



A Tradition of Stewardship  
A Commitment to Service

**Department of Public Works**

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**Steven E. Lederer**  
Director

## GROUNDWATER MEMORANDUM

**DATE:** July 25, 2012

**TO:** Conservation Development and Planning Department

**FROM:** Annamaria Martinez, Assistant Engineer   
Phone: 707-259-8378  
Email: [annamaria.martinez@countyofnapa.org](mailto:annamaria.martinez@countyofnapa.org)

**SUBJECT:** 15 Chateau Lane Winery, APN# 052-170-020, P12-00158

The applicant requests to establish a 20,000 gpy winery, utilize an existing structure for storage and maintenance, construct a 10,000 sqft cave, establish a covered, outdoor crush pad, construct on on-site sewage treatment system, establish a marketing plans with tours, tastings and retail sales. The project parcel is located on Chateau Lane in Napa.

### COMMENTS:

1. The parcel is located in the groundwater deficient "MST" region.
2. The existing use on the parcel is estimated to be 2.88 acre-feet per year.

### RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 12.33 acre parcel is located in the MST region with an extraction threshold of 0.3 AF/Acre, resulting in a total parcel threshold of 3.70 AF/Year. Additionally, for projects in the MST region, projects must also demonstrate a "no-net increase" in groundwater usage. As the existing usage is estimated at 2.88 AF/Year – which is below the "threshold" and is equal to the existing use, the project meets both requirements for projects in the MST.
2. The estimated water demand of 2.88 AF/Year for the parcel is below the established threshold for the property and below the existing use.
3. We believe that the proposed project will not have a significant impact on groundwater levels or agriculture in the groundwater basin, as the project proposes no increase to water demand, and is expected to remain below the fair share for the parcel. Additionally, the applicant has reported

groundwater meter readings to the Department for several years, as required by Groundwater Permit 90-00057, and have remained below their fair share.

4. Based on the proposed groundwater use for the property, no evidence exists that the issuance of the subject permit would result in a degradation of water quality or would significantly affect the reasonable and beneficial uses of groundwater in the area.
5. No further analysis is necessary, however, we recommend the following conditions:

We believe it is possible to keep water use at a minimum with the use of best available technology and best management water conservation practices. These practices include the use of sprinkler timers, xeriscape landscaping techniques, bubblers and drip irrigation, and avoiding broadcast sprinklers to the greatest extent possible in areas of landscaping. Best management practices also require that the applicant utilize water efficient appliances and fixtures throughout the existing and proposed residences. With these best management practices in place and with the use of best available technology, we believe that it will possible to accomplish the project, and stay at the threshold for the parcel.

- a. The applicant shall apply best available technology and best management water conservation practices throughout the parcel.
- b. The applicant shall apply best management water conservation practices where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
- c. The applicant shall be limited to the projected use for the parcel listed in the application: **2.88 acre-feet per year, or 938,451 gallons per year.**
- d. The applicant shall install a meter on ALL wells serving the parcel. The meters shall be placed in a location that will allow for the measurement of ALL groundwater used on the project parcel. The location and the configuration of the installation of the meter shall conform to a drawing prepared by the applicant and reviewed and approved by the Director of Public Works ***prior*** to installation.
- e. As is currently done as a part of Groundwater Permit 90-00057, on or near the first day of each month the owner shall read the water meter, and provide the data to the Public Works Director during the first week of April and October. The applicant shall also convey to the Public Works Director, or his designated representative, the right to access and verify the operation and readings of the meters at any time.



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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

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TO: Linda ST Claire  
Conservation, Development and Planning Department

FROM: Brian Hampton  
Fire Department

DATE: July 17, 2012

SUBJECT: P12-00158                      APN# 052-170-020

**SITE ADDRESS: 15 Chateau Lane**

The Napa County Fire Marshal's Office has reviewed the Use Permit application to establish a 20,000 gallon a year winery within a 1,728 square foot above ground structure and 10,000 square feet of caves. Based on the use and occupancy of the cave as described in the use permit application we have classified this cave as a TYPE III wine cave. We would like to recommend the following comments be incorporated as project conditions if the Planning Commission approves the project.

