



A Tradition of Stewardship
A Commitment to Service

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

MEMORANDUM

To:	Napa County Planning Department Hillary Gitelman, Planning Director	From:	Kim Withrow, Senior Environmental Health Specialist <i>KW</i>
Date:	May 4, 2009	Re:	Parcel Map Application for Suscol Creek Winery Located at Soscal Ferry Road Assessor Parcel # 057-170-018 File # P09-00100

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

1. Language must be included on the final map that will guarantee water and wastewater (sanitary and process) rights to each condominium owner. Proposed language must be reviewed and approved by this department prior to recording of final map.

cc: Sean Trippi, CDPD
Michael Fennell, P.O. Box 3399, Napa 94558

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



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Steven Lederer
Director

MEMORANDUM

To:	Napa County Planning Department Hillary Gitelman, Planning Director	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	May 4, 2009	Re:	Use Permit Application for Suscol Creek Winery Located at Soscal Ferry Road Assessor Parcel # 057-170-018 File # P09-00101

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

1. Complete plans and specifications containing equipment layout, finish schedule and plumbing plans for the food and/or beverage facilities and employee restrooms must be submitted directly to the Department of Environmental Management with the appropriate plan review fee (if you are in a City jurisdiction, you must submit the plans to the city and obtain their departmental stamp on said plans prior to bringing them to this department). 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.

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 4.5, of the California Code of Regulations. A Hazardous Waste Generator Permit must be obtained from Environmental Management.

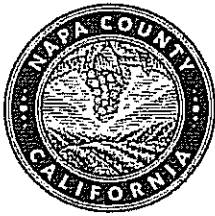
3. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management

4. A permit for winery sanitary wastewater system and phase 1 process waste water system (demonstrations winery only) must be secured from the Department of Environmental Management prior to construction of the demonstration winery. 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, the required 100% expansion area as well as the proposed trench detail. If special design sewage disposal plans are required, such plans shall fulfill this requirement.
5. A permit for process wastewater treatment plant 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 (large main winery/condo building). To secure this permit you will be required to submit for review and approval, engineered plans complete with design criteria based upon local conditions. Upon completion of this system the process waste from the phase 1 demonstration winery must be connected to this system and disconnected from the sanitary system.
6. The use of the 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, etc., over the system.
7. 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 granted until such plans are approved by the Department of Environmental Management.
8. The applicant shall maintain regular monitoring of the above ground waste water system as required by the Department of Environmental Management and submit quarterly reports. An annual operating permit is required for the waste water system.
9. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
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. Adequate area must be provided for collection of recyclables. The applicant must contact 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.

12. All diatomaceous earth and/or bentonite must be dried and disposed of as solid waste or in another appropriate manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address diatomaceous earth/ bentonite disposal.

13. 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 for the main large winery building. 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.

cc: Sean Trippi, CDPD
Doug Calhoun, Environmental Health Supervisor
Michael Fennell, P.O. Box 3399, Napa 94558



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Department of Public Works
Engineering Services
1195 Third Street

Napa, CA 94559
www.napa.ca.gov

Main: (707) 253-4351
Fax: (707) 253-4627

Don Ridenhour, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

MEMORANDUM

To:	Conservation Development and Planning Department	From:	Erich Kroll, Supervising Engineer Public Works
Date:	June 9, 2009	Re:	Suscol Creek Winery, P09-00100&101 APN# 057-170-018

The application will allow the applicant to establish a winery with a production capacity of 600,000 gal/yr with 53 parking spaces, and approximately 66,000 sqft of new building floor area. Parcel is located on Soscol Ferry Road in the Napa Airport Industrial Specific Plan Area.

EXISTING CONDITIONS:

The property is currently undeveloped. However, Soscol Ferry Road fronting the property is built with a County standard curb and gutter.

The applicant has been denied water service by the City of Napa.

As discussed in George W. Nickelson's Traffic Engineering report dated April 22, 2009, the volumes in/out of the westerly project driveway will exceed the level at which a left turn lane would be warranted.

