



COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

TRENT CAVE, R.E.H.S.
Director

RECEIVED

AUG 22 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department,
Christine Secheli, R.E.H.S., Environmental Health Manager

SUBJECT: Use Permit Application for Montalcino at Napa Golf Course
Assessor's Parcel # 57-010-36 and 37
File # P05-0218

DATE: August 18, 2005

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

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall obtain a permit and file an approved plan with the Department of Environmental Management within 30 days of said activities. If your business does not generate hazardous waste and/or store hazardous materials above threshold quantities, a Hazardous Materials Negative Declaration shall be filed.
2. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4, Chapter 30 of the California Code of Regulations.

cc: John Kara, Environmental Health Supervisor
Napa Sanitation District, 935 Hartle Ct., Napa, CA 94559
HCV Napa Associates LLC., 222 Kearny St., Suite 550, San Francisco, CA 94108

1195 Third Street, Suite 101 • Napa, California 94559
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: August 24, 2005
TO: Conservation Development and Planning Department
FROM: Larry Bogner, Civil Engineer *LARRY BOGNER*
SUBJECT: Montalcino Golf Course, APN# 057-010-36 and 037, P05-0220

RECEIVED

AUG 24 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

The application will allow the applicant to establish an 18-hole golf course in addition to the Montalcino resort/hotel/conference center. Parcel is located on Devlin Road.

EXISTING CONDITIONS:

1. The two Assessor's parcels proposed in this application to house this golf course are outside of the Napa Industrial Area Specific Plan boundaries.
2. The following recommendations are based on the assumptions that the Montalcino resort/hotel center is constructed prior to or simultaneously with the golf course. The recommendations also assume all parking, buildings, locker rooms, pro shops, driveways and related construction necessary to operate the golf course will be included with the resort/hotel. The only construction for the golf course will be earthwork, drainage improvements, landscaping, and emergency vehicle access corridors.

RECOMMENDED CONDITIONS:

WATER

1. The project parcels are owned by the Napa Sanitation District (NSD) and are currently used by NSD as sprayfields. The project proponents propose to utilize the spray irrigation already in place for irrigation of the project. No on site wells will be used to serve this parcel. No further analysis is necessary.

NEW DRIVEWAY:

1. Emergency access corridors on-site shall be constructed as specified by the Napa County Fire Department. Access roads shall be shown on the civil improvement plans.

SITE IMPROVEMENTS:

1. 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.

2. 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.
3. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
4. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
5. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

OTHER RECOMMENDATIONS:

1. For any construction activity that results in 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, 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 shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into the watercourse. 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.
2. 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.
3. 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 the golf course use is separated from the hotel/resort a new set of conditions of approval will be prepared.

If you have any questions regarding the above items please contact Larry Bogner or Drew Lander at 253-4351. For water questions, please contact Anna Maria Martinez.

cc: Tim Healy, Napa Sanitation District

INTER-OFFICE MEMO



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

FROM: Mike Wilson, Fire Department

DATE: August 15, 2005

SUBJECT: Montalcino Golf Course Use Permit Mod Comments
Apn: 057-010-036,037 P05-0220

Site Address: Devlin Rd, Napa

The Napa County Fire Marshal staff has reviewed the Use Permit application and met with the project manager regarding the modification of use permit 98-0177 to add an 18 hole golf course to the Montalcino Resort complex. We recommend the following items 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.**
2. Fire apparatus access roads shall be provided to within 150 feet of all portions any planned structures.
3. A secondary means of emergency access shall be provided from the North end of the planned course near holes 3, 4, or 5 as shown in the landscape map dated July 25, 2005.
4. 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.
5. The request for beneficial occupancy will not be considered until all fire and life safety issues have been installed, tested and finalized.
6. 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.

