



Agenda Date: 4/16/2008
Agenda Placement: 7A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: LINDA STCLAIRE, PLANNER II - 707.299.1348
SUBJECT: Jordan Winery Cave Modification

RECOMMENDATION

DAVID JORDAN AND ANNE MARIE FAILLA TRUST / JORDAN WINERY / USE PERMIT MODIFICATION REQUEST #P07-00460-MOD

Approval to modify Use Permit #98606 to make the following revisions to the winery cave: (1) change its location; (2) increase the size from 3,300 square feet to 11,650 square feet; (3) modify the cave from a Type I to a Type III to allow for visitors consistent with the approved use permit; (4) add one additional portal; (5) add two additional restrooms; and, (6) add a 128 square foot mechanical/electrical area. No increase in visitation, marketing or other changes are proposed. The project is located on a 10.13 acre parcel on the northeast side of Silverado Trail within an AW (Agricultural Watershed) zoning district. (Assessor's Parcel #: 021-410-027). 3530 Silverado Trail North, St. Helena.

Staff Recommendation: Find project categorical exempt from CEQA and Approve Major Modification with recommended conditions of approval

(REQUESTED TO BE CONTINUED TO MAY 7, 2008 MEETING)

EXECUTIVE SUMMARY

The Jordan Winery Modification project consists of expanding the size of the cave from the approved 3,300 square feet to 11,650 square feet. The original use permit required a Variance because the portal fell inside the 600 foot setback. The Jordan's are proposing moving the cave back into the hillside, thus moving the portal out of the 600 foot setback. They are also proposing to modify the cave from a Type I to a Type III in order to allow for visitors consistent with the approved use permit; add one additional portal; add two additional restrooms; and add a 128 square foot mechanical/electrical area. There are no modification at this time to the production, visitation or marketing.

The winery is comprised of a 5,147 square foot winery structure and a 3,000 square foot crushpad on a 10.3 acre parcel along Silverado Trail. The current approved Use Permit allows for production of not more than 25,000 gallons per year, with a marketing plan to include two private wine and food tastings for the wine trade per year with a maximum of 15 people; two private wine and food events per year with a maximum of 25 people; one private harvest event per year with a maximum of 25 people. Tours and Tasting are allowed by appointment only for a maximum of 4 persons per day and 10 persons per week.

Staff Recommendation: That the Planning Commission adopt Resolution P07-00460 finding the project Categorical Exempt pursuant to CEQA Guidelines Section 15301, and approving the Use Permit Major Modification.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is Categorical Exempt pursuant to CEQA, Section 15301 Existing Facilities, Class 1. section 3. Minor Modifications of existing wineries are consistent with Napa County's Local Procedures for Implementing the California Environmental Quality Act, pursuant to Chapter 5, Exempt Projects, and Appendix B, Class 1: Existing Facilities, subsection 3.

BACKGROUND AND DISCUSSION

Owner: Erhen Jordan Winery

Applicant/Representative: Ehren Jordan

Zoning: AW Agricultural Watershed

General Plan Designation: Agricultural Watershed

Filed: November 20, 2007

Declared Complete: December 15, 2007

Building size: Total winery square footage 10,944 (NO CHANGES PROPOSED)

Production Capacity: Approved: 25,000 gallons per year (NO CHANGES PROPOSED)

Marketing: Currently two private wine and food tastings for the wine trade per year with a maximum of 15 people; two private wine and food events per year with a maximum of 25 people; one private harvest event per year with a maximum of 25 people. (No changes proposed)

Visitation: Currently - Tours and Tasting are allowed by appointment only for a maximum of 4 persons per day and 10 persons per week. (No changes proposed)

Number of employees: existing: 1 FT, 2 PT

Hours of operation: existing: 8-5, no proposed change

Parking: existing: 8 off-street no proposed change

Adjacent Zoning / Land Use:

North: AW - 31 acre parcel of mostly coniferous trees zoned Rural Residential with a small area developed and containing one residence owned by Gerry Working.

South: AP - 15.1 acre parcel of mostly coniferous trees zoned Rural Residential with a small area developed and containing one residence owned by Leslie Behrens and three adjacent parcels containing the Rombauer Vineyards and winery.

East: AW - continuance of the 31 acre parcel of mostly coniferous trees zoned Rural Residential with a small area developed and containing one residence owned by Gerry Working.

West: AP - Additional parcels owned by Koerner Rombauer with vineyards and a residence.

Property History:

1999 - Use Permit #98606-UP approved by the Planning Commission to establish an apple hard cider processing facility and converting the existing barn for such processing with no employees, no visitors and no on-sight retail sales.

2004 - Use Permit #03486-UP was approved by the Planning Commission. The Conditions of Approval included establishing a winery to produce no more than 25,000 gallons per year; conversion of an existing 1700 square foot Cider House structure and enclosure of the covered porch to winery offices, laboratory, restroom and barrel storage; construction of a 4020 square foot covered fermentation and crush pad and a 224 square foot mechanical pad; construction of 2,500 square feet of caves for wine storage; custom crush activities; retail sales and tours and tastings by appointment only for an maximum of 4 people per day and 10 people per week; eight parking spaces; a marketing plan to

include two private wine and food tasting for the wine trade per year with a maximum of 25 people and one private harvest event per year with a maximum of 25 people; and construction of a left turn lane on Silverado Trail with improvements to the access road.

2004 - #03487-Variance granted in concurrence with #03486-UP to allow winery structure to encroach 100 feet into the 600 foot setback from Silverado Trail.

2005 - Use Permit Modification #P05-0271-MODVMIN was approved to relocate the access road and parking spaces; change location of the cave portal; modify location and configuration of cave; increase cave from 2,500 square feet to 3,300 square feet; expand the mechanical equipment area; and enclose the covered fermentation and crush pad.

Code Compliance History: None

Discussion Points:

1. Variance - The original Use Permit for the winery required a variance in order to meet the setback. The new portal for the cave will not encroach upon the setback. It is located 635 feet from Silverado Trail.
2. Type III Cave designation - The applicant has agreed upon Fire's determination of the cave's designation as a Type III cave
- 3.

Consistency With Standards:

1. Zoning - AW (Agricultural Watershed). allowed per Napa County Ordinance: 18.20.030 Para. H.
2. Building/Fire Code -
3. Public Works Standards -
4. Environmental Management Standards:

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell