

FILE # 910-60372

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

A Tradition of Stewardship
 A Commitment to Service

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AWDate Submitted: 11-12-10TYPE OF APPLICATION: Major ModificationDate Published: Revised 3/22/11

REQUEST: _____

Date Complete: Revised 5/25/11

TO BE COMPLETED BY APPLICANT
 (Please type or print legibly)

PROJECT NAME: Seven Stones WineryAssessor's Parcel #: 25-080-031 Existing Parcel Size: 45 AcresSite Address/Location: 840 Meadowood Lane St. Helena, CA 94574
No. Street City State ZipProperty Owner's Name: Ronald and Anita WornickMailing Address: 44 Montgomery St. Suite 3060 San Francisco, CA 94104
No. Street City State ZipTelephone #: (415) 438-4854 Fax #: (415) 438-4859 E-Mail: rwornick@aol.comApplicant's Name: Charles CovellMailing Address: 1407 Main Street Suite 102 St. Helena, CA 94574
No. Street City State ZipTelephone #: (707) 968-9280 Fax #: (707) 968-9103 E-Mail: cc@covell-architect.comStatus of Applicant's Interest in Property: ArchitectRepresentative Name: Charles CovellMailing Address: (same as above)
No. Street City State ZipTelephone #: () Fax #: () E-Mail: _____

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Property Owner _____ Date _____

Charles Covell 10 Nov. '10
 Signature of Applicant Date

Print Name _____

CHARLES V. COVELL
 Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No. _____

Received by: 88 Date: 11-12-10

*Total Fees will be based on actual time and materials

CHARLES COVELL
ARCHITECT

TRANSMITTAL

DATE: 3/23/2011

TO: Mary Doyle
1195 Third St. Suite 210
Napa, CA 94558

RE: Seven Stones Winery Addition
P10-00372
Resubmittal Items

ENCLOSED: 23 pp (not including transmittal):

- Table of Contents
- Water Supply/Waste Disposal Info Sheet, Revised 3/22/11
- Traffic Information Sheet, Revised 3/22/11
- Exhibit A Statement of Proposed Use, Revised 3/22/11
- Exhibit E Traffic Generation Calculations, Revised 3/22/11
- Exhibit F Access Roads, Revised 3/10/11 (2 pp)
- Exhibit G Wastewater Feasibility Study from 1/6/2004 by Summit, Submitted 2/16/11
- Exhibit H 2004 Road Exception Request by Summit, Submitted 3/7/11
- Exhibit J 2004 Road Exception Grant by Napa County, Submitted 3/7/11
- Present Road Exception Request Letter, Revised 3/22/11

CHARLES COVELL
ARCHITECT

Seven Stones Winery Addition
Use Permit Major Modification
P10-00372

Table of Contents

11/12/2010

REVISED: 3/22/2011

Date Submitted	County Form	Revision Date
11/12/2010	Application Form	
11/12/2010	Information Sheet	
11/12/2010	Water Supply/Waste Disposal Information Sheet	Rev. 3/22/11
11/12/2010	Water Availability Analysis	
11/12/2010	CUPA Activity Sheet	
11/12/2010	Traffic Information	Rev. 3/22/11
02/10/2011	Appendix A Construction Site Runoff Control Checklist	
02/10/2011	Appendix A Post-Construction Site Runoff Management	
02/10/2011	Checklist of Voluntary Greenhouse Gas Emissions Reductions Measures	
Supporting Document (Date of document)		
<i>(note: italicized Exhibits entered on date shown under 'Revision')</i>		
11/12/2010	Exhibit A - Statement of Proposed Use	Rev. 3/22/11
11/12/2010	Exhibit B - Water Availability USGS Survey Map & Parcel Location	
11/12/2010	Exhibit C - Water System Site Plan	
11/12/2010	Exhibit D - Water Usage Report	
11/12/2010	Exhibit E - Traffic Generation Calculations	Rev. 3/22/11
11/12/2010	<i>Exhibit F - Access Roads</i>	Rev. 3/22/11
02/16/2011	<i>Exhibit G - Wastewater Feasibility Study (1/6/2004)</i>	3/22/11
03/07/2011	<i>Exhibit H - Previous Road Exception Request (8/4/2004)</i>	3/22/11
03/07/2011	<i>Exhibit J - Road Exception Grant (8/13/2004)</i>	3/22/11
03/16/2011	Exhibit K - Driveway Cross Sections (6/1/04)	
03/16/2011	Present Road Exception Request (3/15/11)	Rev. 3/22/11
Drawing (Date of document)		
11/12/2010	Cover Sheet (10/19/2010)	
11/12/2010	Site Plan Sheet A1 (10/19/2010)	Rev. 3/22/11
11/12/2010	Site Utilities Plan (10/19/2010)	
11/12/2010	Lower Level Floor Plan Sheet A2.1 (10/19/2010)	Rev. 3/22/11
11/12/2010	Upper Level Floor Plan Sheet A2.2 (10/19/2010)	Rev. 3/22/11
11/12/2010	Exterior Elevations Sheet A3.1 (10/19/2010)	
11/12/2010	Sections Sheet A3.2 (10/19/2010)	
01/18/2011	Figure 1 Rendering	
02/10/2011	Figure 2 Rendering	
03/16/2011	Driveway Cross Sections (See Exhibit K, above)	

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>well</u>	<u>well</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. Current Water Use (in gallons/day): Current water source:	<u>204</u> <u>well</u>	<u>0</u> <u>well</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>309</u>	<u>0</u>
E. Water Availability (in gallons/minute):	<u>200</u>	<u>200</u>
F. Capacity of Water Storage System (gallons):	<u>20,000</u>	<u>42,000</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>tanks</u>	<u>tanks, pool</u>
F. Completed Phase I Analysis Sheet (Attached):		

II. LIQUID WASTE

	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>on-site septic</u>	<u>(PW) on-site septic</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. Current Waste Flows (peak flow in gallons/day):	<u>1229</u>	<u>(PW) 225</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>1229</u>	<u>225</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>1229</u>	<u>225</u>

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>haul-off</u>	<u></u>
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>on-site re-use where feasible</u>	<u></u>

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>n/a</u>	<u></u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>n/a</u>	<u></u>

IV. TYPICAL OPERATION	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	<u>by appt./seasonal</u>	<u>by appt./seasonal</u>
B. Expected Hours of Operation:	<u>8:00 - 4:30</u>	<u>8:00 - 4:30</u>
C. Anticipated Number of Shifts:	<u>n/a</u>	<u>n/a</u>
D. Expected Number of Full-Time Employees/Shift:	<u>1</u>	<u>1</u>
E. Expected Number of Part-Time Employees/Shift:	<u>1</u>	<u>1</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>4</u>	<u>4</u>
• average/week:	<u>1</u>	<u>15</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>2</u>	<u>2</u>
• average/week:	<u>3</u>	<u>3</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities
Food Serving Facilities

- restaurant/deli seating capacity: _____
- bar seating capacity: _____
- public meeting room seating capacity: _____
- assembly capacity: _____

B. Residential Care Facilities (6 or more residents)
Day Care Centers

- | | <u>Existing</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| • type of care: | _____ | _____ |
| • total number of guests/children: | _____ | _____ |
| • total number of bedrooms: | _____ | _____ |
| • distance to nearest existing/approved facility/center: | _____ | _____ |

TRAFFIC INFORMATION

Seven Stones Winery Addition

P10-00372

Rev. 3/22/11

Project Trip Generation							
Personnel / Visitors				Vehicle Trips			
	Operations Daily M – F	Marketing Events Minimum Maximum Weekends			Operations Daily M – F	Marketing Events Minimum Maximum Weekends	
Operating Hours							
Employees	2			Employee Trips			
Full-Time	1			Full-Time	3.2		
Seasonal Peak	16			Seasonal Peak			
Peak Hours				Peak Hours	2		
Total Employees	2			Total Employee Trips	5.2		
Event Support Staff	n/a			Event Support Staff			
Full-Time				Full-Time			
Seasonal Peak				Seasonal Peak			
Total Support Staff				Total Support Staff Trips			
Visitors	2.08			Visitor Trips	1		
Peak Hours	1.18			Peak Hours	1		
Total Visitors	2/day			Total Visitor Trips	1		
				Total Trucks – Deliveries, Shipping, etc. Trips	<1		
Grand Total	4				6.2		
Provide supporting documentation for trip generation rates							
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.							

	Number of People Onsite				
	Full-Time	Peak	Marketing Events	Marketing Events	Marketing Events
No. Employees	1	16			
Support Staff, caterers, clean-up, etc.					
Visitors		4			
Residents	4	4			
Grand Total	5	24			

APPS-Traffic Information

Seven Stones Winery (Addition)
840 Meadowood Lane
St. Helena, CA 94574
APN 25-080-031

EXHIBIT A

Revised Statement of Proposed Use
March 22, 2011
(Changes italicized)

Seven Stones Winery currently operates under a 1000 gallon Use Permit granted in April, 2004. The winery was accommodated in an pre-existing storage building on the property. The current permit conditions limit the number of visitors to four non-public visitors per month by appointment, two employees, two parking spaces, and other conditions of use common to a small estate winery.

A new 1.25 acre vineyard was planted this year. This application is for an increase in the capacity of the winery, an addition to the winery building, and an increase in the number of visitors allowed monthly. The new capacity would be 4500 gallons to accommodate the imminent (and any future) increases in grape production on the estate; visits would remain non-public and by appointment, *and would remain to a maximum of 4 visitors in a day. In keeping with demand, the owner proposes to change the monthly allotment of visitors from 4 to 60 per month.*

The existing winery building is approximately 1200 square feet. The addition would provide 904 square feet of usable area for additional barrel and dry equipment storage, and a multi-purpose space in the upper level to be used for lab, seated tastings, small meetings, and a work area for the winemaker as needed. *A new accessible* bathroom for the use of both employees and visitors would be added on the lower level.

The addition would not be subject to viewshed review due to its status as an agricultural building under 4000 square feet.

The processing capacity of the winery would remain unchanged, i.e no expansion of the fermentation facilities. The amount processed in a single day would remain 2 tons/day maximum. The number of days of processing would increase accordingly, with the capacity of the barrel storage area increasing to accommodate the additional barrels of wine produced.

Process Waste

The winery's process waste (PW) is currently disposed of onsite using a dedicated pressure distribution leach field system to the west of the winery building and designed by RAM Engineering in 2005. It consists of a 1500 gallon settling tank, a 1200 gallon

sump tank, and two 84.5 lineal foot leach lines. A 100% reserve area is located immediately to the north.

This system is designed to handle winery process waste up to 225 gal/day. This rate of use should not change, as explained above, since the processing capacity of the winery is not being altered.

