

**PUBLIC WORKS DEPARTMENT  
INTER-OFFICE MEMO**



**DATE:** July 19, 2007

**TO:** Conservation Development and Planning Department

**FROM:** Larry Bogner, Civil Engineer

*LARRY BOGNER*

**SUBJECT:** Modification to Neyers Winery, APN# 032-010-048, P07-00461-Mod

The application will allow the applicant to modify an existing winery by constructing 6,800 sq ft of caves with 2 portals. There is no change in marketing or production. Parcel is located at 2153 Sage Canyon Road.

**RECOMMENDED CONDITIONS:**

Previous conditions of approval including those dated November 25, 1981 and May 8, 2000 are still appropriate and applicable.

**SITE IMPROVEMENTS:**

The disposition of all cave spoils and associated grading shall be specified and shown on the improvement plans or grading permit submittal along with proposed erosion control measures.

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.

On site grading shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Larry Bogner or Drew Lander at 253-4351. For groundwater questions, please contact Anna Maria Martinez.



1600 FIRST STREET, P.O. BOX 660, NAPA, CALIFORNIA 94558  
TELEPHONE (707) 252-7711

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OFFICE OF  
PUBLIC WORKS DIRECTOR

Napa County Conservation,  
Development & Planning Commission  
November 25, 1981

Napa County Conservation, Development  
& Planning Department  
1195 Third Street, Room 210  
Napa, CA 94558

Gentlemen:

Re: Conn Properties, SH 121  
U-208/82, APN 32-010-48

The Water Division of the City Public Works Department has reviewed the subject Use Permit application, U-208/82, to allow construction and operation of a winery. The Division wishes to use this application to express our concerns about land uses and spin-off problems because of land uses in all of the Lake Hennessey and the Lake Milliken water sheds. We wish to change from a landowner mode to the mode of interested and often times active participant in the governmental regulation process in these areas.

We do have vested interest in what happens in these areas, ie., the water that drains from these two watersheds ends up in our drinking water supply reservoirs. Any act that occurs on these watersheds can lead to one of many adverse impacts on the supply ranging from a decrease in the capacity of the reservoir via siltation, to a degradation of the quality of drinking water, to a health hazard from, for example, the misuse of chemicals. All of these acts can lead to the need for additional treatment, or worse, which causes additional cost to the Division, which in turn is passed along to the 50,000 people that we serve.

We are not petitioning the County to preclude the growth and land use that are allowed in the area. We are saying that these areas are sensitive to the land uses that are conducted. We are asking that the several agencies increase their awareness of what happens in these areas so that the landowners and developers can build in mitigation measures at the start to prevent the problems rather than spend money at the end to correct the problem.



November 24, 1981

We would ask that the various agencies listed below increase their awareness of our problems and needs and use their expertise to solve the problem at the start.

Planning Department

Current Planning: Send to us copies of all applications in these watersheds for comment.

Advanced Planning: Be aware of the uses and need of these watersheds in any zoning process.

Environmental Planning: View this area as an area sensitive to certain uses.

Public Works Department

In reviewing subdivision of land, use permit and grading permit applications, make recommendations that protect not only the health, safety and welfare in the immediate area, but that of the watershed and the water supply.

Division of Environmental Health

When reviewing health problems and sewage disposal system applications keep the need and concerns of the Water Division in mind. We are concerned not only that the system operate properly, but that if it fails will the effluent have a chance to get into our water supply. We are also concerned that the cutoff criteria for a standard vs an engineered system is empirically justified such that the standard system doesn't fail.

Agricultural Commissioner

In terms of doing the most harm in the least amount of time chemical use or misuse far outshines all other potentials. With the minor spill of certain chemicals an entire reservoir system can be rendered useless. We are concerned about chemical usage in our watershed. We ask the Agricultural Commissioner's office to keep the Division's concerns in mind and make sure that all chemical use and users are under permit and control in these watershed areas.

November 24, 1981

State Agencies

Regional Water Quality Control Board and State Health Department.

When reviewing applications in this area be aware of our concerns and make prudent recommendations. We ask that these agencies support the local agencies in their efforts to analyze problems and enforce regulations and requirements.


We don't anticipate that the implementation of these safeguard measures will increase project review costs by a significant amount. If our concerns can be on the mind of the project reviewer for just a few seconds, I'm sure that the needs of the Water Division will be met.

The attached drawings show the drainage basins for Hennessey and Milliken.

We would appreciate your help in making sure that these important watersheds and drinking water supplies are protected for the sake of the citizens of Napa County.

Very truly yours,

John W. Lindblad, P.E.  
Public Works Director

  
BY: John W. Stewart, P.E.  
WATER ENGINEERING SUPERVISOR

JWS:cjs

Enc.

cc: C.D.P.D. (2)  
Public Works  
Environmental Health  
Agricultural Commissioner  
R.W.Q.C.B.  
State Health Dept.





# NAPA COUNTY

## DEPARTMENT OF PUBLIC WORKS

1195 THIRD STREET • ROOM 201 • NAPA, CALIFORNIA 94559-3092  
PHONE 707-253-4351 • FAX 707-253-4627

KENNETH H. JOHANSON  
Director of Public Works  
County Surveyor-County Engineer  
Road Commissioner

May 8, 2000

Ehren Jordan  
P.O. Box 1028  
St. Helena, CA 94574

RE: Neyers Winery (formerly Millar Winery) Sage Canyon Road, APN# 032-010-048

We have received a building permit clearance for the Neyers Winery addition.

The original use permit application (U-208182, Millar Winery) included certain conditions attached to the use permit. These conditions must be met prior to receiving approval for occupancy from this office. I have attached copies of the both the Division of Forestry (County Fire Department) and the Public Works Department comments.

Per these comments the access road shall be improved to a minimum 16 foot wide pavement width with a minimum of a double seal coat over 5 inches of asphalt. The parking and loading areas shall also be improved to a minimum of a double seal coat over 5 inches of asphalt. Per the requirement of access for heavy fire apparatus, we will also require a letter from a registered engineer certifying that the bridge is capable of supporting a minimum of HS20-44 loading. I have included a copy of page 7b from the Napa County Road and Street Standards used in 1981 which specifies this loading condition.

The Public Works Department requests that improvement plans prepared by a registered civil engineer be submitted at this time showing all roads, drainage and grading improvements. We will check the plans for conformance to the use permit conditions and County standards in force in 1981. An onsite inspection prior to granting occupancy will verify that the improvements have been made according to the plan.

We will sign the building permit approval as soon as improvement plans have been submitted and approved, but we will require that the original use permit conditions be met prior to granting occupancy.

If you have any questions, please feel free to contact Larry Bogner or Nathan Valles at the above number. Please note that this office is only requiring improvements based on the 1981 road and street standards under which the original use permit for this winery was issued.

Sincerely Yours,  
KENNETH H. JOHANSON  
Director of Public Works

by: Nathan Valles

Nathan Valles  
Assistant Engineer

Cc: Kevin Eberle, Conservation Development and Planning Department  
Napa County Fire Department