



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 6/15/2011

Agenda Placement: 9A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Hillary Gitelman - Director  
Conservation, Development & Planning

**REPORT BY:** Mary M Doyle, Planner - 299-1350

**SUBJECT:** Seven Stones Winery Use Permit Major Modification P10-00372 with Road and Street Standards Exception

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### **RECOMMENDATION**

#### **RONALD and ANITA WORNICK/SEVEN STONES WINERY- USE PERMIT MAJOR MODIFICATION P10-00372 with Road and Street Standards Exception**

**CEQA status:** Categorically Exempt pursuant Section 15303 of the California Environmental Quality Act (Class 3- new construction or conversion of small structures) and appendix B, Class 3 of the Napa County Local Procedures for Implementing the California Environmental Quality Act. Class 3 allows for construction and operation of small wineries that are less than 5,000sf, exclusive of caves, produce less than 30,000 gallons per year, generate less than 40 vehicles trips per day and 5 peak hour trips, hold no more than 10 marketing events per year with less than 30 attendees, and hold no temporary events. This project is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

**Request:** Approval of a Major Modification to Use Permit #04015-UP to allow the following: 1) construct a two story, 904 square foot addition to the existing 1,158 square foot single story winery structure to include storage, a restroom, tasting room, office, and wine laboratory; 2) increase wine production from 1,000 gallons per year to 4,500 gallons per year; 3) increase appointment only tours & tastings from 4 visitors per month to 4 visitors per day with a maximum of 60 visitors per month; 4) increase parking from 2 to 5 spaces; and 5) improvement of the existing private access road to County standards including a request for a Road and Street Standards Exception to allow reductions in pavement width and an alternate location for fire truck turn around access. The winery site is located on the east side of Meadowood Lane approximately 1.5 miles from its intersection with Howell Mountain Road within an Agricultural Watershed (AW) zoning district. (APN: 025-080-031) 840 Meadowood Lane. St Helena.

**Staff Recommendation:** Find the project categorically exempt and approve the requested use permit with Road and Street Standards exception as conditioned.

**Staff Contact:** Mary Doyle, 299-1350 or [mary.doyle@countyofnapa.org](mailto:mary.doyle@countyofnapa.org)

**EXECUTIVE SUMMARY****Proposed Action:**

That the Planning Commission:

1. Find the project categorically exempt, as set forth in Finding 1 of Exhibit A.
2. Approve the requested Road and Street Standards exception based on findings 7-8 of Exhibit A;
3. Approve Use Permit Major Modification No. P10-00372 based on findings 2-6 of Exhibit A and subject to the recommended conditions of approval (Exhibit B).

**Discussion:** The project under consideration includes two requests. One request is the winery use permit major modification to (1) increase the existing 1,000 gallon production to 4,500 gallon annual production capacity, (2) construct a 2-story 904 square foot addition to the existing 1,158 square foot single story winery structure, (3) increase the appointment only tours and tastings from the existing 4 visitors per month to 4 visitors per day with a maximum of 60 visitors per month, and (4) increase parking from the existing 2 spaces to 5 spaces including an ADA-accessible.

The second request is a request for relief from the Road and Street Standard (RSS) to: (1) allow a 17 foot wide road for only 50 feet in length where the RSS requires 18 feet wide with a 2 foot shoulder, and (2) allow an emergency vehicle turnaround to be 125 feet from a winery structure where the RSS requires 50 feet.

The RSS exceptions are being requested to preserve several large trees around the winery structure. The reduced width of 17 feet for only 50 linear feet would maintain a defensible space and allow emergency vehicles access to the winery structure. The location of the emergency turnaround to be located 125 feet from the winery structure with striping and/ signage prohibiting parking at all times will likewise provide the same overall practical effect as a RSS compliant turnaround.