Calculating PW flows using the Peak Week/Average Day Harvest flow method:

$$\frac{(2 \text{ tons grapes/day} \times 150 \text{ gal wine/ton}) \times 0.75 \text{ gal/PW}}{\text{gal. wine}} = 225 \text{ gpd PW}$$

Using the daily method for a small winery (< 20,000 gallons per county staff memo dated March 8, 1999.)

Formula:

$$\frac{\text{annual production (gal)} \times 1.5}{30 \text{ day harvest period}}$$

$$(4500 \text{ gal} \times 1.5)/30 = 225 \text{ gpd}$$

The existing process waste system should therefore not need to be expanded.

Domestic Waste

The new bathroom with *no* increase in allowed daily visitors, would *not* require provision for *additional* domestic disposal.

We propose a connection from the new bathroom into the existing 3" gravity flow waste line which runs from the residence (above the winery) to an existing 1500 gallon septic tank below the winery. From this settling tank the remaining flow is fed into a 1200 gallon sump tank that pumps it uphill into a 150' x 52' septic mound system designed by Theodore J. Walker of Sebastopol in 1996, northwest of the pool house.

A Wastewater Feasibility Study by Summit Engineering for the original winery use permit was issued on January 6, 2005. It demonstrated a capacity in the existing mound system of 1229 gallons per day, sufficient for proposed unchanged usage. (Exhibit H.)

Water

Water for the entire property, including the existing winery, is currently drawn from two sources: a 27 gpm well onsite (the "Wornick Well") and 21,000 gallons of well-fed stor-

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age which the Owner shares rights to off-property (the "Montgomery System".) The well feeding this storage system produces over 75 gpm.

The Montgomery System feeds a 10,500 gallon tank on the north end of the Owner's property, and a hydrant north of the caretaker's cottage. The Wornick Well feeds a hydrant to the northeast the house.

There are three other hydrants are on the property. One is gravity-fed from the swimming pool, which stores 22,000 gallons. Both the Montgomery and Wornick systems are routed to the pump house at the Barn along the joint trench at the driveway. Valves at the pump house distribute water to the remaining two pressurized hydrants, which are located along the driveway, east of the Barn.

At the pump house a 5000 gallon tank is fed with R/O purified water for domestic and Winery use. Total water usage for 2009 is estimated at 735,760 gallons, with 172,224 gallons used for vineyard irrigation and the remainder used for landscape and household use. (See attached report, exhibit E.) In 2010, water usage is projected to be 947,857 gallons, and 2011 it is projected to be 1,181,713 gallons with the total increase for vineyards use (due mainly to the recent completion of a new 1.75 acre irrigated vineyard.)

The proposed Winery addition would increase water usage by another 105 gallons/day, or 38,325 gallons per year, per the county's formula:

$$2.65 \text{ af/yr}/100,000 \text{ gal. (winery production)} @ 4500 \text{ gal} = 0.0925 \text{ af/yr} = 38,325 \text{ gal.}$$

Traffic:

Based on the Napa County Winery Traffic Generation Calculations, *average daily visitor visits to the winery would remain at one per day.* The maximum on a peak day would remain 2. Employee round trips would remain at the current 4.8 trips per day. Please refer to attached exhibit E for *(revised)* existing and proposed operation calculations.

Parking:

Using County of Napa formulas for traffic, peak employee parking spaces required would be 2 and peak visitor parking spaces would be 2 for a total of four parking spaces required.

While no net change to the number of visitors or employees at a given time is proposed several current spaces will be lost with the construction of the addition. There is also the need for an accessible space sufficient for a van with direct access to the front entrance of the winery. A reserved 9'x18' space with accessible routes of travel directly

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adjacent to the front entrance is proposed to replace the existing spaces in that location currently. (See floor plan A2.1)

Four additional parking spaces are proposed as shown in the Site Plan dated 3/22/2011, Sheet A1.

Driveway:

The original use permit for the winery attached a condition of approval for widening the existing private road and driveway accessing the project site from the nearest county-maintained road at the entrance to Meadowood Resort.

On August 4, 2004 Chet Adamick of Summit Engineering submitted a formal request to the Department of Public Works for a Road Exception. (Exhibit H.) The August 4 letter is incorporated by reference into the Exception Approval issued by Nathan Galambos of Public Works on August 13, 2004. (Highlighted area in the attached Exhibit J.) The owner subsequently complied with the terms of the exception, including construction of a turnout as detailed in Exhibit F.

In keeping with Napa County Resolution 06-198, and Road and Street Standards, we have submitted a new request for a Road Exception for similar findings to be associated with this permit. These included environmental and site constraints, combined with negligible changes in expected road traffic from those associated with the original road exception.

Summary:

We believe this project can be executed with minimal impact to existing environmental, hydrological and traffic systems and with minimal disturbance to the neighbors, while enhancing the property and benefiting the local economy. We welcome any comments or suggestions that might reasonably improve our approach to meeting these goals.

