



# COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

## PLANNING DIVISION

HILLARY GITELMAN  
Director

PATRICK LYNCH, A/CP  
Assistant Director

STEVE LEDERER  
Deputy Director

JOHN MCDOWELL  
Project Manager

ROBERT NELSON  
Supervisor

HEATHER  
MCCOLLISTER  
Principal Planner

SEAN TRIPPI  
Principal Planner

BARBARA ABATE  
Planner

TRISH HORNISHER  
Planner

NAOMI BEATTIE  
Planner

NANCY JOHNSON  
Planner

SUZIE GAMBILL  
Planning Technician

C. RENEE LEDERER  
Planning Administrative  
Specialist

July 14, 2005

Ronald & Anita Wornick  
44 Montgomery Street  
San Francisco, CA 94104

RE: Use Permit #04015-UP  
APN: 025-080-031

Dear Mr. and Mrs. Wornick:

On April 7, 2004, the Conservation, Development and Planning Commission approved your use permit application #04015-UP, to establish a new 1,000 gallon/year winery.

Pursuant to Napa County Code Section 18.124.080, the use permit must be activated within 2 years from the approval date, or it shall automatically expire and become void.

Substantial evidence exists that the use permit has been used. A permit for a sewage disposal system, Pressure Distribution Septic System approved by the use permit, was issued on March 30, 2005. The Department of Environmental Management has advised that the system has been installed.

Therefore, Use Permit #04015-UP has been "used" pursuant to the terms of the Napa County Code.

If you should have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Nelson".

Robert Nelson  
Supervising Planner

1195 THIRD STREET  
SUITE 210

NAPA, CALIFORNIA  
94559

TELEPHONE:  
707-253-4417

FAX:  
707-253-4336

WWW.CO.NAPA.CA.US



**CHARLES WILSON**  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

**PATRICK LYNCH**  
Assistant Director

April 12, 2004

Ronald & Anita Wornick  
44 Montgomery Street  
San Francisco, CA 94104

RE: Request for Use Permit #04015-UP (Assessor Parcel No. 25-080-031)

Dear Mr. and Mrs. Wornick:

Please be advised that **Use Permit Application #04015-UP** has been **APPROVED** by the Napa County Conservation, Development and Planning Commission on April 7, 2004 based on the attached conditions.

The permit becomes effective ten (10) working days from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by another, you will be notified.

**EXPIRATION DATE: April 7, 2006**

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date, or it shall automatically expire and become void.

Should you have any questions, please contact Naomi Beattie at (707) 253-4417.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Steve E. Lederer".

Steve E. Lederer  
Deputy Planning Director

Cc: Bob Nelson, Supervising Planner  
John Tuteur, Assessor  
Christine Secheli, Environmental Management  
Larry Bogner, Public Works  
Gabrielle Avina, Napa County Fire  
Carol Poole, City of St. Helena  
Katherine Phillippakis, Farella Braun + Martel

**CONDITIONS OF APPROVAL  
SEVEN STONES WINERY  
#04015-UP / APN: 25-080-031**

**1. SCOPE:** The permit shall be limited to:

- Wine production of no more than 1,000 gallons per year
- Conversion of a 1,158 square foot storage building to a winery
- Retail Sales and Tours and tasting by appointment only for a maximum of 4 persons per month.
- Construction of two parking spaces
- 1 full-time and 1 part-time employees
- Expansion of the existing engineered Pressure Distribution septic system.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process.

**2. TOURS AND TASTING:**

Tours and tasting and retail sales shall be by appointment only for a maximum of 4 persons/month and are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Tours and tasting shall complete by 4:00 PM. Retail sale of wines shall complete by 4:30 PM and shall be limited to only those fermented and bottled on-site by the winery operator. A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Department upon request.

**3. GRAPE SOURCE:**

At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis by December 31 the source of grapes verifying that 75% of the approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.

**4. SIGNS:**

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. All signs shall meet the design standards as set forth on Chapter 18.116 of the County Code. At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting by Prior Appointment Only".

**5. GATES/ENTRY STRUCTURES:**

The existing gate located at the entrance of the subject parcel shall be reviewed by Napa County Fire Department and modified as needed to assure that fire suppression access is available at all times.

**6. LIGHTING:**

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction of the winery, two (2) copies of a separate detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval.

**7. LANDSCAPING/PARKING:**

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations. In no case shall parking impede emergency vehicle access or public roads.

**8. OUTDOOR STORAGE/SCREENING/UTILITIES:**

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

**9. RENTAL/LEASING:**

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010)

**10. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of February 25, 2004

Department of Public Works as stated in their letter of January 27, 2004  
County Fire Department as stated in their letter of February 10, 2004  
Building Division as stated in their letter of January 13, 2004  
City of St. Helena as stated in their letter of January 12, 2004

**11. WELLS:**

The permittee may be required (at the permittee's expense) to provide well monitoring data if it the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.

