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Planning, Building & Environmental Services

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Brian D. Bordona
Director

NEW PROJECT SUBMITTAL COURTESY NOTICE

DATE: Friday, May 31, 2024

SUBJECT: P21-00151 Benjamin Ranch Winery Use Permit Appeal
Original Use Permit Application No. P13-00371
8895 Conn Creek Rd, St Helena, CA 94574; APN 030-120-038 and 030-120-039 (formerly APN 030-120-016 & 030-120-017)

On April 23rd Napa County Planning Division received a Project Revision Statement for a New Winery Use Permit. The property is located at 8895 Conn Creek Road and is zoned Agricultural Preserve with a General Plan designation of Agricultural Resource.

On May 19, 2021, the Planning Commission approved Use Permit Application No. P13-00371-UP, originally submitted by Frank Family Vineyards, LLC, to construct an approximately 79,593 square foot winery building with an annual production of up to 475,000 gallons, including tours and tastings for a maximum of 1,350 guests per week, and nine annual marketing events. The property was later acquired by Treasury Americas who stepped into the position of Applicant. The project was appealed by Michael Honig/ Keep Rutherford Rural (Appellant), and on June 7, 2022, the Board of Supervisors remanded the project back to the Planning Commission for an advisory recommendation on three topics: 1) changes proposed by the Applicant to the winery's design and operational characteristics; 2) the new Bay Area Air Quality Management District's Air Quality and Greenhouse Gas Guidelines that took effect in April of 2022; and 3) the Governor's Executive Order N-7-22 pertaining to well permits and drought.

The changes requested with this revised application include the following: to construct an approximately 61,368 square foot winery building with an annual production of up to 300,000 gallons, including tours and tastings for a maximum of 700 guests per week, and eight annual marketing events. The property for which the project is proposed is owned by Treasury Americas. The project sponsor is Debra Dommen, at phone number 707-259-4673 and email address Debra.Dommen@tweglobal.com.

The Planning Division has commenced review and processing of the application referenced above. During that time, County Staff will work with the applicant on documenting and analyzing the project's potential to result in environmental impacts, as well as evaluating the project for consistency with the County General Plan, Zoning Code, and applicable ordinances. Once County Staff has completed their review, the proposal will be scheduled for a public hearing before both the Planning Commission and Board of Supervisors to complete the processing of the appeal. If you have received this courtesy notice by direct

mail from County Staff, you will be included in the mailing of the formal notice of public hearings to consider this application.

Additional information about this proposed project is available for review at the Planning, Building and Environmental Services Department located on the second floor of the County Administration Building, 1195 Third Street, Napa. Information can also be viewed online at the Planning Division's current projects webpage: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

If you have any questions regarding the application or the process, please contact Michael Parker, by telephone at (707) 299-1407 or by e-mail at michael.parker@countyofnapa.org.