



A Tradition of Stewardship
A Commitment to Service

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To:	Napa County Planning Department, Chris Cahill, Planner	From:	Kim Withrow, Senior Environmental Health Specialist
Date:	May 11, 2011	Re:	Application for Chappellet Winery Use Permit Located at 1581 Sage Canyon Road Assessor Parcel #s 032-010-046 & -053 File # P11-00138

The Use Permit Application to bring a pre-1974 winery under use permit, including adopting a marketing plan, recognizing production volume, water and septic improvements, constructing a new barrel storage building and making improvements to the existing winery building has been reviewed. The following items shall be incorporated as conditions if the project is approved:

1. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Department prior to issuance of any building permits for said areas. An annual food permit will be required.
2. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Department. The technical report must be completed by a licensed engineer with experience in designing water systems. The applicant must comply with all required monitoring and reporting.
3. Since the proposed water system is to be installed (or exists) on a separate parcel from the facilities it will serve, an approved and recorded water easement must be filed with this Department prior to approval of a building permit.
4. Prior to the approval of a building permit, an inspection of the existing sanitary sewage disposal system must be performed by a licensed sewage contractor and a report submitted to this Department for review and approval.
5. Since all or part of the proposed sanitary and process wastewater systems are to be installed on a separate parcel from the facility they will serve, an approved sewage

easement must be filed with this Department prior to issuance of septic system construction permits.

6. A permit for installation of new sanitary wastewater treatment tanks and grease interceptor 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.
7. To secure a permit to install new sanitary waste tanks and make any other improvements to the sanitary waste disposal system the applicant must submit plans to this Department for review and approval. The plans must show the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area, all other site features such as storm drainage, wells, roads, slope, etc. The plans must be drawn to scale. If alternative sewage treatment system plans are required, such plans shall fulfill this requirement.
8. 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.
9. A permit for installation of pretreatment system, pond improvements and related construction 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.
10. Plans for proposed pond improvements 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 this Department. As a condition of the pond improvement plans, during the pond upgrades the pond liner must be visually inspected to verify the condition is suitable. This inspection must be completed by the designer and a representative of this department. A report on the condition must be submitted for review and approval prior to final approval of the pond improvements.
11. 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.

12. Any hazardous waste produced on site, including laboratory wastes, must be stored and disposed of in a manner consistent with Chapter 6.5, Division 20 of the California Health and Safety Code and with Title 22, Division 4.5 of the California Code of Regulations. Additionally, a Hazardous Waste Generator Permit must be obtained from this Department.
13. 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 your business does not store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
14. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
15. 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.
16. 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. The garbage and recycling enclosure must meet the enclosure requirements and be included on the building permit submittal.
17. 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.

cc: Jon Mark Chappellet, 1581 Sage Canyon Road, St. Helena, CA 94574
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Hillary Gitelman, CDPD