Seven Stones Winery Addition

Traffic Generation Calculations

10/15/2010 (REVISED: 3/22/2011)

EXHIBIT 'E'

Existing Operation

Employees:

Full time: 1
Seasonal Peak: 16 (harvest crew)
Peak Hours: 2 (1 full-time + 1 part-time)
Total Employees: 1.5

Employee Trips:

3.2 trips per day for 1 permanent full-time employee
1.6 trips/day for Permanent part-time employee

Total employee trips/day = 4.8

Visitors:

Original Use Permit @ 4 visitors / month. Working backwards, using Napa County's peak month formula:

$1.65 \times \text{Average Month} = \text{Peak Month (4)}$
therefore,

$4 (\text{max. visitors}) / 1.65 = 3 \text{ visitors average month (rounding up)}$

Using "Napa County Winery Traffic Generation Characteristics" formulas:

Average weekend:	$0.22 \times 37 =$	0.66 visitors	@2.8 visitors/auto	= 0.23 autos, or 1 auto
Average Saturday:	$0.53 \times 0.23 =$	0.35 visitors	@2.8 visitors/auto	= 0.13 autos, or 1 auto
Peak Saturday:	$1.65 \times 0.35 =$	0.58 visitors	@2.8 visitors/auto	= 0.20 autos, or 1 auto
Average Sunday:	$0.80 \times 0.35 =$	0.28 visitors	@2.8 visitors/auto	= 0.10 autos, or 1 auto
Peak Sunday:	$2.00 \times 0.28 =$	0.56 visitors	@2.8 visitors/auto	= 0.20 autos, or 1 auto
Peak Weekend Hour:	$0.57 \times 0.58 =$	0.33 visitors	@2.8 visitors/auto	= 0.18 autos, or 1 auto
Average 5-day week:	$1.3 \times 0.66 =$	0.86 visitors	@2.6 visitors/auto	= 0.33 autos, or 1 auto
Average Weekday:	$0.2 \times 0.86 =$	0.17 visitors	@2.6 visitors/auto	= 0.07 autos, or 1 auto
Peak Weekday hour:	$0.57 \times 2.17 =$	1.24 visitors	@2.6 visitors/auto	= 0.48 autos, or 1 auto

Service Vehicles:

At current 1000 gallon production (*factoring no grape delivery - all fruit grown on site*):

Grapes:	(deleted)	(deleted)	0 trips/season
Materials/ supplies:	$1.47 \text{ trips} \times 1.0 =$	1.47 trips / season	2 trips/season
Case Goods:	$0.8 \text{ trips} \times 1.0 =$	0.80 trips / season	1 trip / season
TOTAL (rounding up)			3 trips / season

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Proposed operation:

Employees:

Full time: 1
Seasonal Peak: 16 (harvest crew)
Peak Hours: 1.5 (1 full-time + 1 part-time)
Total Employees: 1.5

Employee Trips:

3.2 trips per day for 1 permanent full-time employee
1.6 trips/day for Permanent part-time employee

Total employee trips/day = 4.8

Visitors:

This Use Permit Application includes a request for up to 60 visitors / month.
Working backwards, using Caltrans' peak month formula

$1.65 \times \text{Average Month} = \text{Peak Month (60)}$
therefore,

$60 \text{ (max. visitors)} / 1.65 = 37 \text{ visitors average month (rounding up)}$

Using "Napa County Winery Traffic Generation Characteristics" formulas *and governed by per day maximum of four visitors:*

Average weekend:	$0.22 \times 37 =$	8.00 (max.)	@2.8 visitors/auto	= 2.9 autos, or 3 autos
Average Saturday:	$0.53 \times 8.00 =$	4.00 (max.)	@2.8 visitors/auto	= 1.4 autos, or 2 autos
Peak Saturday:	$1.65 \times 4.00 =$	4.00 (max.)	@2.8 visitors/auto	= 1.4 autos, or 2 autos
Average Sunday:	$0.80 \times 4.00 =$	3.20 visitors	@2.8 visitors/auto	= 1.1 autos, or 2 autos
Peak Sunday:	$2.00 \times 3.20 =$	4.00 (max.)	@2.8 visitors/auto	= 1.4 autos, or 2 autos
Peak Weekend Hour:	$0.57 \times 4.00 =$	2.28 visitors	@2.8 visitors/auto	= 1.5 autos, or 2 autos
Average 5-day week:	$1.3 \times 8.00 =$	10.4 visitors	@2.6 visitors/auto	= 4.00 autos, or 4 autos
Average Weekday:	$0.2 \times 10.4 =$	2.08 visitors	@2.6 visitors/auto	= 0.80 autos, or 1 auto
Peak Weekday hour:	$0.57 \times 2.08 =$	1.18 visitors	@2.6 visitors/auto	= 0.46 autos, or 1 auto

Parking:

These figures illustrate that peak employee parking spaces required would be 2 and peak visitor parking space demand would be 2 for a total of four parking spaces required.

Service Vehicles:

Assuming 4500 gallon production (*factoring no grape delivery - all fruit grown on site*):

Grapes:	(all fruit estate grown) = 0 trips / season	0 trips / season
Materials/ supplies:	$1.47 \text{ trips} \times 4.5 =$	6.615 trips / season
Case Goods:	$0.8 \text{ trips} \times 4.5 =$	3.6 trips / season
TOTAL (rounding up)		11 trips / season

