



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

A handwritten signature in blue ink, appearing to read "C. Secheli".

To: Dana Ayers, Project Planner	From: Christine Secheli
Date: 3/18/2015	Re: Use Permit Application for Mattera Winery APN# 036-160-003 P15-00071

Environmental Health Division staff has reviewed an application to increase production from 50,000 gallons per year to 85,000 gallons per year as outlined in the application materials. This Division has no objection to approval of the application with the following conditions of approval:

Upon approval of Use Permit:

1. A permit for the installation of an additional process wastewater septic tank must be secured from the Environmental Health Division. This will require a plan submittal for approval.
2. An annual alternative sewage treatment system monitoring permit must be obtained for the 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. As a part of this operation permit the applicant will be required to contract with an approved service provider for maintenance and annual inspections of the system.



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MEMORANDUM

To: Dana Ayers, Planning Division	From: Jeannette Doss, Engineering and Conservation Division <i>JD</i>
Date: April 2, 2015	Re: Materra, Cunat Family Vineyards Use Permit Major Mod – Engineering CoA 4326 Big Ranch Road, Napa, CA P15-00071 APN 036-160-003

The Engineering Division received a referral for comments on a Major Modification to an existing Use Permit, generally requesting the following:

To amend the previously approved Use Permit for Materra Winery (P08-00428 - New 50,000 g.p.y. winery in approximately 20,000 square feet of new facilities proposed to be constructed in two phases. All existing structural development on the property is proposed to be demolished) and subsequent very minor modification (P13-00283 -increase the size of the total building by 5,476 sf. No changes to production, visitation or marketing program.) to allow an increase in production from 50,000 gallons per year to 85,000 gallons per year. This modification proposes no further changes to the onsite or offsite improvements, number of employees, or visitation and marketing program.

After careful review of the use permit modification submittal, the Engineering Division recommends approval of the project and has no additional recommended conditions of approval. The previous Engineering Division recommended conditions of approval for original Use Permit P08-00428 dated October 20, 2008 and signed by Drew Lander and the subsequent conditions of approval for the Minor Modification application P13-00283 dated February 26, 2014 and signed by Peter Corelis shall apply to this modification.

Note: Any changes in use may necessitate additional conditions for approval.

Please note that the comments noted above are based on Engineering Division review only. There may be additional comments or information requested from other County Departments, Divisions, or regulatory agencies reviewing this application submittal package. If you have any questions regarding the above items please contact Jeannette Doss from the Napa County PBES Department Engineering Division at (707) 259-8179 or via e-mail at Jeannette.Doss@countyofnapa.org