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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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, Kirsty Shelton	From: Kim Withrow, Senior Environmental Health Specialist
Date: January 11, 2012	Re: Application for Use Permit Envy Wines, 1170 Tubbs Lane Assessor Parcel # 017-210-027 File # P11-00163

The application requesting approval to construct a new 3,500 square foot barrel storage building, increase the production from 20,000 – 50,000 gallons per year, adoption of a marketing plan and addition of food and wine pairing has been reviewed and this department recommends approval with the following condition of approval:

1. The applicant has indicated food for marketing and tasting visitors will be catered and not prepared onsite. All catered food must be prepared and served by a Napa County permitted caterer. Additionally, the applicant has indicated a refrigerator for the sale of prepackaged food products will be installed in the tasting room. Prior to selling any food and/or beverages besides wine and bottled water, plans and specifications for the proposed activity 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. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Business Activities Page shall be submitted and approved by this Department.
3. A permit for the alternative septic system installation 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.
4. 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 approved until such plans are approved by this Department.

5. 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.
6. The annual alternative sewage treatment system monitoring permit must be obtained for any new alternative sewage treatment system /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. The applicant shall continue to comply with monitoring requirements for the existing pressure distribution system.
7. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
8. 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.
9. 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.
10. 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: Jerry Gregori Architect, 132 Mill St., Ste. 202, Healdsburg, CA 95448