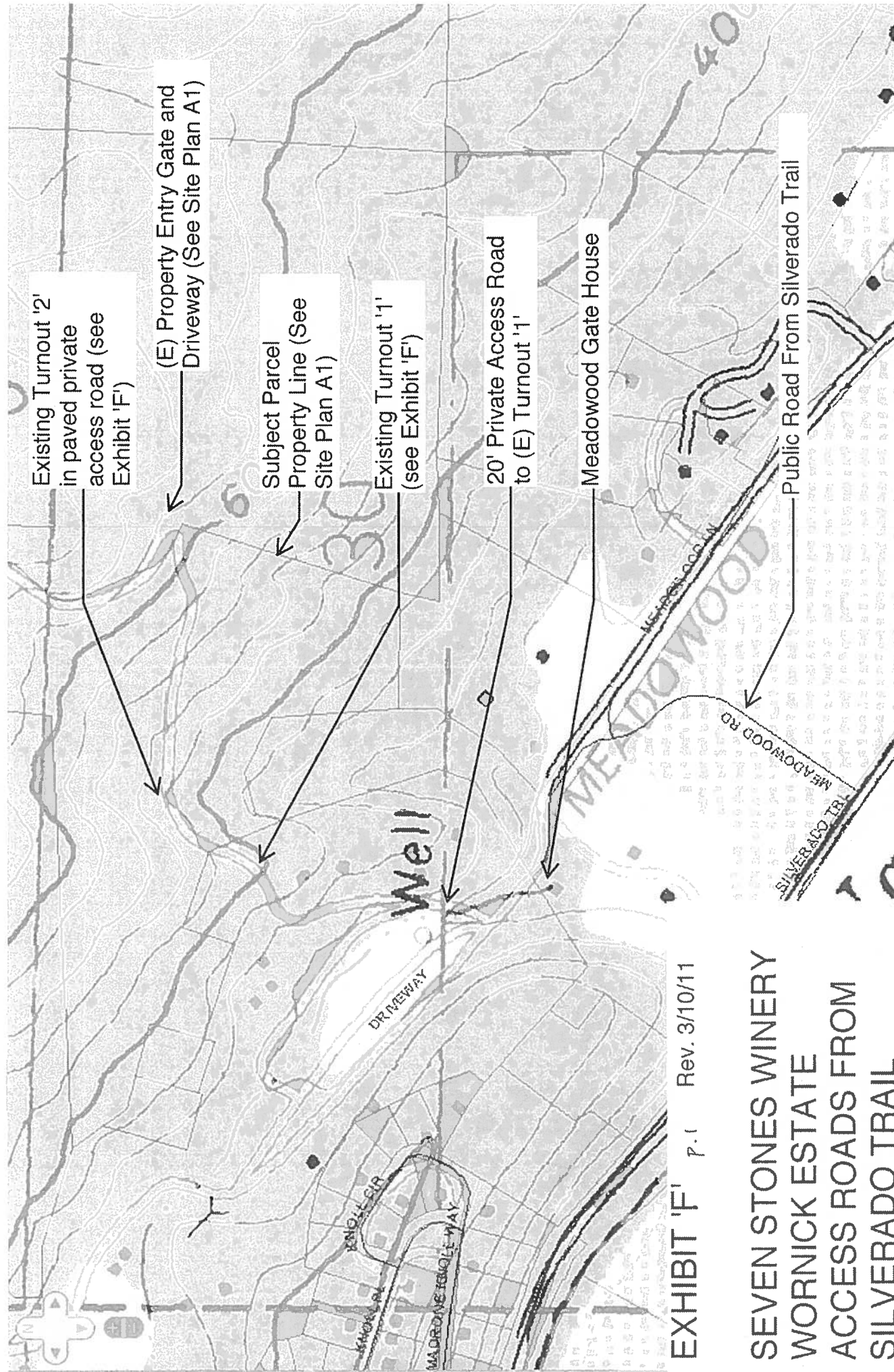


EXHIBIT 'F' P.1 Rev. 3/10/11

SEVEN STONES WINERY
WORNICK ESTATE
ACCESS ROADS FROM
SILVERADO TRAIL

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



EXHIBIT 'F' p.2

SEVEN STONES WINERY
WORNICK ESTATE
PRIVATE ROAD TURNOUTS
rev. 3/10/2011

Check Power-to-Volume Ratio for Surface Pond:

$$P/V = \frac{0.25 \text{ HP}}{14,000 \text{ gal}} \times \frac{7.48 \text{ gal}}{\text{cf}} \times \frac{10^3}{1,000 \text{ cf}} = \underline{0.31 \text{ HP/1,000 cf}}$$

Based on this calculation, 0.25 HP of aeration will have to be added to the second underground tank or surface pond in order to achieve sufficient treatment for irrigation disposal.

SANITARY WASTEWATER

Sanitary wastewater (SW) at the Seven Stones property will consist of typical wastewater generated from restrooms, laboratory, and residence. Anticipated sanitary sewage flows are projected as follows:

RESIDENCES

Average Day

- 3 - bedroom residence
- 1 - bedroom second unit
- 2 - bedroom guesthouse
- 2 - bedroom guesthouse

$$8 \text{ bedrooms} \times 150 \text{ gpd/ bedroom} = 1200 \text{ gpd}$$

$$\text{Total} = \underline{1200 \text{ gpd}}$$

WINERY

Average and Harvest Day

$$1 \text{ employee} \times 20 \text{ gpcd} = 20$$

$$4 \text{ visitors} \times 2.2 \text{ gpcd} = 8.8$$

$$\text{Total} = \underline{28.8 \text{ gpd}}$$

$$\underline{\text{Say } 29 \text{ gpd}}$$

During harvest the winemaker will be assisted by the onsite property manager, and because the property manager is already included in residential flow generation, a second employee is not included in the winery domestic calculations.