Staff recommends approval of the winery expansion and addition with conditions as appropriate by the Department of Public Works addressing RSS exceptions.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

**ENVIRONMENTAL DETERMINATION:** The proposed action is Categorically Exempt pursuant to Sections 15301 and 3 of the California Environmental Quality Act and Appendix B Class 1 and 3 of the Napa County Local Procedures for Implementating the California Environmental Quality Act. Class 1 allows for the minor expansion of existing facilities and improve existing roadway safety features, and Class 3 allows for the the construction and operation of small wineries uses that are less than 5,000sf, no caves, produce less than 30,000 gallons per year, generate less than 40 vehicles trips per day and 5 peak hour trips, hold no more than 10 marketing events per year with less than 30 attendees, and hold no temporary events.

This project is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

## **BACKGROUND AND DISCUSSION**

**Owner/Applicant:** Ron and Anita Wornick  
**Representative (Architect):** Charles Covell

**Zoning:** AW (Agricultural Watershed)  
**General Plan Designation:** AWOS (Agriculture, Watershed, and Open Space)

**Filed:** November 12, 2010, revised March 22, 2011, Road Mod request May 25, 2011

Winery size-existing: 1,158 square feet (single story)  
Winery size-proposed: 2,062 square feet (two story)

Production capacity-existing: 1,000 gallons per year  
Production capacity-proposed: 4,500 gallon per year

Visitation-existing: by appointment only tours & tastings; 4 visitors per month  
Visitation-proposed: by appointment only tours & tastings; 4 visitors per day and 60 visitors per month

No food service is proposed with tours & tastings and no marketing events are approved or proposed

Number of employees-existing: 1 full time and 1 part time  
Number of employees-proposed: no change from existing 1 full time and 1 part time.

Hours of operation-existing: 8 a.m. to 4:00 p.m. for tours and tastings, retail sales complete by 4:30 p.m.  
Hours of operation-proposed: 8 a.m. to 4:30 p.m.

Parking-existing: 2 spaces  
Parking-proposed: 5 spaces including 1 ADA-accessible

Parcel size: 45 acres

Accessory/Production ratio-existing: production only, 0%  
Accessory/Production ratio-proposed: 21%

Winery coverage-existing: less than 1%  
Winery coverage-proposed: less than 1%

Property line setback-existing: front 430 feet, side 360 feet & 890 feet, and rear 915 feet  
Property line setback-proposed: no change

Winery road setback-existing: 2.200 feet  
Winery road setback-proposed: no change

**Adjacent General Plan Designation/Zoning/Land use:**  
**North:** AWOS/AW/agriculture and rural residential (238 acres)  
**South:** AWOS/AW/open space and agriculture (10.56/15.12 acres)

East: AWOS/AW/rural residential (80 acres)

West: AWOS/AW/rural residential (40 acres)

**Nearby wineries (located with access from Meadowood Lane):**

Napa Valley Reserve at 48,000 gallons/year production with appointment only visitation for a maximum 75 visitors

Palladian Estate at 5,000 gallons/year production, private no visitors

Meadowood Lane Winery at 48,000 gallons/year production with appointment only tours & tastings and a marketing plan.

**Parcel history and evolution of this application:**

The parcel is developed with a single-family residence, a second unit, a guest cottage, a workshop, a barn, the existing winery structure with 2 parking spaces, approximately 2 acres of vineyard, and associated infrastructure. Access to the parcel is approximately 2,200 feet east of Meadowood Lane inside the entrance to the Meadowood Resort. The winery structure is located approximately 600 feet east of the parcel entry gate.

The Planning Commission approved #04015-UP, the original Seven Stones winery, in April of 2004. It consisted of a 1,000 gallon per year winery facility to be housed in an existing storage structure of 1,158 square feet, with tours and tastings by appointment for a maximum of 4 visitors per month. The existing private driveway was to have been widened to the Napa County Road & Street Standard (RSS) of 18 feet of pavement and 2 feet of shoulder to accommodate the new small commercial winery.

In August of 2004, the applicant requested relief from the RSS to allow the residential driveway (14 feet-17 feet in width) to remain as is. The road modification was granted by the Departments of Public Works & Fire based on the limited visitation of 4 visitors per month and the limited 1,000 gallon per year production.

