including what is currently proposed by the Applicant, must at a minimum accomplish an environmental review under CEQA that: (a) presents sufficient facts to evaluate the pros and cons of supplying the water that the project will need; (b) presents an analysis that assumes that all phases of the project will be built and will need water, and includes an analysis to the extent reasonably possible of the consequences of the impacts of providing water to the entire project; and (c) where it is impossible to determine that anticipated future water sources will be available, some discussion of possible replacement sources or

alternatives to use of anticipated water and of the environmental consequences of those impacts must be presented. *Vineyard, supra*, 40 Cal.4<sup>th</sup> 430-434.

6. The City Council of the City of American Canyon adopted a Zero Water Footprint Policy (ZWF) on October 23, 2007, which requires development to offset all (100%) of its water demand. The proposed project has a Zero Water Footprint because there is no increase in water demand. Therefore, this project is not subject to a water demand surcharge.
7. Financial Obligation for Water Service:
  - a. Monthly water service charge will be \$4.48 per 100 cubic feet. (This fee is subject to change to coincide with current City of Vallejo water rates.) The estimated monthly water service charge (based on 650 gpd average daily water demand) is approximately \$117 per month.
  - b. The water capacity fee for the subject use will be \$23,829. (This fee is subject to change to coincide with current City of American Canyon water capacity fees.)
  - c. Short-Term Mitigation fees in accordance with the Water Supply report for the project. Estimated Short-Term Mitigation fee for Fiscal Year 2010/11 is \$151.
8. Applicant must comply with the terms of the Water Supply Report attached and hereto made a part of this "Will-Serve" agreement.
9. The City reserves the right to audit the site's water demand as deemed necessary in order to verify that the applicant's water use is in accordance with this Will-Serve Letter.

This Will-Serve Letter supersedes all prior purported Will-Serve Letters and service commitments to the development of the Property with any use. This Will Serve Letter will remain valid for a period of two years from its date and is only valid for the authorized development. The City reserves the right to further condition extension of water service if development different from that presently proposed and authorized is pursued or if events out the City's control impact the City's ability to furnish water.

Except to the extent set forth, this letter does not create a liability or responsibility to the Applicant or to any third party on behalf of the City. The City does not make a determination as to land use entitlements required for the proposed project, and the issuance of this Will Serve Letter shall not be construed to be an expression of the City of a position regarding the use or intensity of use of the development property or that the County has complied with applicable law in assessing the proposed project under CEQA.

This Will Serve Letter only becomes effective upon acceptance of the conditions set forth in this letter by execution of the acceptance provision set forth below and the transmittal of the executed acceptance to the City Public Works Department.

Sincerely yours,



Michael W. Throne, P.E.  
Public Works Director

Enclosure: Water Supply Report

cc: Richard J. Ramirez, City Manager  
William Ross, City Attorney  
Barry Whitley, Finance Department  
Greg Baer, Community Development Department  
Susan Presto, Finance Department  
Ronald Ranada, RSA  
Hilary Gitelman, Napa County

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**ACCEPTANCE  
of  
Water "Will-Serve" Conditions**

**Rocca Winery**

**APN 057-170-007**

I, \_\_\_\_\_, accept the conditions set forth in  
this communication.

\_\_\_\_\_  
(Print Name)

Date: \_\_\_\_\_

\_\_\_\_\_  
(Signature)





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Dedicated to Preserving the Napa River for Generations to Come

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September 3, 2010

Conservation, Development, and Planning  
County of Napa  
1195 Third Street, Suite 210  
Napa, CA 94559

The Napa Sanitation District conditions of approval for P10-00148, APN: 057-170-007

1. The District currently does not have sewer facilities in place to serve the above parcel.
2. The subject parcel is currently outside of the boundaries of the Napa Sanitation District. Should sewer facilities become available in the future, the subject parcel would be required to annex into the District boundaries to receive sewer service.
3. If annexed into the District, the subject parcel would be subject to the following fees, based on the rates in effect at the time they are paid:
  - a. Annexation Fees (presently \$100.00 per acre plus any portion thereof plus \$150.00)
  - b. Connection Fees (presently \$5,660.00 per single family dwelling or commercial building, based on the rates in effect at the time they are paid)
  - c. Plan Check Fees (presently \$40.00)
  - d. Inspection Fees (presently \$1.25 per lineal foot for main lines and \$35.00 per each 4" street lateral and \$35.00 per each 4" onsite lateral)

Please include this information as a part of your consideration of the application.

Sincerely,

Timothy B. Healy, P.E.  
Assistant General Manager/  
District Engineer

by:   
Roger Bray  
Assistant Engineer

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SEP 08 2010

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