SANITARY WASTEWATER SUMMARY

Peak Non-Harvest Day

$$8 \text{ bedrooms} \times 150 \text{ gpd/ bedroom} = 1200 \text{ gpd}$$

$$1 \text{ employee} \times 20 \text{ gpcd} = 20$$

$$4 \text{ visitors} \times 2.2 \text{ gpcd} = 8.8$$

$$\text{Total} = \underline{1229 \text{ gpd}}$$

SUMMIT ENGINEERING, INC.

Consulting Civil Engineers

Project No. 2003091

January 6, 2004

Sanitary Wastewater Septic Tanks

The required septic tank size for the winery and residence SW flow based on Napa County Environmental Management criteria is calculated from NCEM Table 13.44.020:

Flow, gal/d	Recommended Minimum Capacity, gal
600	1,200
900	1,500
1,200	2,000
1,500	2,500

The recommended minimum septic tankage for flows of 1229 gpd will be 2,500 gallons. One existing 1,500-gallon septic tank collects SW from the main 3-bedroom residence and adjacent 2-bedroom guesthouse. The SW effluent from this tank flows by gravity to a second 1500-gallon septic tank located to the south of the property manager's house, across the main road. At this location, there is one 1500-gallon septic tank, which collects SW from the proposed winery, 2-bedroom tower, barn, shop, and the property manager's house. This tank is followed by a 1200-gallon pump tank where SW effluent from all structures is combined. The SW is then pumped to the Wisconsin Mound System. This meets the Napa County recommended capacity for flows up to 1,500 gpd, which is greater than the total 1229 gpd expected at the Seven Stones Winery Property.

WISCONSIN MOUND SYSTEM

There is an existing Wisconsin Mound System that is used to dispose of domestic wastewater from all onsite residences. Wastewater from the winery employee and a maximum of 4 visitors per day will also be disposed of in this mound system. In order to provide sufficient disposal capacity in the existing mound system, the following capacity assessment has been performed. Mound design dimensions and criteria are as shown on the drawings in Enclosure C and as follows:

- Design Flow = 1229 gpd
- Percolation Design Rate = 20 to 60 MPI
- Soil Application Rate = 0.35, 0.560, & 0.657 gal/SF/day
- Sand Infiltration Rate = 1.0 gal/SF/day
- Lineal Loading Rate = 9.8 gal/LF/day
- Ground Slope \approx 7% to 13%
- 3:1 side slopes on sand bed
- Distribution Bed Area = 3172 SF (from design drawings)

January 6, 2004

A	6 ft	G	12 in
B	122 ft	H	18 in
D	18 ft	I	20 ft
E	2.2 ft	J	8 ft
F	15 ft	K	8 ft

= 1.1 inches per hour

SUMMIT ENGINEERING, INC.

Consulting Civil Engineers

Project No. 2003091

January 6, 2004

As has been demonstrated, the proposed increase in loading to the mound will present a soil application rate of 1.1 inches per hour which is within the acceptable range for the onsite soils. The maximum daily increase in flows to the mound system will total 29 gpd is considered insignificant in the overall mound design. All proposed domestic wastewater from the winery will safely be disposed of in the existing Wisconsin Mound System. A soil test pit site plan has been included in Enclosure C, which shows the approximate location of the reserve mound area adjacent to the proposed leachfield primary and reserve disposal areas.

August 4, 2004

EXHIBIT H

Seven Stones Winery Addition
P10-00372
(Submitted 3/7/11)

Mr. Larry Bogner
Napa County Public Works Department
1195 Third Street, Room 201
Napa, CA 94559

Re: Mr. Ron Wornick/Seven Stones Winery - UP #04015-UP
Project Number 2003091

Dear Mr. Bogner:

On April 7, 2004, a Use Permit was granted for the establishment of a 1,000 gallon capacity winery at 840 Meadowood Lane, Napa County CA. As a condition of the approved use permit, the following requirement was noted:

"Access drive shall be a minimum of 18 feet wide with 2 foot 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)

In accordance with Section 3 of the above referenced Standards, we are requesting an exception to this requirement for the following reasons:

1. The project site has been noted to be approximately 1.5 miles from the intersection of Meadowood Lane and Howell Mountain Road. However, a new access road from the Silverado Trail to the entrance to Meadowood Resort has recently been constructed to current standards and reduces the distance noted in the comments prepared by the Department of Public Works for the project.
2. As a result of the new roadway, we understand from our conversations with County Staff that the primary concern is the roadway from the entrance to Meadowood Resort to the access gate at the Wornick property. The length of roadway involved is approximately .4 miles.
3. Development costs for this work would be quite high especially when viewed in relation to the size of the newly permitted facility and the traffic impacts associated with such a development.
4. It should also be noted that this permit allowed development of a 1,000 gallon winery with tours and tasting allowed "by appointment only", housed in an existing building used for the personal production of 200 gallons of wine per year, a legal use not requiring a County Use Permit.
5. In an effort to obviate the need for meeting this roadway requirement, Mr. Wornick proposes that turnouts be provided along the road between the entrance to Meadowood Resort and his property to mitigate any congestion that might occur in an emergency as follows:

- a. At a location approximately .1 miles from the entrance to Meadowood Resort, a group of Cabanas owned by the resort are located at the south side of the road. This group of structures has its own pullout and parking area. This area could serve as a designated pullout in an emergency. Signage could be provided to indicate use of this area as a turnout.
 - b. At a location approximately .3 miles from the Meadowood entrance, a second turnout, in general conformance to Napa County Fire Standards, Fire Safe Standard #1, could be located at the north side of the road. The turnout area would be constructed using an aggregate base surface with appropriate signage.
6. Please note that the road in question is a private road, not in the control of Mr. Wornick. Each portion of the road is owned individually by the contiguous property owner but is maintained by an Association of the property owners formed especially for that purpose. While Mr. Wornick may wish to improve the road as described above, there is no guarantee that he will be able to do so.