RECOMMENDED CONDITIONS:

GROUNDWATER

See separate Groundwater Memorandum prepared by Public Works dated March 12, 2009.

NEW DRIVEWAY:

1. The approaches, including curb cuts, connecting the project driveways to Soscol Ferry Road shall be constructed to the standards of Napa County Airport Industrial Area Specific Plan.

2. The access drives 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)

PARKING:

3. Any additional parking proposed by the Developer or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of asphalt concrete over five inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards and to the standards of the Napa County Airport Industrial Area Specific Plan.

SITE IMPROVEMENTS:

5. Prior to occupancy of any new structure, the Developer shall complete all public improvements, including the left hand turn construction along Suscol Ferry Road as depicted on Sheet 4 of the Bartelt Engineering plans dated April 2009. The left hand turn shall be constructed to meet current Caltrans Standards with tapers designed to 40 miles per hour design speeds.
6. 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.
7. 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.
8. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
9. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
10. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

PARCEL MAP CONDITIONS:

11. Prior to final occupancy of any structures the Developer is to submit a Final/Parcel Map to the Department of Public Works for review and approval by the County Surveyor. The

Developer is to pay the map checking fee as established by resolution of the Napa County Board of Supervisors in effect at the time of submittal of the map.

12. Any improvements proposed after the Parcel map has been issued shall be constructed according to plans prepared by a registered civil engineer and shall be reviewed and approved by this office prior to construction. Improvement plans shall be submitted with the building permit. A plan check fee will apply.

POST CONSTRUCTION:

13. 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.
14. 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 prior to the issuance of applicable construction permits.
15. The application shall incorporate Site Design, Source Control and Treatment control Best Management Practices to comply with County and State water quality standards.
16. 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.
17. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.
18. Loading/unloading dock and processing 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.
19. 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. Waivers from this requirement can only be granted by the Director of Public Works.

20. 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 Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
21. 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.

AIRPORT SPECIFIC CONDITIONS

22. Applicant will pay all applicable Napa County Airport Road Improvement and Development Fees prior to receiving any building permits for this project. Upon approval of this use permit, the applicant should contact our office to obtain information regarding the determination of this fee.
23. All Public Works related improvements shall conform to the latest Napa County Road and Street Standards and the latest Napa County Airport Industrial Area Specific Plan.

CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS:

24. 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 (Construction General Permit. 99-08-DWQ) 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
25. 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.

26. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.

OTHER RECOMMENDATIONS:

27. 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 Erich Kroll at 253-4351. For groundwater questions, please contact Anna Maria Martinez.



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Department of Public Works

1195 Third Street, Suite 201
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Fax: (707) 253-4627

Donald G. Ridenhour, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: March 12, 2009

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer 
Phone: 707-259-8378
Email: amartine@co.napa.ca.us

SUBJECT: Suscol Creek Winery, APN# 057-170-018, File # P09-00100

The application will allow the applicant to increase the capacity of a previously approved winery from 200,000 gal/yr to 600,000 gallons per year and to divide a property structure into condominium units. Parcel is located on Soscol Ferry Road in the Napa Airport Industrial Specific Plan Area.

EXISTING CONDITIONS:

The property is currently undeveloped.

The applicant has been denied water service by the City of Napa.

RECOMMENDED CONDITIONS:

We have reviewed the phase one, water availability analysis for the proposed project. The 10.32 acre parcel is located in the "valley floor" area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 10.32 AF/Year. The estimated water demand of 9.41 AF/Year is below the established threshold for the property.

No further analysis is necessary.



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FILE #: PO9-00100/101
Conservation Development and Planning

1195 Third Street, Suite 210
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Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

* Revised Plans *

**PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS**

TO: **BUILDING INSPECTION DIVISION**

APPLICATION TITLE: Suscol Creek Winery APN: 57-170-018

DESCRIPTION OF PROJECT: Major Mod to increase production from 200,000 gal/yr. to 600,000 gal/yr. Parcel map to ~~sub~~ subdivide the building into condominiums

RESPONSE REQUEST DATE: 4/23/09 RESPONSE RETURN DATE: 5/7/09

PLEASE RESPOND VIA E-MAIL TO: Strippi @co.napa.ca.us
OR FAX TO (707) 299-

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.