**12. NOISE:**

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road condition require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings.

- 13. PUBLIC WATER:** The winery shall be prohibited from using water from the City of St. Helena for winery use.

**14. ARCHEOLOGICAL FINDING:**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The Department will be contacted for further guidance, which will likely include the requirement for the applicant to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal

of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

#### **15. TRAFFIC**

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per the Department of Public Works shall be maintained in good working condition.

#### **16. MONITORING COSTS:**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$88.00/hour as of December, 2002). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.



CHARLES WILSON  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH  
Assistant Director

RECEIVED

JAN 13 2004

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

## PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO:

Building Expansion Division

APPLICATION TITLE: Row + Anita Wornick APN: 025-080-031-000

RESPONSE REQUEST DATE: 1-13-04 RESPONSE RETURN DATE: 1-27-04

FINAL REQUEST DATE: \_\_\_\_\_ FINAL RESPONSE DATE: \_\_\_\_\_

PLEASE RESPOND VIA E-MAIL TO: \_\_\_\_\_ @co.napa.ca.us

OR DIRECT FAX TO: \_\_\_\_\_ (707)299-\_\_\_\_\_

FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: \_\_\_\_\_

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you recommend: Do you have jurisdiction by law over this project? ☒ Yes ☐ No

2. Indicate areas of environmental concern and availability of appropriate technical data:

NONE

3. Do you recommend: ☒ Negative Declaration ☐ Environmental Impact Report

4. If the project is approved, recommend conditions of approval (use additional page if needed). SECURE PERMITS AS NOTED & REQUIRED

5. Have you previously reviewed an application on any portion of this project? ☐ Yes ☒ No

6. Name of contact person: [Signature] Telephone #: 253-4417

Prepared by: [Signature]  
Title: BLDG. CODES ADMIN.  
Date: 1-13-04





CHARLES WILSON  
Director

RECEIVED

FILE #: 4015-UP

FEB 03 2004 COUNTY of NAPA

NAPA CO. CONSERVATION, DEVELOPMENT AND PLANNING  
DEVELOPMENT & PLANNING DEPT.

PATRICK LYNCH  
Assistant Director

PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS

JAN 13 2004

NAPA COUNTY  
DEPT. OF PUBLIC WORKS

TO: Public Works  
APPLICATION TITLE: Ron + Anita Wornick APN: 025-080-031-000

RESPONSE REQUEST DATE: 1-13-04 RESPONSE RETURN DATE: 1-27-04  
FINAL REQUEST DATE: \_\_\_\_\_ FINAL RESPONSE DATE: \_\_\_\_\_

PLEASE RESPOND VIA E-MAIL TO: \_\_\_\_\_ @co.napa.ca.us  
OR DIRECT FAX TO: \_\_\_\_\_ (707)299-\_\_\_\_\_  
FOR QUESTIONS ON THIS REQUEST, PLEASE CONTACT: \_\_\_\_\_

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you recommend: Do you have jurisdiction by law over this project? ☒ Yes ☐ No
2. Indicate areas of environmental concern and availability of appropriate technical data:

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3. Do you recommend: ☐ Negative Declaration ☐ Environmental Impact Report
4. If the project is approved, recommend conditions of approval (use additional page if needed). See attached
5. Have you previously reviewed an application on any portion of this project? ☐ Yes ☒ No
6. Name of contact person: Janet Walker Telephone #: 8383

Prepared by: J. Walbur  
Title: Assistant Engineer  
Date: 2-2-04



NB

**PUBLIC WORKS DEPARTMENT  
INTER-OFFICE MEMO**



January 28, 2004

**TO:** Conservation Development and Planning Department

**R E C E I V E D**

**FROM:** Janet Walker, Assistant Engineer *Jan*

**FEB 04 2004**

**SUBJECT:** Project: Seven Stones Winery, Wornick family,  
APN# 025-080-031, File #4015UP

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

The application will allow the applicant to establish a winery with a production capacity of 1,000 gal/yr; 1 full time employee and 1 part time employee; maintain a 2 space parking lot; with no new building floor area requested. Parcel is located at 840 Meadowood Lane, St Helena CA 94574

**EXISTING CONDITIONS:**

1. Existing access road is asphalt concrete 16.5 feet wide at the connection with Meadowood Lane, As it passes through the entrance gate 25 feet from its connection with Meadowood Lane, the composition of the access road changes to compacted decomposed granite with the width remaining at 16.5 feet to the existing residence..
2. Parking surface at the existing residence is currently compacted decomposed granite.
3. The AADT traffic count for Meadowood Lane was 1,670 just north of its intersection with Howell Mountain Road, taken by Napa County staff on 08-05-1999.