Please review this request for a Road Exception and call with any questions. If necessary, we would be happy to meet on site or at any other location of your choice to review this request.

Sincerely,

Chet Adamick, P.E.
PRINCIPAL

cc: Mr. Ron Wornick
Ms. Kay Philippakis



COUNTY of NAPA

ROBERT J. PETERSON, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

August 13, 2004

Summit Engineering
Attn: Chet Adamick
463 Aviation Blvd. Ste 200
Santa Rosa, CA 95403

EXHIBIT J

Seven Stones Winery Addition
P10-00372

Re: Womick/Seven Stones Winery Road Exception, Meadowood Lane, APN 025-080-031

Dear Mr. Adamick:

County Road and Street Standards, Section 3 "Exceptions to Standards" grants the Director of Public Works the authority to allow exceptions, when properly submitted, reviewed, and approved, that are intended to serve as an alternate method by which adherence to the Standards may be achieved at the same time as the Department assures compliance with its goal to protect and ensure the preservation of the unique features of the natural environment.

We carefully evaluated your request for a road exception to the conditions of approval of use permit #04015 requiring a road width of 18 feet plus 2 feet of shoulders. It is our understanding that you are requesting an exception for the entire access road as a result of the steep slopes compounded by soil types prone to erosion in addition to the fact that the small size of the winery and the minimal traffic impacts. Large amounts of earthwork and stabilization of in-situ soils are environmental constraints that are eligible for a road exception, if the road provides the same overall practical effect.

We evaluated the request and the balance between the existing uses on the road and expected traffic demands that a 1,000 gal/year winery would place on the access driveway to the facility, sight distances, road slopes and turning radius, truck traffic, anticipated speeds, and both the impacts of not widening the road to the full 18-feet as required by the code and the environmental constraints surrounding the access drive. The department has determined that the 16.5 feet wide access road with turnouts as described in the exception request dated August 4, 2004 and as reviewed at the site by the County Fire Department and Public Works staff, is acceptable in this instance. We believe that the driveway as designed in your request for exception to the standards will provide the "same overall and practical effect as [the] standards towards providing defensible space, and consideration towards the life, safety and welfare of the public." We are granting the exception based on the existing condition of the access road and the minimal traffic impacts of the winery with the following condition:

- The applicant shall be responsible for maintaining 10 feet of defensible space along each side of the roadway including removal of all dead fuel, dry grass mowed to less than four inches in

height, the removal or cutting of all brush, the removal of small trees less than 8 inches in diameter, and the removal of all ladder fuel on existing trees up to 8 feet in height.

Should the winery request future changes to the use permit to expand the winery, increase production, or increase the marketing plan, the applicant may be required to bring the road into compliance with the codes and standards in effect at the time of modification.

If you have any questions or comments regarding the documentation contained in this transmittal, please contact Jodee DiSalle or Larry Bogner of this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan J. Galambos", with a long horizontal flourish extending to the right.

Nathan J. Galambos
Principal Engineer

Cc: Naomie Beattie, Planner
Gabrielle Avina, Assistant Fire Marshall
Kay Philippakis
Ron Wornick

CHARLES COVELL
ARCHITECT

March 22, 2011

Donald G. Ridenhour, Director
County of Napa Department of Public Works
1195 Third Street, Suite 210
Napa, CA 94559

Re: Seven Stones Winery Addition P10-00372
Road Exception Request

Dear Mr. Ridenhour:

We are seeking a Major Modification to the Use Permit associated with the above-referenced project, on behalf of its owner, Mr. Ronald Wornick. The existing driveway does not conform with Section 12, page 9 of Adopted Road and Street Standards (RSS) Napa County, last revised August 31, 2004:

"As a part of new commercial, industrial, and non-residential (excluding Group U as defined by the California Building Code) use or improvements to an existing commercial, industrial, or non-residential building requiring a building permit, property owner shall provide a min. 18' driveway from the publicly maintained road to the improved structure."

The original 1000 gallon capacity winery was granted a road exception for the driveway in association with its Use Permit on August 13, 2004.

In association with this Major Modification to Use we request a road exception in accordance with Resolution 06-198, Section 1, Amended Exceptions to Standards, dated April 4, 2006 by the Napa County Board of Supervisors on behalf of the above-referenced winery, as provided for in Section 1, part 3A of the amended standards:

"A property owner or leaseholder of a site may make a written request to the Director of Public Works for an exception to the Napa County Road and Street Standards. The request shall state the specific sections(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception or mitigating measure proposed, a map showing the proposed location and siting of the exception or mitigation measures, and shall be accompanied by the fee established by resolution of the board of Supervisors."

Findings pertain to Section 3 D.1, as amended in the resolution:

"The exception will preserve unique features of the natural environment which includes, but is not limited to natural water courses, steep slopes, geological features..."

and Section D.2 of the amended resolution:

"The exception is necessary to accommodate physical site limitations such as grade differentials."