7. The approved address numbers shall be placed by the applicant in such a position as to be plainly visible and legible from the street 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 10" in height for the building and 6" in height for each suite, contrasting in color with their background and shall be illuminated.
8. 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.
9. 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.
10. A Knox box or Knox cabinet will be required to allow emergency vehicle access to the site.
11. The Knox rapid entry system shall have one or all of the following items placed in the Knox box or Knox cabinet, dependant on requirements of this facility:
 1. A minimum of 2 master keys to the building(s) for emergency access.
 2. Scaled site plan of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
 3. Scaled floor plans of all buildings showing doors, offices, etc.
 4. Napa County Hazardous Materials Business including all MSDS forms, etc.
12. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
13. 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.
14. 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 (California Fire Code section 103.1.1) for the following circumstances:
 - a. Independent peer review of alternate methods proposals.

15. 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.
16. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$151.00 per hour.

Ernie Loveless
Fire Chief

By: *Mike Wilson*

Mike Wilson
Assistant Fire Marshal

cc: CFM Files, Chron



CITY of NAPA

PUBLIC WORKS DEPARTMENT
1600 First Street
Mailing Address:
P.O. Box 660
Napa, California 94559-0660
(707) 257-9520
FAX (707) 257-9522

August 19, 2005

RECEIVED

AUG 25 2005

John McDowell
Napa County Conservation, Development, & Planning
1195 Third St., Suite 210
Napa, CA 94559

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: Montalcino Resort at Napa Golf Course, Napa County

Dear Mr. McDowell,

The City of Napa Water Division has reviewed the Permit Application for the subject project. Per our comments dated February 24, 2004 for the Montalcino Resort (see attached), the City of Napa has a 36" asbestos-concrete water main located within the southwest portion of the project. This water main serves as the primary transmission line between the Jameson Canyon Water Treatment Plant and the City's distribution system, and is located within an easement for operating and maintaining the pipeline. As such, the protection of this main during construction activities and the ultimate use within the easement are of great concern to the Water Division.

The Water Division has the same requirements and conditions for the project site as identified on the February 24, 2004 condition letter for the Montalcino Resort. We would greatly appreciate the opportunity to review the grading, landscaping and improvement plans for the project site prior to their approval to ensure our following conditions are met:

- No signs, trees, foundations, or other permanent structures shall be installed within 10 feet of a City water main.
- Applicant shall maintain 3 feet of cover (minimum) and not increase the existing cover by more than 0.5 feet over the existing 36" water main running along the southern property line. If final grades of the project decreases the cover over the main to less than 3 feet, the water main shall be relocated/deepened as necessary at the sole expense of the applicant.

Additionally, the City of Napa Water Division requests that potential impacts to our pipeline be considered in the final design of the project. Considering the type of pipe and the subsurface conditions in the area, construction activities may damage the line. The pipeline was constructed with narrow AC collars at the joints which are extremely susceptible to failure due to differential settlement. Therefore, appropriate protection or restrictions need to be implemented for grading operations. Potential design alternatives to avoid damaging or impacting the pipeline as well as maintaining the City's long term access for maintenance and repair of the pipeline are listed below:

- Structures located within close proximity of the water main (e.g. the maintenance building) should be raised above the grades near the water main to minimize possible water damage from a pipeline rupture.
- The pipeline should be kept on the golf course boundary along the southern edge of the project.
- Significant grading or construction activities near the pipeline may require abandonment of the existing AC pipeline and installation of a new 36" ductile iron pipe, at the Developer's sole expense, along the same alignment. This action would minimize potential damage from grading operations and the new pipeline would be more reliable minimizing the chance of water damage to the property.

Please feel free to contact me at (707) 257- 9341, if you need additional information or have any questions regarding the conditions of approval or the City's facilities and their location within the proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'ME Thomas', with a long horizontal flourish extending to the right.