**RECOMMENDED CONDITIONS:**

**GROUNDWATER**

We have reviewed the phase one, water availability analysis for the proposed project. The 45.0 acre parcel is located in the 'hillside' area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 22.50 AF/Year. The estimated water demand of 1.99 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

**NEW DRIVEWAY:**

1. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder from the nearest County maintained road to the project site. Structural section shall be a minimum 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 9, Par. 12).

**PARKING:**

2. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section of 5 inches of Class II Aggregate Base plus a double chip seal coat or equivalent. (County Road and Street Standards, Page 27, Section 19).
3. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.

**SITE IMPROVEMENTS:**

4. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
5. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards"
6. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

**OTHER RECOMMENDATIONS:**

7. The average daily traffic indicates that a left-turn lane is not required on Meadowood Lane.
8. Improvements shall be constructed according to plans prepared by a civil engineer registered in the State of California, which will be reviewed and approved by this office. A plan check fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.
9. Prior to the issuance of any grading permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

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

cc: Ronald and Anita Wornick, 44 Montgomery Street, San Francisco CA 94104  
Kay Philippakis, Farella Braun & Martel, 899 Adams Street, Ste G, St Helena CA 94574



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FEB 13 2004

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

CITY HALL, 1480 MAIN STREET  
ST. HELENA, CALIFORNIA 94574  
(707) 967-2792

February 12, 2004

Charles Wilson, Director  
Napa County Conservation, Development and Planning Department  
1195 Third Street Room 210  
Napa, CA 94559-3092

RE: Napa County Referral - File #4015-UP  
Wornick

Dear Charlie:

The St. Helena City Council and the Planning Commission have reviewed the referral from your department for a Use Permit for a small winery at the property of Ronald and Anita Wornick, 840 Meadowood Lane, St. Helena. The following concerns are noted about the project:

The County application includes a statement that the primary source of water was well water, but that the property owners also had shared rights to 14,000 gallons in 3 tanks on a neighboring property. These tanks were primarily fed by well, but there was back up City of St. Helena water upon demand.

We are concerned that if the well fails, the winery will use municipal water. We request that a condition of approval prohibit the use of City of St. Helena water for the winery use.

For your information, Diane Price, our City Attorney, has reviewed the 1990 water agreement between Meadowood and the City of St. Helena. She also reviewed the recorded agreements that Meadowood made in 1995 to provide backup water to this parcel. The City Attorney believes that the Meadowood water agreement with the City of St. Helena prohibited the ability to extend back up water service to this and perhaps other properties near Meadowood. The Public Works Department is investigating the water services within this area and will determine if connections were made without City authorization. Any action the City will take to correct unauthorized water services will be made separately from the review of this project.

Additionally, the project is within the St. Helena Fire Department contract response area. The Fire Chief for the City of St. Helena requests that the buildings and gates shall be Knox

Keyed for FD access and current, and that accurate site plans be maintained within the Knox Vault by the owner.

Please contact me at 967-2792 if you have any questions. We appreciate the Planning Department's effort to keep the City of St. Helena informed and to allow us to comment on County projects.

Yours truly,



Carol Poole  
Planning Director

C: Kay Philippakis

# MEMORANDUM



DATE: February 3, 2004

*Item 12.1*

TO: Planning Commission

FROM: Carol Poole, Planning Director *CP*

RE: Wornick Winery Use Permit, Meadowood Lane.

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This item was continued from the January 20, 2004 meeting to allow staff additional time to review City water service issues.

The Napa County referral request is for a use permit to establish a small winery at the home of Ron and Anita Wornick, located at 840 Meadowood Lane. The only issue that staff had identified with the project was the potential use of City water. Subsequent to the Planning Commission meeting, Kay Philippakis, the applicant's attorney, informed staff that they were very comfortable with a condition of approval that prohibited use of City water for the winery.

The County application includes a statement that the primary source of water was well water, but that the property owners also had shared rights to 14,000 gallons in 3 tanks on a neighboring property. These tanks were primarily fed by well, but there was back up City of St. Helena water upon demand.

The City attorney has reviewed the 1990 Meadowood Water Agreement and the recorded agreements that Meadowood made in 1995 to provide backup water to this parcel. The City Attorney believes that the Meadowood Water Agreement prohibited the ability to extend back up water service to this and perhaps other properties.

The Public Works Department is investigating the Meadowood water service and will determine how many parcels have water connections. If these connections prove to have been made without City authorization, the City will take action (separate from the review of this County referral) to correct any unauthorized water services. The City's actions will most likely be to put people on notice that they have no right to city water and to tell Meadowood to disconnect the unauthorized system from City water. The City will also inform the County that these actions are being taken.

✕ **Planning Commission Action:**

Authorize staff to send a letter to the Napa County Planning Department that states our only concern is the use of City of St. Helena water, and that the use permit should include a condition of approval that prohibits the Wornick winery use of municipal water.