The driveway to the winery consists of two parts, accessed by a public road from Silverado Trail to the entrance of Meadowood Resort: a shared private access road ranging from approximately 16' to 18' in width which ascends approximately 200 feet in elevation, after a right turn from the resort entrance, along a road cut of approximately 0.4 miles; and a private driveway ascending approximately 60 feet in elevation over a length of approximately 560 feet from an entry gate near its intersection with the access drive.

The access drive consists of paved roadway. A runoff ditch follows the roadway on the uphill side, with an exposed tuff stone cut of varying height; a steep embankment follows the downhill side. Turnouts were designated as measures associated with the original road exception and are described below. Its width and lack of shoulders exclude it from conforming with the Napa Co. RSS.

CHARLES COVELL
ARCHITECT

The driveway from the entrance gate to the winery, which continues to a conforming hammerhead turn-around near the main house, is paved and varies in width from 14' to 17'. In addition to grade differentials, it is constrained by stone curbs, retaining walls and culverts along significant portions as documented in Exhibit K, and site plan A1. Its width and lack of shoulders exclude it from conformance with Napa Co. RSS.

Specifically this exception seeks to,

- 1) to avoid the environmental disturbance and possible damage associated with construction, potential erosion, and major earthworks on the adjacent steep slopes and watersheds that would be involved in a road-widening project; and
- 2) to accommodate physical site limitations presented by existing grade differentials along much of the driveway.

In 2004 Summit Engineering of Santa Rosa submitted a request for an exception to the Department of Public Works on behalf of the winery's owner for the same driveway, citing the "steep slopes compounded with soils types prone to erosion," and noting light traffic volumes. Nathan Galambos, Principal Engineer of your department, in approving the application, stated that:

"Large amounts of earthwork and stabilization of in-situ soils are environmental constraints that are eligible for a road exception if the road provides the same overall effect."

The exception also cited "...minimal traffic impacts associated with the winery."

Turnouts on the section between the entrance to Meadowood Resort and the subject property were proposed by the engineers as an alternative to widening it. This proposal was approved by the County and incorporated into the original road exception approved by Mr. Galambos as follows:

"a) At a location approximately 0.1 miles from the entrance to Meadowood Resort, a group of Cabanas owned by the resort are located at the south side of the road. This group of structures has its own pullout and parking area. This area could serve as a designated pullout in an emergency. Signage could be provided to indicate use of this area as a turnout; b) at a location approximately 0.3 miles from the Meadowood entrance, a second turnout, in general conformance to Napa County Fire Standards, Fire Safe Standard #1, could be located at the north side of the road. The turnout area would be constructed using an aggregate base surface with appropriate signage."

Also required as a condition of the exception was that "The applicant shall be responsible for maintaining 10 feet of defensible space along each side of the roadway..." The owner constructed the turnout and has maintained the defensible space as prescribed.

Attached are a site map with topographic information (Exhibit E) an aerial photograph of the the turnouts (Exhibit F.) Also attached in association with this request are the existing on-site driveway configuration (Site plan dated 3/10/11, Sheet A1) and driveway sections with an 18' roadway superimposed from the entry gate to the winery (Exhibit K) documented as part of the original exemption request, dated 6/1/04.

Driveway turnouts, as an alternative to RSS conformance, along the section of driveway between the entry gate and winery were also addressed by the engineers. In the request memo to the Department of Public Works from Summit dated June 21, 2004, a distance from the entry gate of the property to the winery of approximately 560 feet was noted and it was proposed that:

"While there are no designated turnouts, a secondary roadway joins the access road approximately 260 feet from the winery building. This intersection could serve as a turnout for traffic heading down slope from the winery building."

We propose this secondary roadway continue to serve as a turnout for downslope traffic in mitigation of the non-conforming road width and lack of RSS #1 turnouts within 400 foot intervals along the driveway.

CHARLES COVELL
ARCHITECT

For the purposes of this Modification, the owner proposes to increase the annual production allowance for the winery from 1,000 to a maximum of 4,500 gallons. All fruit is grown and processed on the property, which will preclude fruit delivery from demanding additional driveway use. Napa County traffic calculation guidelines demonstrate that materials, supplies and case goods delivery will be effected by the increase in capacity, resulting in eleven trips per season, an increase from the current three trips.

All visits to the winery are and will remain by appointment. The owner proposes to increase the current number of visitors from four to sixty per month. Using Napa County Traffic Calculation factors, this represents an average of 37 trips per month, or an average of just over one per day, and a maximum of two. (No modification is sought to the current number of visitors per day, which would remain at four.) Between delivery traffic and visitor traffic, winery traffic impacts overall remain demonstrably light.

We propose that the environmental considerations and constraints cited above, combined with the negligible increase in traffic volumes and mitigating measures already in place justify the exception, and continue to "provide the same overall practical effect." If you require further documentation, or would like to meet on site or another location to review this request, or have questions please feel free to call.

Sincerely,



cc: Ron Wornick
Jeannette Doss
Mary Doyle

CHARLES COVELL
ARCHITECT

TRANSMITTAL

DATE: 3/23/2011

TO: Mary Doyle
1195 Third St. Suite 210
Napa, CA 94558

RE: Seven Stones Winery Addition
P10-00372
Resubmittal Items

ENCLOSED: 4 sheets, pdf format

- Site Plan A1, Revised 3/22/11
- Lower Level Floor Plan, 3/22/11
- Upper Level Floor Plan, 3/22/11
- Exhibit K Driveway Cross Sections, 6/1/04