

NAPA COUNTY BOARD OF SUPERVISORS

NOTICE OF APPEAL HEARING

NOTICE IS HEREBY GIVEN that on November 24, 2015 at 9:35 a.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. **(Continued from August 25, 2015. Staff requests a continuance to December 15, 2015 at 10:30 a.m. Applicant and Appellant have no objection to the continuance.)**

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 on May 6, 2015 to approve the Bell Wine Cellars/Spanos Berberian Properties, LLC request to modify Use Permits #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; weekend (Friday & Saturday) by-appointment tasting appointments: 10:00 a.m. to 4:00 p.m.; 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, b) four Wine Auction-related and other major events such as the Napa Film Festival, accompanied by food and wine, sometimes with 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; and d) on-premises wine consumption consistent with Business and Professions Code §§23358, 23390 and 23396.5 (also known as AB 2004 (Evans 2008) or the Picnic Bill) in the winery or on the patio or lawns adjacent to the bocce ball courts; 5) Employ maximum 15 persons; 6) Revise the annual limit on the number of buses (maximum 3 per year) permitted to visit the winery (Use Permit #U90-42, Condition #7) 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 winery 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 Parcel Number 036-110-030-000.

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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, may be examined 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.