

NAPA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING
(*PLEASE NOTE TIME CHANGE*)

NOTICE IS HEREBY GIVEN, that on February 6, 2024 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 direction regarding an appeal filed by Water Audit California (Appellant) concerning the Rutherford Ranch Winery Use Permit Major Modification Application No. P19-00126 and Use Permit Exception to the Conservation Regulations Application No. P23-00145 submitted by Marko B. Zaninovich and Theo Zaninovich (Applicants) and the decisions made by the Napa County Planning Commission on June 21, 2023 to: (1) adopt the Negative Declaration; (2) approve Use Permit Exception to the Conservation Regulations No. P23-00145 to allow the following new improvements which encroach into minimum stream setback of 45 feet from top of bank: install two (2) water tanks, remove 15 unpermitted improvements located within the stream setback, restoration and revegetation of areas where improvements are removed, and recognition and continued use of the unpermitted pump house; and (3) approve Use Permit Major Modification No. P19-00126 to allow the following: recognition of days of operation Monday through Sunday and hours of operation for Production 6:00 a.m. - 5:30 p.m. and visitation 10:00 a.m. - 6:00 p.m., increase employment to 58 full-time and 5 part-time employees, increase visitation, tours, and tastings with seasonal fluctuations, approve a new marketing plan, allow on-premises consumption of wine, convert the entire residence to winery offices, install a commercial kitchen in the existing winery building, increase the number of parking spaces, and other related accessory and infrastructure improvements. The project site is located on a 17.37-acre parcel at 1680 Silverado Trail South, St. Helena, CA 94574. The General Plan designation is Agriculture, Watershed, and Open Space (AWOS) the Zoning is Agricultural Watershed (AW). APN: 030-300-030 (CONTINUED FROM NOVEMBER 7, 2023.)

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

All interested persons are invited to attend. The Board, following close of the hearing, will either confirm, reverse, or modify the decision being appealed, or remand the matter to the 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.

DATED: January 18, 2024

ATTEST: Neha Hoskins
Clerk of the Board of Supervisors