1. This current application does not warrant any new fire protection conditions. Applicant shall comply with all items in letter dated May 22, 2012.

**From:** [Banducci, Brian M.](#)  
**To:** [St. Claire, Linda](#)  
**Subject:** APN: 052-170-020  
**Date:** Wednesday, May 16, 2012 2:00:17 PM

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After reviewing the above application, the Sheriff's Office has no concerns at this time.

Brian Banducci, Undersheriff  
Napa County Sheriff's Dept.



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**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

**Hillary Gitelman**  
Director

## MEMORANDUM

To: Linda St Claire, Planner III	From: Drew Lander, Associate Engineer
Date: August 13 <sup>th</sup> , 2012	Re: P12-00158UP Engineering conditions for approval. 15 Chateau Lane Winery APN 052-170-020

Application requests approval to establish a new 20,000 gallon per year winery with the following: 1) utilize a 1,728 square foot existing barn, construct a 10,000 square foot winery cave and a new 1,100 square foot covered crushpad totaling 12,828 square feet; three full-time and one part-time employees; hours of operation - 7:00 AM-6:00 PM, seven days per week; nine parking spaces; tours and tastings by appointment only, a maximum of four people per day Monday through Friday and eight people per day Saturday and Sunday for a maximum of 36 people per week; a marketing plan that includes twelve events per year with a maximum of 25 persons per event and two events per year for a maximum of 80 persons per event. Catered food will be included; and, installation of a new septic system and wastewater process system.

### EXISTING CONDITIONS:

1. Existing access taken from 2<sup>nd</sup> Avenue via a private drive named Chateau Lane
2. The existing development on the property includes single residential structure which is not part of the winery proposal and existing barn to be converted to Winery.

### 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 Civil engineer to withstand a minimum load of H20 and must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent.

**PARKING:**

3. Any parking proposed by the applicant or required by the Planning Department as a condition of this use permit shall be designed to support a minimum of H20 loading.
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

**SITE IMPROVEMENTS:**

5. 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.
6. 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.
7. Grading, drainage and parking improvements shall be constructed according to the latest “Napa County Road and Street Standards”.

**POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS**

8. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
9. 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. If site conditions are found to be inconsistent with the intent of this requirement a waiver of impracticability may be granted by the Director of Public Works if all possible Best Management Practices have been considered and rejected as impracticable.
10. 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.
11. All areas that are proposed to be utilized for winery crush operations shall be covered as proposed and drain only to approved sanitary waste systems.

**OTHER RECOMMENDATIONS:**

12. 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.
13. 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.
14. Applicant shall obtain all required permits prior to excavation of the proposed cave, including the issuance of a grading permit or grading exemption for the disposal of the cave spoils generated.
15. 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



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**Environmental Management**

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**Steven Lederer**  
Director

**MEMORANDUM**

To: Napa County Planning Department, Linda St. Claire, Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: May 25, 2012	Re: Application for Use Permit 15 Chateau Lane Winery Assessor Parcel #052-170-020 File # P12-00158

The application requesting approval to construct a new winery and cave has been reviewed and this Department has no objection to approval of the application with the following conditions of approval:

1. A permit to relocate the existing septic tank serving the dwelling to an area a minimum of 100' from the proposed cave must be secured from this Department prior to approval of a building clearance (or issuance of a building permit) for the cave.
2. A permit for the construction of the proposed sanitary and process waste alternative sewage treatment systems 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.
3. Plans for the proposed alternative sewage treatment systems 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.
4. 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.
5. 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 the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.

6. The applicant shall maintain regular monitoring of the above ground waste water treatment system as required by this Department which includes submitting quarterly monitoring reports. An annual operating permit is required for the waste water system.
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 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.
9. 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.
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. 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.

cc: Joseph Pierret, 18600 Graystone Lane, San Jose, CA 95120  
Hillary Gitelman, CDPD