This major modification application was submitted in November 2010. The applicant/representative did not propose any changes to the existing road as approved in August 2004. However, with the requested increase in gallonage and increase in visitations from 4 per month to 60 per month, the existing road was preliminarily reviewed and conditioned to meet RSS of 18 feet of pavement and 2 feet of shoulder for a winery road and to allow emergency vehicle access within 50 feet of the winery. Much dialogue with site visits ensued between Public Works, Fire, and Planning departments with the applicant/representatives regarding the RSS, emergency services/vehicle access required and other accommodations. On May 25, 2011, the applicant/representative requested a road modification for relief from the RSS for two items, the 50 foot length of non RSS compliant 17 foot wide driveway and to locate a designated emergency vehicle turnaround area 125 feet from the winery structure.

**Code Compliance:** There is no history of violations. However, a brief viewing of the Seven Stones websites indicates that marketing events do occur on premises in association with wine releases and/or the private art museum tours, though no marketing program is requested or approved.

**Discussion points:**

Setting The project proposed to increase an existing 1,158 single story winery structure by 904 square feet. The addition will be 2 -stories added to a portion of the front of the existing winery in the current parking/loading area. The first floor of 452 square feet will contain a new winery entrance, a storage area, restroom, and a vestibule with stairs leading to the second floor of 452 square feet with a tasting room, office, and laboratory.

Currently Seven Stones is a small estate winery, processing only on-site grapes to produce its wine. The winery will continue to use only on-site grapes for the increase in wine production. Additionally, no changes/modifications are requested or being considered for the fermentation facilities, or the winery process waste system. Wine is currently hand bottled and hand bottling shall continue. There are no kitchen facilities and none are being requested.

Access Driveway and Road and Street Standards Exception The existing Seven Stones winery is located at the end Meadowood Lane, a shared private road that connects with and is the main access to Meadowood Resort and continues through Meadowood Resort to access other parcels terminating at the Seven Stones winery parcel. The shared road is approximately 2,200 feet in length, asphalt paved between 16-18 feet in width terminates at the Seven Stones parcel. This shared portion will be improved to meet the RSS width of 18 feet with 2 feet of driveable shoulder. The private driveway of Seven Stones is asphalt paved, approximately 800 feet in length and varies between 14 feet to 20 feet in width. It terminates east of the winery structure at a private residence. Improvements on the existing Seven Stones parcel driveway include an all-weather surface and driveable width of 20 feet, except at the 2 locations previously discussed. The exceptions include a 17 foot width for approximately 50 feet in length and to locate the emergency vehicle turnaround at 125 feet from the winery structure. These 2 road exceptions are considered reasonable by the departments of Public Works and Fire. Planning staff concurs.

**Consistency with Standards:**

Zoning: The project is consistent with the AW (Agricultural Watershed) zoning district regulations. A winery (as defined in the Napa County Code Section 18.08.640) and used in connection with a winery (Napa County Code Section 18.20.030) are permitted in the AW district with an approved use permit. This application complies with the Winery Definition Ordinance, and where variance and/or exception to the requirements of the Napa County Code and the County regulations are requested, staff believes required findings can be made.

Building Division Requirements

The division recommends approval with conditions in their attached memo dated December 3, 2010.

Fire Department Requirements

The department recommends approval with conditions in their attached memo dated December 7, 2010

Department of Public Works Requirements

The department recommends approval with conditions in their attached memo dated May 27, 2011.

Department of Environment Management Requirements

The department recommends approval with conditions in their attached memo dated May 16, 2011

**SUPPORTING DOCUMENTS**

- A . Proposed Findings
- B . Proposed Conditions of Approval
- C . Building Division Comments/Conditions
- D . Fire Department Comments/Conditions
- E . Environmental Management Comments/Conditions
- F . Public Works Comments/Conditions
- G . Application Materials
- H . Road Exception Request
- I . Greenhouse Gas Checklist
- J . Previous Approved 04015 UP
- K . Graphics

Napa County Planning Commission: Approve

Reviewed By: Hillary Gitelman