



**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 Bennett Lane Winery  
Located at 3340 Hwy. 128  
Assessor Parcel 17-160-02  
File # P07-00299

**DATE:** May 28, 2008

We have reviewed the above application including the May 9, 2008 letter from Donna Oldford and the September 5, 2007 Engineering Feasibility Report from Lescure Engineers, Inc. and recommend approval provided the following are included as conditions of approval:

1. The septic system is sized appropriately for the increased marketing events associated with the addition of the kitchen. The applicant agrees that the septic system will no longer have capacity for a previously approved three bedroom residential unit. The applicant further agrees that there will be NO private tours and tasting events on the same days as a marketing event involving the use of the commercial kitchen.
2. A permit for the installation of a grease trap 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. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures.
3. The water supply system must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to issuance of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from the Department of Environmental Management. All required monitoring and reporting must be complied with.
4. Complete plans and specifications containing equipment layout, finish schedule and plumbing plans for the food and/or beverage facilities and employee restrooms must be

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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.

cc: John McDowell, CDPD  
M. Michael Smith, Bennett Lane Winery, 4640 Admiralty Way, Ste. 500-17,  
Marina Del Rey, CA 90292  
Donna Oldford, 2620 Pinot Way, St. Helena, CA 94574