# INTER-OFFICE MEMO



TO: Charles Wilson, Director  
Conservation, Development, and Planning Department

FROM: Gabrielle Maurino Avina, Fire Department

DATE: February 10, 2004

SUBJECT: **Seven Stones Winery Use Permit Comments**  
Apr: 025-080-031-000 04015-UP

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FEB 11 2004  
NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**Site Address: 840 Meadowood Lane, St. Helena**

The Napa County Fire Marshal staff has reviewed the Use Permit application to establish a 1,000-gallon a year winery within an existing 1158 square foot building. We recommend that the following items shall be incorporated as project conditions or mitigation measures if the commission approves the project.

1. **All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**
2. An approved automatic fire sprinkler system will be required for all structures 3,600 square feet or greater. The project as proposed will not require an automatic fire sprinkler system under today's ordinance although an automatic fire sprinkler system is recommended.
3. The minimum required fire flow for the protection of the proposed project is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a water storage volume of 12,000 gallons. The fire flow is based on the square footage of the building and the construction type.
4. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 1999 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source.

5. The private fire service mains shall be installed and maintained in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 1995 edition)*.
6. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2001 edition, Appendix III B*.
7. All post indicator valves, control valves, waterflow devices and fire pumps shall be monitored by an approved remote station or central alarm monitoring company. The digital alarm communicator system panel shall be installed and maintained in accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 1999 edition)*.
8. Fire apparatus access roads shall be provided to within 150' of all portions of a structure. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
9. Fire apparatus access roads shall be cleared of flammable vegetation on 10 feet of each side of the roadway. Dry grass shall be cut to less than 4" in height, ladder fuel from trees shall be removed up to 8', brush shall be cut or removed and all dead fuel shall be removed.
10. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
11. The request for beneficial occupancy **will not** be considered until all fire and life safety issues have been installed, tested and finalized.
12. The approved address numbers shall be placed by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 10" in height, contrasting in color with their background and shall be illuminated.
13. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
14. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.



15. A Knox box or a Knox Cabinet shall be installed at an approved location by the Napa County Fire Marshal's Office. If the site is protected by a fire alarm the Knox box/cabinet will require "tamper" monitoring.
16. The Knox rapid entry system shall have one or all of the following items placed in the Knox box or Knox cabinet, dependant on requirements of this facility:
  1. A minimum of 2 master keys to the building(s) for emergency access.
  2. Scaled site plan of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
  3. Scaled floor plans of all caves showing doors, offices, etc.
  4. Napa County Hazardous Materials Business including all MSDS forms, etc.
17. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
18. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
19. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County (California Fire Code section 103.1.1) for the following circumstances:
  - a. Independent peer review of alternate methods proposals.
20. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

BYRON J. CARNIGLIA  
Fire Chief

By: *Gabrielle Maurino Avina*

Gabrielle Maurino Avina  
Assistant Fire Marshal

Fire Dept. Comments Seven Stones Winery 04015-UP February 10, 2004 P4



TRENT CAVE, R.E.H.S.  
Director

**COUNTY of NAPA**  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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FEB 27 2004

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**TO:** Napa County Planning Department, Charley Wilson, Director

**FROM:** Napa County Environmental Management Department,  
Christine Secheli, R.E.H.S., Environmental Health Manager

**SUBJECT:** Use Permit Application for Ron and Anita Wornick

Located at 840 Meadowood Lane

Assessor Parcel 25-080-31

File # 04015-UP

**DATE:** February 25, 2004

We have reviewed the above proposal including the revised feasibility report from Summit Engineering dated January 28, 2004, and recommend approval of the application providing the following are included as conditions of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall obtain a permit and file an approved plan with the Department of Environmental Management within 30 days of said activities. If your business does not generate hazardous waste and/or store hazardous materials above threshold quantities, a Hazardous Materials Negative Declaration shall be filed.
2. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4, Chapter 30 of the California Code of Regulations.
3. A permit for the process waste water system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit for review and approval, engineered plans complete with design criteria based upon local conditions.
4. Plans for the proposed private sewage disposal 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 granted until such plans are approved by the Department of Environmental Management.

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5. The use of the 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, etc., over the system.
6. The applicant shall maintain regular monitoring of the above ground waste water system as required by the Department of Environmental Management and submit quarterly reports. An annual operating permit is required for the waste water system.
7. If any uncovered outdoor processing areas are proposed, the applicant must submit a proposal from their engineer that addresses proper diversion and direction of storm water and process wastewater from such areas. This proposal must include a detail on the diversion valve (or equivalent) must be provided to this department prior to issuance of sewage permits.
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. 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.
10. Adequate area must be provided for collection of recyclables. The applicant must contact 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.
11. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address bentonite disposal.

cc: Mr. Ronald Wornick, 44 Montgomery St., San Francisco, Ca 94104