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Agenda Date: 7/16/2014

Agenda Placement: 9B

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** Sean Trippi, Principal Planner - 299-1353

**SUBJECT:** Hall Winery Distillery Building Demolition EIR Public Hearing

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### **RECOMMENDATION**

#### **HALL WINERY DISTILLERY BUILDING DEMOLITION / HALL ST. HELENA WINERY, LLC & HALL HIGHWAY 29 WINERY, LLC - USE PERMIT MODIFICATION (P13-00233)**

##### **CEQA Status:**

Napa County has completed a Draft Environmental Impact Report (DEIR) analyzing the potential environmental impacts of demolition of the former Distillery Building on the Hall Winery site. The DEIR was released for public review and agency review and comment beginning June 19, 2014. The public comment period is scheduled to end at the close of business (4:45 p.m.) on August 4, 2014. Interested agencies, organizations, and members of the public are encouraged to submit written comments to planning staff prior to that date. Oral or written comments may also be submitted to the Planning Commission during this agendaized hearing.

##### **Request:**

This is a public hearing to receive comments regarding the DEIR that has been prepared to analyze potential direct, indirect, and cumulative impacts as a result of the proposed project. The project includes a request to modify Use Permit Modification No. P05-0140 to allow demolition of the existing 1,752 square foot Distillery Building constructed in 1936, located in the approximate center of the Hall Winery complex. The Applicant also proposes to landscape the area of the building footprint and include a historic marker and bench incorporating materials from the Distillery Building as an 8-10-foot long, 3-4 foot high wall behind the bench. The project site consists of approximately 33.2 acres of land currently occupied by the Hall Winery complex located on the west side of State Route 29 between Lewelling Lane and Inglewood Avenue within the unincorporated portion of Napa County. 401 St. Helena Highway South, St. Helena 94574. APN's 027-120-061 & 062 (SFAP).

**Staff Recommendation:** Receive public comments on the DEIR. No action is requested.

**Staff Contact:** Sean Trippi, 707-299-1338 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant Contact:** Mike Reynolds, 707-967-2621 [mreynolds@hallwines.com](mailto:mreynolds@hallwines.com)

## **EXECUTIVE SUMMARY**

Napa County planning staff has worked with the environmental consultant Jerry Haag to prepare the DEIR for the Hall Winery Distillery Building Demolition Project. The DEIR has been prepared and circulated for public and agency review and comment pursuant to the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and Napa County's local procedures for implementing CEQA. (Refer to Attachment A) During the public review and comment period, members of the public are invited to submit written or e-mail comments to County planning staff, or may comment orally at this public hearing on the DEIR. All substantive comments on the DEIR must be responded to in a Final EIR. The Final EIR must be completed and certified by the Planning Commission before a decision can be made on the proposed project. Subsequent to the hearings on the DEIR, the Planning Commission will hold duly noticed public hearing(s), pursuant to Code Section 18.136.040, to consider the adequacy of the Final EIR and the merits of the proposed project prior to taking action on the Use Permit Modification (P13-00233).

## **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

## **ENVIRONMENTAL IMPACT**

Napa County has completed a Draft Environmental Impact Report (DEIR) analyzing the potential environmental impacts of the Hall Winery Distillery Building Demolition Project. The DEIR was released for public review and agency review and comment beginning June 19, 2014. The public comment period is scheduled to end at the close of business (4:45 p.m.) on August 4, 2014. Interested agencies, organizations, and members of the public are encouraged to submit written comments to planning staff prior to that date. Oral or written comments may also be submitted to the Planning Commission during this hearing.

## **BACKGROUND AND DISCUSSION**

### **Background**

According to materials previously submitted by the Applicant, wine has been produced on the site since the late 1800's. During the mid-1930's, the site became a large volume, bulk-processing facility. The first use permit addressing winery operations on the site was approved in 1975, when local County ordinances were changed to require a use permit. A number of use permits and use permit modifications have been approved on the subject property since 1975 which established various conditions of approval for operation of the winery, restoration and upgrading of existing buildings, and other features on the site that existed prior to filing of use permits and other land use applications. One of the existing buildings associated with the former winery is the Distillery Building that was constructed in 1936.

Use Permit Modification No. P05-01040, approved in 2005, included restoration and reuse of the Distillery Building and the nearby Peterson-Bergfeld Building. The project description also included relocation and reuse of the circa 1935 Forni-Williamson Building. The Peterson-Bergfeld Building has been fully restored. The Forni-Williamson Building has been dismantled and the significant architectural elements have been retained and stored on site to

be used sometime in the future.

**Proposed Project**

The project includes demolition of the existing 1,752 square foot Distillery Building located in the approximate center of the Hall Winery complex. The Distillery Building was constructed in 1936 and was used for making distilled wine products. In the 1940's and until recently, the building was used for storage and winery offices. It is currently vacant. The building was constructed as a two-story structure using concrete blocks with a wooden roof structure. The Applicant proposes to landscape the area of the building footprint and will include a historic marker and a bench incorporating materials from the Distillery Building as a 8-10 foot long, 3-4 foot high wall behind the bench.

**Future Action**

Upon close of the public comment period and preparation of the Final EIR, staff will return to the Commission at a future meeting for a decision on the project. Staff anticipates returning to the Commission in September. The hearing date will be posted and published once scheduled.

**SUPPORTING DOCUMENTS**

A . Draft Environmental Impact Report

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina