



FILE # PL-00452 - mod ^{vm}

**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: _____ Date Submitted: 11/23/11
TYPE OF APPLICATION: _____ Date Published: _____
REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Hall Winery Permit Modification
Assessor's Parcel #: 027-120-061 & 062 Existing Parcel Size: 33.34 +/- ac.
Site Address/Location: 401 St. Helena Highway South St. Helena, California 94574
No. Street City State Zip
Property Owner's Name: Hall St. Helena Winery LLC and Hall Highway 29 Winery, LLC
Mailing Address: 401 St. Helena Winery South St. Helena, California 94574
No. Street City State Zip
Telephone #: (707) 983 - 8877 Fax #: (707) 963 - 8984 E-Mail: llevey@hallfinancial.com
Applicant's Name: Larry Levey
Mailing Address: Same as above 6801 GAYLORD PKY #100 FRISCO TX 75034
No. Street City State Zip
Telephone #: (972) 377-1125 Fax #: (972) 377-1125 E-Mail: LLEVEY@HALLFINANCIAL.COM
Status of Applicant's Interest in Property: Owner
Representative Name: Jarrod Denton Signum Architecture, LLP
Mailing Address: 1104 Adams Street Suite 203B St. Helena, California 94574
No. Street City State Zip
Telephone #: (707) 963-8831 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 11/22/11 Date
LARRY LEVEY Print Name
EXECUTIVE V.P. Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No. _____ Received by: _____ Date _____

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>79,392</u> sq. ft.	<u>1.83</u> acres
Proposed	<u>160,632</u> sq. ft.	<u>3.69</u> acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>359,196</u> sq. ft.	<u>8.25</u> acres	<u>24.6</u> % of parcel
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Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>49960</u> sq. ft.	Proposed	<u>68,907 (P3) / 141,573(P4)</u> sq. ft.
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Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>4,832</u> sq. ft.	<u>8.9%</u> % of production facility
Proposed	<u>23,652 (P3) / 33,812 (P4)</u> sq. ft.	<u>34.3% (P3) / 19.2% (P4)</u> % of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- ☐ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)
- ☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Covered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.
Uncovered crush pad area	Existing: _____ sq. ft.	Proposed: _____ sq. ft.

Request for Minor Modification
Project Statement
Hall Winery Modification
401 St. Helena Highway South
St. Helena, California

Background

Hall Winery is located on two parcels totally approximately 33 acres on the west side of St. Helena Highway, ½ mile south of the City of St. Helena. The winery was established prior to the adoption of the Napa County Winery Definition Ordinance (WDO) and was the home of the Napa Valley Wine Co-op, before being purchased by the Hall family in 2004. The county authorized a major update to the winery in 2006. This update permitted the construction of new production buildings, administrative offices, the renovation of the historic Petersen-Bergfeld Winery, the construction of a new hospitality building, modification of the wastewater system and the expansion of the existing parking area. Construction was to occur in three (3) phases.

Two phases of the approved project have been completed. Phase 1 consisted of alterations to the wastewater pond to conform to approved, 1.26 million gallon production capacity. Completion of this phase constituted use of the permit modification approved in March 2006. Phase two consisted of the construction of two (2) production buildings (referred to as buildings 3.1 and 2.2), the approved parking area and off-site improvements to St. Helena Highway.

The applicant is seeking to modify the remaining phasing plan contemplated in 2006 as well as making some changes to the approved project.

The remaining phases contemplated in 2006 consisted of:

- Remodeling of the existing reception building/visitors center;
- Addition to the production buildings; and
- Construction of remaining fermentation/barrel storage building

Timing for the construction of the signature 6,700 hospitality building as designed, and restoration of the historic Petersen-Bergfeld Winery was not specified in 2006.

The updated phasing plan as detailed on the accompanying drawings would modify the sequencing of the remaining elements of the 2006 permit. In addition, the applicants are proposing some changes to the site and the construction of new buildings not approved in the 2006 permit. These modifications are listed below. No changes to approved visitor levels or the approved marketing plan are proposed.

Revised Phasing Plan

The following improvements would be completed in the third phase of construction:

- Restoration of the historic Petersen-Bergfeld building including a modification of the use of the second floor. The use of the second floor contemplated in 2006 was the display of viticultural, enological and historic items. The applicant is now proposing to utilize the second floor for approved marketing events. While the function of the second floor is changing, the new use and the formerly contemplated use are both considered accessory uses under the WDO.
- Construction of a 19,300 s.f. production building (referred to as 2.1) in lieu of the approved 30,000 +/- s.f. production building approved in 2006
- Construction of a new 9,965 s.f. two-story hospitality building to be used for public and by appointment visitors and retail sales. This building would be located north of the approved production buildings
- Construction of a new two-story, 5,500 s.f. office attached to the east side of production buildings 2.1 and 2.2;
- Construction of 25 additional pervious parking spaces. These spaces would be constructed on the north side of the existing parking area with direct pedestrian access to the new hospitality building; and
- Construction of a new 990 s.f. outdoor terrace to be located behind the historic Petersen-Bergfeld Winery building; and
- Construction of an outdoor kitchen and restroom pavilion, consisting of 500 s.f. +/- kitchen space and 375 s.f., +/- of restrooms.

The final (fourth) phase would consist of the following:

- Construction of a new hospitality building. Note that upon completion of this phase the total square footage devoted to public tasting will not exceed the 3,080 s.f. as approved in 2006;
- Construct a 19,000 +/- s.f. production building #1 (referred to in the 2006 approval as the bottling and administration building) to be located north of the historic Petersen-Bergfeld Winery building;
- Construction production buildings 3.2 and 3.3 totaling 29,000 +/- s.f.; and

- Refurbish the existing 1,700 s.f., distillery building for accessory use. Contemplated for use as a display area for viticultural, enological and historical artifacts

Sheet A1-1.01 of the accompanying plans prepared by Signum Architecture, LLP provides details on the location and square footage of existing and proposed improvements while the revised phasing plan is shown on sheet A0-3.02. It should be noted that some of the improvements approved in 2006 will not be built (reception building), will be converted to other uses (existing visitors center to be converted to office, meeting areas and storage) or will be downsized (production building 2.1), as noted on the attached plan set. As a result, the approved site coverage has been reduced from 24.3% to 23.8% at the final build out of phase 4.

Compliance with Required Findings Governing Use Permit Modifications

The Zoning Administrator may approve minor modifications to the approved use permit if the project design does not affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation measure for the project. In addition, he may approve changes in location of approved structures or portions thereof, so long as the total square footage of the structures is less than or equal to the total square footage approved as part of the use permit. The proposed project does not result in any change to winery parameters that would increase traffic, water usage or wastewater generation. No change is proposed to the approved visitors levels or the number or size of marketing events. Site coverage and building square footage will decrease when compared to the 2006 approvals. While a new two-story office space is proposed it will not exceed the two-story configuration approved for any building in 2006. Approval of the modification to use permit #P04-0327 is requested .