

NAPA COUNTY BOARD OF SUPERVISORS

NOTICE OF APPEAL HEARING AND INTENTION TO ADOPT MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that on March 8, 2016 at 2:00 p.m., a Public Hearing will be conducted by the Napa County Board of Supervisors in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, regarding the appeal identified below

Consideration and possible action regarding an appeal filed by Janice R. Russell, Trustee of the Frank J. Massa and Adra V. Massa Revocable Trust, and Michael Clark to a decision by the Planning Commission to approve a modification to **Bell Wine Cellars** Use Permit Nos. U-90-42 and 03315-MOD to allow the following: 1) Increase in the approved production capacity to a maximum of 60,000 gallons; 2) Interior remodeling of the existing 8,911± sq. ft. winery to construct an additional 1,048 sq.ft. storage mezzanine and to allocate space for a new 628 sq.ft. tasting room area, a 210 sq.ft. meeting room, and a new 150 sq.ft. commercial kitchen for on-site marketing event meals and food pairings and tastings, resulting in a total of 9,959± sq.ft. winery floor area plus a 1,450 sq.ft. exterior covered crush pad; 3) Increase existing visitation from 24-76 persons per week to a maximum of 100 persons per day subject to the following: Visitation shall not exceed 400 persons per week from May 1 to October 31; visitation shall not exceed 250 persons per week from November 1 to April 30; and the total annual visitation shall not exceed 13,780 persons including the 24 marketing events but excluding the four per year marketing events of up to 200 persons; 4) Modify the existing Marketing Event Program to remove the prior programs and replace with the following new Marketing Event Program: a) Two marketing events per month of up to 40 persons with lunch or dinner. The number of persons at the events shall be included within the daily, weekly, and annual visitation maximums; b) four Wine Auction-related and other major events such as the Napa Film Festival, accompanied by food and wine, sometimes with a non-amplified musical program for a maximum of 200 guests; c) all marketing events shall be held in the various winery facilities, including the winery structure and patio area. The events may last approximately 4-5 hours between 10:00 a.m. and 9:00 p.m. depending on morning or evening schedule. Up to 80 overflow parking spaces in the vineyard along the side of the access road are available during large events; five spaces are available on the grass-crete hard surface adjacent to the winery (near the lawn area adjacent to the winery and driveway entrance); and nine spaces are available in the center area of the circular driveway near the residence; and d) on-premises wine consumption consistent with Business and Professions Code §23358, 23390 and 23396.5 (also known as the Picnic Bill) in the winery or on the patio or lawns adjacent to the bocce ball courts; 5) Employ a maximum of 15 persons; 6) Revise Condition #7 of Use Permit No. U90-42, to exclude for-hire cars, vans and public transit; 7) Installation of a new subsurface drip wastewater system; and 8) Installation of a Transient Non-Community Water system and a water backflow prevention system. The Project is located on a 7.8 acre parcel on the east side of the State Highway 29 frontage road, Washington Street, approximately 550 feet north of its intersection with Hoffman Lane and 0.9 miles south of the Town of Yountville, within the AP (Agricultural Preserve) Zoning District; 6200 Washington Street, Yountville, CA in an unincorporated area of Napa County, Assessor's Parcel Number 036-110-030-000.

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: Noise. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5.

Written comments regarding the environmental effects of the project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period which runs from February 16, 2016 through March 7, 2016. Written comments must be presented before 4:45 p.m. on March 7, 2016. Comments should be directed to John McDowell, Deputy Planning Director, Napa County Planning, Building and Environmental Services Department, 1195 Third Street, Room 210, Napa, California, 94559; (707) 299-1354 or John.McDowell@countyofnapa.org and must be received before 4:45 p.m. on March 7, 2016.

All interested persons are invited to attend. The Board, following close of the hearing, may either confirm, reverse, or modify the decision being appealed, or remand the matter to the Napa County Planning Commission for further consideration, additional findings or other appropriate action consistent with the decision of the Board.

Copies of all documents which relate to the above-described appeal and the proposed Mitigated Negative Declaration are available for inspection between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the Clerk of the Board of Supervisors Office, 1195 Third Street, Suite 310, Napa, California.

IF YOU CHALLENGE THIS PROCEEDING IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE APPEAL HEARING BY THE BOARD OF SUPERVISORS.

DATED: February 11, 2016

ATTEST: Gladys I. Coil
Clerk of the Board of Supervisors