



May 25, 2011

Napa County Planning Department
Napa County Public Works Department
Napa County Fire / Cal-Fire
1195 Third Street
Napa, CA 94558

RE: Seven Stone Winery
Use Permit Modification – P10-00372
Driveway Improvements

Delta Consulting & Engineering has been retained by Seven Stones Winery to assist in their current Use Permit Modification. We have prepared a Driveway Improvements Exhibit, dated May 25, 2011, attached, to show the proposed driveway improvements. This exhibit incorporates improvements based on two meetings with the County of Napa, (1) a field meeting on April 13, 2011 attended by Pete Munoa, Nathan Galambos, Chuck Covell, and Jeannette Doss and (2) an meeting at the county of Napa on May 18, 2001 attended by Pete Munoa, John McDowell, Mary Doyle, Jeannette Doss, Chuck Covell, Andy Simpson and Kristi Wagner.

This letter and attached Driveway Improvements exhibit shall serve as a Road Modification Request from the Napa County Road and Street Standards requirements of a 20 foot driveway width. A description of the requested sections of modification follows.

Two roads serve as access to Seven Stones Winery. The first road, designated in the exhibit as Road 1, is a shared, asphalt paved driveway. At its start, this road connects to the main access into Meadowood Resort. This road is about 2200 feet in length and the asphalt paved width varies from 16 to 18 feet. Drivable shoulders, in varying widths, shall be installed on both sides of the road to increase its total width to 20 feet. The shoulder section shall meet Napa County Road and Street Standards. If, during installation of the drivable shoulders, the asphalt paved width of the existing road is found to be less than 16 feet, the road shall be widened to 18 feet of asphalt paving and 2 feet of drivable shoulders. Please see sheets 2 though 4 of the attached exhibit.

The second road, designated as Road 2, is a private, asphalt paved driveway. This road is about 800 feet in length and the width varies from 14 to 20 feet. This driveway shall be improved as part of the Use Permit Modification. All improvements shall begin past the existing gate that serves the parcel.

Station 0+45 to station 4+50 (a length of 405 feet) of Road 2 shall be improved to 20 - 19 feet. The driveway shall be widened with an all-weather surface to increase the drivable width. The widened structural section shall meet Napa County Road and Street Standards. Please see sheets 5 of the attached exhibit.

Station 4+50 to station 5+00 (a length of 50 feet) of Road 2 shall be improved to a minimum of 17 feet, a 3 foot narrower width than the standards. The narrower width is requested to minimize damage to the existing trees. There are three large trees that border the driveway on both sides which shall be protected. The final width of the driveway in this section shall be determined in the field during construction. Please see sheet 6 of the attached exhibit.

Station 5+00 to station 8+00 (a length of 300 feet) of Road 2 shall be improved to 20 feet. The driveway shall be widened with an all-weather surface to increase the drivable width to 20 feet. The widened structural section shall meet Napa County Road and Street Standards. Please see sheets 6 of the attached exhibit.



A fire truck turnaround shall also be provided as a part of the driveway improvements. The fire truck turnaround is located at station 7+50. The turnaround is approximately 125 feet from the winery (75 feet further than the required 50 feet from a structure). There are numerous existing native trees located within 50 feet of the winery building. In order to preserve the existing native trees, the proposed location is the most natural place for the turnaround. This location provides the same overall effect for protection of the winery building. A small, natural ravine to the south side of the driveway and other existing buildings also limit the location of the turnaround. The turnaround area shall be striped and/or signed per the fire department requirements as a "No Parking Zone" to prevent vehicles from parking there and inhibiting fire truck access. Please see sheet 6 of the attached exhibit.

Please contact Delta at your convenience there are any questions or comments on this Road Modification Request and the proposed driveway improvements.

Sincerely,

Kristi Wagner, P.E.
Project Manager

Attachments: Driveway Improvements Exhibit, May 25, 2011

cc: Chuck Covell, architect