1. Do you have any comments on this project? ☒ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
3. Attach your agencies comments, or list below: ☒ Comments attached ☐ Comments below.

See attached approval letter for comments;
also attached in Accela in PDF form.

Name of contact person: Eric Bauward Telephone #: 253-4417
Email: ebauward
Title: Plans & Permit Supervisor
Date: 4-24-09



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Conservation, Development and Planning

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Hillary Gitelman
Director

4-24-09

Building Inspection Department review comments for inclusion with:

Planning Department permits: P09-00100 & P09-00101 Tentative Subdivision Map &
Use Permit Major Modification

Status of Building Department review of this Permit: Approved

At property: APN 057-170-018-000
1055 Soscal Ferry Road, Napa, CA 94558

Owner: Fennell Michael L and Anne E

Description of permit: P09-00100: Request to divide the previously approved building (but un-built) into separate condominium units. And P09-00101: Request to increase production from 200,000 gallon per year to 600,000 gallons per year. (Reference is P05-0434 General Use Permit.)

Comments:

The Building Department has no issues or concerns with the approval of the Tentative Subdivision Map or the Use Permit Major Modification. No significant California Building Standards Code issues can be foreseen at this time based on the information presented. Any such issues will be dealt with as part of the building permit application and review processes.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect, or other allowable properly qualified CA-Licensed Design Professional in Responsible Charge (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

It is the responsibility of the owner's Design Professional in Responsible Charge to see that the Building Permits for the construction and the Planning Permits for the entitlements are consistent and without conflict. Since Building Permits B07-01651 and B07-01652 were applied for more than 2 years ago they should be reviewed by all appropriate parties as needed.

Prior to any future construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.

A handwritten signature in black ink, appearing to read "Eric Banvard".

Eric Banvard
Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559



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Application #: P09-00100

Submit

Application Type: Planning / PL Permits / Land Division And Mergers / Tentative Subdivision Map

Address: 1055 SOSCAL FERRY ROAD, NAPA, CA 94558

- ✓ Application Acceptance
- Environmental Review
- Public Works Review
- Fire Review
- EM Review
- County Council Review
- Planning Review
- ✓ Building Review
- Planning Approval
- Closure

Task Details - Building Review

Assigned Date: 03/05/2009

Due Date:

Assigned To:

Department: Building Department

Current Status: Approved

Status Date: 04/24/2009

Action By: Eric Banvard

Department: Building Department

Status Comment:

Please see approval letter for comments and concerns of the Building Department (attachments in Accela).

Task Activation

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Workflow

Application #:

P09-00101

Submit

Application Type: Planning / PL Permits / Use Permit / Use Permit Major Modification

Address: 1055 SOSCAL FERRY ROAD, NAPA, CA 94558

✓ Application Acceptance

• Environmental Review

• Public Works Review

✓ Fire Review

• EM Review

• County Council Review

• Planning Review

✓ Building Review

Planning Approval

Closure

Task Details - Building Review

Assigned Date: 03/05/2009

Due Date:

Assigned To:

Department: Building Department

Current Status: Approved

Status Date: 04/24/2009

Action By: Eric Banvard

Department: Building Department

Status Comment:

Please see approval letter for comments and concerns of the Building Department (attachments in Accela).

Task Activation

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INTER-OFFICE MEMO

TO: Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: March 24, 2009

SUBJECT: Suscol Creek Winery Modification Use Permit Comments
Apn: 0057-170-018 P09-00100

Site Address: 1055 Soscol Ferry Road, Napa

The Napa County Fire Marshal staff has reviewed the application for a modification to the existing use permit at the above referenced address regarding increasing production from 200,000 to 600,000 gallons per year and dividing the structure into condominiums.

This application does not warrant additions to the fire protection conditions submitted January 11, 2006, as long as **all construction and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any other fire protection issue you may have regarding your project.

Alicia Amaro
Assistant Fire Marshal