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Environmental Management

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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department, Mary Doyle, Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: Revised – June 28, 2011 May 16, 2011	Re: Use Permit Modification Application for Seven Stones Winery Located at 840 Meadowood Lane, St. Helena Assessor Parcel # 025-080-031 File #P10-00372

We have reviewed the revised project statement received June 27, 2011 requesting a major modification of Use Permit 04015. Compliance with conditions included with Use Permit 04015 was verified during the review of the major modification application and as of this date Seven Stones Winery was determined to be in compliance with DEM conditions of approval. The following items shall be incorporated as conditions if the major modification application is approved:

1. The increase in daily visitation requested by the applicant in this use permit application does not necessitate an upgrade to the waste water treatment system (mound system). The mound system is sized to accommodate a maximum of 840 gallons per day. The mound system is not sized adequately to accommodate waste water generated during the marketing events proposed in the revised project description and as a result the owner is required to rent portable toilets for use during the few marketing events each year.

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.

2. A permit for a sanitary and process waste sewer line 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 the existing mound system and pressure distribution system.
3. The increase in production requested by the applicant in this use permit application does not necessitate an upgrade to the waste water treatment system (pressure distribution system). The pressure distribution system is sized to accommodate a maximum of 225 gallons per day. The applicant shall have the pressure distribution

system inspected by the service provider and a monitoring report detailing the results of the inspection must be submitted as specified by the alternative sewage treatment system monitoring program 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. The applicant must comply with the provisions for monitoring and reporting the operation of the winery process waste pressure distribution system contained in the alternative sewage treatment system monitoring program.
5. 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.
6. 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.
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. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
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.

Seven Stones Use Permit Mod
P10-00372
025-080-031

Page 3 of 3

11. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Department under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time.

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Hillary Gitelman, CDPD