



A Tradition of Stewardship
A Commitment to Service

**Napa County Fire Department
Fire Marshal's Office**
1199 Big Tree Road
St. Helena, CA 94574

Office: (707) 967-1419
Fax: (707) 967-1474

**Pete Muñoa
Fire Marshal**

INTER-OFFICE MEMORANDUM

TO: Linda St. Claire
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: June 6, 2013

Subject: P13-00141 APN# 018-200-026

SITE ADDRESS: 2075 Summit Lake Road, Angwin CA 94508

The Napa County Fire Marshal's Office has reviewed the Major Modification application to increase production, visitation & the septic system at the location identified above. This project does not warrant any fire department conditions at this time. If you have any questions please feel free to contact me directly.

A handwritten signature in blue ink, appearing to read "Pete Muñoa".

Pete Muñoa
Fire Marshal



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks


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

Steven E. Lederer
Director

GROUNDWATER MEMORANDUM

DATE: June 07 2013

TO: Planning, Building and Environmental Services

FROM: Annamaria Martinez, Assistant Engineer 
Phone: 707-259-8378
Email: annamaria.martinez@countyofnapa.org

SUBJECT: Outpost Wines, APN# 018-200-026, P13-00141

The applicant requests approval for a major modification that would increase production, visitation and septic. The project parcel is located on Summit Lake Drive in Angwin.

COMMENTS:

1. The parcel is located in the "Hillside" region.
2. The existing use is 10.45 acre-feet per year.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 42.3 acre parcel is located in the hillside area with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 21.15 AF/Year. The estimated water demand of 11.05 AF/Year is below the established threshold for the property.

Based on the information provided, the projected groundwater usage for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Shaveta Sharma, Planning Division	From: Peter Corelis, Engineering and Conservation Division <i>PSC</i>
Date: August 15 th , 2013	Re: P13-00141 Outpost Winery APN 018-200-026

The Engineering Division received a submittal of a proposal for a major modification to a use permit generally requesting the following:

To modify the existing approved use permit to allow increases to winery production from 30,000 gallons per year to 50,000 gallons per year; expand the existing septic system and temporarily disturb approximately 4,000 square feet of soil; increase tours and tasting from 4 to 20 people per day; and include an additional 2 marketing events with up to 50 people per event. The proposed modifications are for the Outpost Winery located at 2075 Summit Lake Drive in the County of Napa.

After careful review of the Outpost Winery Use Permit modification application package the Engineering Division provides the following facts, findings, and recommended conditions for approval:

EXISTING CONDITIONS:

1. Existing access taken from Summit Lake Drive via a paved apron and 20 foot wide concrete paved drive with chip seal surfacing.
2. Existing process waste generated from the site is treated in the existing septic.
3. Winery crush, production and processing operations are either covered or plumbed to a diverter valve which precludes rainwater from draining to the system.

RECOMMENDED CONDITIONS:

SITE IMPROVEMENTS:

4. Any 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 Storm Water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
5. Proposed drainage for the development shall be shown on improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. The plan shall also indicate the path of changes in runoff.
6. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

7. The application shall incorporate Site Design and Source Control Best Management Practices to comply with County and State water quality standards.
8. Any new areas that are proposed to be utilized for winery crush, production and processing operations shall be covered as proposed and plumbed to drain only to approved process waste facilities.

OTHER RECOMMENDATIONS:

9. 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.
10. Site 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.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Peter Corelis at (707) 259-87571.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Shaveta Sharma, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: August 21, 2013	Re: Use Permit Modification for Outpost Winery, 2075 Summit Lake Drive, Angwin APN: 018-200-026 Project #: P13-00141

The application requesting approval to expand a permitted 30,000 gallon per year winery by increasing production to 50,000 gallons per year and increasing the visitation and marketing activities as detailed in application materials has been reviewed. This Division has no objection to approval of the application with the following conditions of approval:

1. 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; or in the case where no building permits are necessary, plans must be submitted within 60 days of use permit approval. The technical report must be completed by a licensed engineer with experience in designing water systems. Once plans are approved, the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.
2. A permit to expand the existing waste water treatment and disposal system must be secured from this Division. Before a permit can be issued plans must be reviewed and approved.
3. Plans for the waste water treatment system expansion shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. In this case, since no building permit is required for the proposed expansion plans must be submitted within 60 days of use permit approval.
4. Proposed food service will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.

5. 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 Division.
6. The applicant must continue to comply with its annual alternative sewage treatment system monitoring permit.
7. The applicant shall provide portable toilet facilities for guest use during events of more than 50 persons as indicated in the septic feasibility report. The portable toilet facilities must be pumped by a Napa County permitted pumping company.
8. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
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.