

NAPA COUNTY BOARD OF SUPERVISORS
NOTICE OF APPEAL HEARING

NOTICE IS HEREBY GIVEN that on September 14, 2021 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 Michael Honig/Keep Rutherford Rural to a decision by the Napa County Planning Commission on May 19, 2021 to approve Use Permit Application No. P13-00371-UP for the Benjamin Ranch Winery allowing production up to 475,000 gallons of wine per year in approximately 87,292 square feet of building area that would house business/administrative functions, a commercial kitchen for preparation of meals for winery employees, and rooms for conducting winery tours and tastings, in addition to barrel storage and wine production functions. The proposed winery would: a) operate daily between the hours of 8:00 a.m. and 6:00 p.m.; b) include a wine marketing program consisting of up to 9 catered events per year at eight days per year with no more than two events per month for up to 150 guests per event and participation in one annual Wine Auction event up to 150 guests (maximum number of annual marketing event guests is 1,350); c) offer wine tours and tastings by appointment for up to 1,650 maximum per week at 150 people per day on Mondays, Tuesdays and Wednesdays, and 300 people per day on Thursdays, Fridays, Saturdays and Sundays, inclusive of guests attending marketing events (the number of daily tours and tastings would be reduced by a number equal to the number of guests planned to attend a marketing event on that same day), and with tours and tastings offered daily between the hours of 10:00 a.m. and 6:00 p.m.; d) offer retail sale of wine and wine-related items, along with allowance for consumption on-site of wine purchased on the premises pursuant to Business and Professions Code Sections 23358, 23390 and 23396.5; and e) employ up to 61 full-time and part-time staff members. The proposed project would require demolition of an existing shed currently used for vineyard management, on-site relocation of an existing storage barn, and redevelopment of a portion of the site with new winery and hospitality buildings, 94 parking stalls, and a new access driveway from Conn Creek Road/State Route 128. The property at 8895 Conn Creek Road, St. Helena, is located in the AP (Agricultural Preserve) Zoning District and has a General Plan land use designation of AR (Agricultural Resource). The property is assigned with Assessor's Parcel Numbers (APNs) 030-120-016 and 030-120-017. **(APPLICANT, APPELLANT AND STAFF REQUEST A CONTINUANCE TO NOVEMBER 16, 2021 AT 2:00 P.M.)**

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Revised Mitigated Negative Declaration. According to the proposed Revised Mitigated Negative Declaration, revised to reflect the amended use permit project scope presented to the Planning Commission on May 19, 2021, the proposed project would not have any potentially significant environmental impacts with incorporation of mitigation measures pertaining to Biological Resources and Transportation. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Board, following close of the hearing, will either affirm, 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. All interested persons are invited to attend.

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: August 25, 2021

ATTEST: Neha Hoskins
Clerk of the Board of Supervisors