Megan E. Thomas, P.E.
Associate Engineer, Water Division

Cc: F. Riesenber
P. Brun
Scoop/Author



CITY of NAPA

PUBLIC WORKS DEPARTMENT
1600 First Street
Mailing Address:
P.O. Box 660
Napa, California 94559-0660
(707) 257-9520
FAX (707) 257-9522

February 24, 2004

John McDowell
Napa County Conservation, Development, & Planning
1195 Third St., Suite 210
Napa, CA 94559

Re: Montalcino Resort at Napa, Napa County

Dear Mr. McDowell,

The City of Napa Water Division has reviewed the Recirculated Draft EIR for the subject project. Per our comments dated March 31, 2000 (as shown in the "Response to Comments on the 2000 Draft EIR"), the City of Napa has a 36" asbestos-concrete water main located within the southwest portion of the project. This water main serves as the primary transmission line between the Jameson Canyon Water Treatment Plant and the City's distribution system, and is located within an easement for operating and maintaining the pipeline. As such, the protection of this main during construction activities and the ultimate use within the easement are of great concern to the Water Division.

Based on the proposed plan shown on the Recirculated Draft EIR dated June 2003, the Water Division has the following Conditions of Approval for the project:

- No signs, trees, foundations, or other permanent structures shall be installed within 10 feet of a City water main.
- Applicant shall maintain 3 feet of cover (minimum) and not increase the existing cover by more than 0.5 feet over the existing 36" water main running along the southern property line. If final grades of the project decreases the cover over the main to less than 3 feet, the water main shall be relocated/deepened as necessary at the sole expense of the applicant.
- Provide construction plans of the project for City's review and comment.

Additionally, the City of Napa Water Division requests that potential impacts to our pipeline be considered in the final design of the project. Considering the type of pipe and the subsurface conditions in the area, construction activities may damage the line. The pipeline was constructed with narrow AC collars at the joints which are extremely susceptible to failure due to differential settlement. Therefore, appropriate protection or restrictions need to be implemented for grading operations. Potential design alternatives to avoid damaging or impacting the pipeline as well as maintaining the City's long term access for maintenance and repair of the pipeline are listed below:

- Structures located within close proximity of the water main (e.g. the maintenance building) should be raised above the grades near the water main to minimize possible water damage from a water leak.
- The pipeline should be kept on the golf course boundary along the southern edge of the project.
- Significant grading or construction activities near the pipeline may require abandonment of the existing AC pipeline and installation of a new 36" ductile iron pipe along the same alignment. This action would minimize potential damage from grading operations and the new pipeline would be more reliable minimizing the chance of water damage to the property.

Thank you for considering and responding to the City's comments regarding our critical infrastructure. Please feel free to contact me at (707) 257-9316, or Megan Thomas at (707) 257- 9341, if you need additional information or have any questions regarding the conditions of approval or the City's facilities and their location within the proposed project.

Very truly yours,



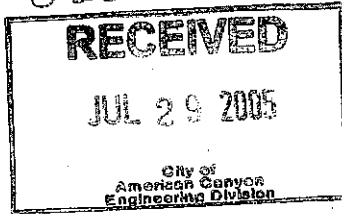
Phil Brun, P.E.
General Manager, Water Division

Cc: Megan Thomas, Water Division
Scoop/Author



HILLARY GITELMAN
Director

REZONING - POS-0218-RZG
ORDINANCE
TEXT - POS-0219-ORD
USE - POS-0220-MOD
PERMIT
MODIFICATION



← FILE # _____

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

RECEIVED

AUG 19 2005

TO: American Canyon Public Works Department

APPLICATION TITLE: MONTALINO AT NAPA GOLF COURSE APN: 057-010-037 & -036

RESPONSE REQUEST DATE: 7/28/05 RESPONSE RETURN DATE: 8/17/05
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

PLEASE RESPOND VIA E-MAIL TO: jmcadowel @co.napa.ca.us
OR DIRECT FAX TO: JOHN MCDOWELL (707)299-4082
FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: (707) 299-4354

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project? Yes No
2. Indicate areas of environmental concern and availability of appropriate technical data:
N/A
3. Do you recommend: Negative Declaration Environmental Impact Report
4. If the project is approved, recommend conditions of approval (use additional page if needed). See will serve letter
5. Have you previously reviewed an application on any portion of this project? Yes No
6. Name of contact person: Cheyl Bralick Telephone #: 707 697 4588
8/12/05

Prepared by: _____
Title: _____
Date: _____