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Agenda Date: 7/6/2011
Agenda Placement: 9A
Continued From: June 15, 2011

Napa County Planning Commission Board Agenda Letter

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

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 1,900 gallons per year; 3) increase appointment only tours & tastings from 4 visitors per month to 4 visitors per day with a maximum of 30 visitors per month; 4) marketing plan of one Wine Auction event per year with a maximum 80 guests, 3 events per year with catered food and valet parking for 30 guests per event, and 6 events per year with a maximum 8 guests per event; (5) increase parking from 2 to 5 spaces; and 6) 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

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 applicant request continuance at the June 15 Planning Commission meeting to July 6. This item was originally noticed and scheduled for hearing before the Commission on June 15, 2011. As a result of the noticing, neighbors on the shared the private road Meadowood Lane voiced concerns. Their concerns were the increase in gallonage, increase in visitation, the traffic and lack of dialogue with the neighbors regarding the Meadowood Lane. At the request of the applicant, the Commission continued the item to July 6, 2011 to allow the applicant to have a dialogue with their neighbors who share Meadowood Lane. The neighbor meetings are on-going at this writing. The applicant revised the project description as follows: (1) increase the existing 1,000 gallon production to 1,900 gallon annual production capacity; (2) increase the appointment only tours and tastings from the existing 4 visitors per month to 4 visitors per day with a maximum of 30 visitors per month; and (3) include a marketing plan of one Wine Auction event with 80 guests, 3 events per year with catered food and valet parking for a maximum 30 guests per event, and 6 events per year with a maximum of 8 guests per event. The revised project description has been provided to Environmental Management, Public Works and Fire for review and comment. No changes to their previous comments and conditions are anticipated. The only exception is Environmental Management has revised their comment to include a condition that all events shall use portable toilets.

The revisions to the project description remains in keeping with the categorical exemption criteria. The request for relief from the Road and Street Standard (RSS) remains as originally proposed. The project details including the RSS can be found in the June 15th staff report.

Staff recommends approval of the winery expansion and addition as revised 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 improvement of existing roadway safety features. Class 3 allows for 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, except for one wine auction event with up to 100 persons; 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

Discussion and evolution of this application:

The project was scheduled to be heard by this Commission on June 15th. At that time the applicant requested a continuance to allow some additional time to have a dialogue with their neighbors regarding the scope of the winery modification. At the writing of this staff report, the neighbor discussions are on-going. As part of the continuing dialogue, the applicant revised the scope of their project to increase the annual gallonage to 1,900 from 1,000 gallons; reduce the monthly visitors from 60 to 30 guests; and to add a limited marketing plan (one Wine Auction event with 80 guests, 3 events per year with catered food and valet parking for 30 guests per event; and 6 events with 8 guests per event). The revisions are presented in strike-out and underlined text below. No other changes are proposed or requested. The project details are the same as in the previous staff report of June 15, 2011. The project scope revisions will not change the Findings analysis/discussion other than the change in annual production and addition of the marketing plan. Likewise the changes to the conditions of approvals reflect the annual production and marketing plan. The scope revisions has been provided to other departments for their review and comment. Their comments as previously provided remain valid with no changes. The exception is from Environmental Management department regarding the marketing events: portable toilets will be necessary.

Filed: November 12, 2010, revised March 22, 2011, Road Mod request May 25, 2011, Marketing Plan request June 24, 2011

Production capacity-existing: 1,000 gallons per year

Production capacity-proposed: ~~4,500~~ 1,900 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 a maximum ~~60~~ 30 visitors per year

No food service is proposed with tours & tastings. All food associated with events will be catered.

Marketing Plan-existing: none

Marketing Plan-proposed: one Wine Auction with a maximum 60 guests per year, 3 events with catered food and valet parking for a maximum of 30 guests per event, and 6 events per year with a maximum 8 guests per event.

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.

Department of Environment Management Requirements

The department recommends approval with conditions in their attached memo dated ~~May 16, 2011~~ revised June 28, 2011.

SUPPORTING DOCUMENTS

- A . Proposed Findings
- B . Proposed Conditions of Approval
- C . Environmental Management Comments/Conditions
- D . Graphics

Napa County Planning Commission: Approve

Reviewed By: Hillary Gitelman