

Planning, Building & Environmental Services

Benjamin Ranch Winery Appeal P21-00151-APL

Presenter: Michael Parker, Planning Manager



Agenda

- Location & Land Use Overview
- Timeline & Project Details
- Settlement Agreement
 - Changes to Operational Characteristics & Design
 - Other Amplified Conditions/ Changes
- Applicant, Appellant, & Public Comment
- Deliberations & Vote





Location & Land Use Overview



8895 Conn Creek Road,
St. Helena

Assessor's Parcel Number
030-120-038-000

Zoning District: Agricultural
Preserve (AP)

GP Designation: Agricultural
Resource (AR)





Timeline & Project Details



Planning Commission's May 19, 2021 Approval

	P13-00371 Approval
Production (gallons/ year)	475,000
Tastings	150/day (Mon. – Wed.) 300/day (Thurs. – Sun.) Maximum of 1,650/ week
Marketing Events	Eight 150 person events per year (2/ month) One 150 person Annual Wine Auction event per year 1,350 annual attendees
Winery	87,292± square feet
Winery Coverage Area	274,406± square feet
Winery Development Area	99,540± square feet
Parking Lot	94 parking spaces



Additional Dates:

- June 16, 2021: Michael Honig/ Keep Rutherford Rural submitted a timely Appeal Packet challenging the Planning Commission's May 19, 2021, approval of Frank Family Vineyards' Benjamin Ranch Winery (P13-00371)
- August 25, 2021: Notice of a public hearing before the Board was published and posted
- September 2021: Public Hearing was continued
- December 2021: Treasury Wine Estates America's Company acquired Benjamin Ranch Winery from Frank Family Vineyards and stepped into role of Applicant
- June 7, 2022: BOS remanded project back to Planning Commission
 - Design & Operational Characteristics
 - Air Quality & GHG Guidelines
 - Well Permitting & Extreme Drought
- April 2024: Project resubmittal
- September 20, 2024: Settlement Agreement
- November 12, 2024: PHN in the NVR for the December 3rd Public Hearing





Settlement Agreement



Changes to Design & Operational Characteristics

	Approval	Treasury's Amendment/ Settlement Agreement
Production (gallons/ year)	475,000	300,000 (37% reduction)
Tastings	150/day (Monday – Wednesday) 300/day (Thursday – Sunday) Maximum of 1,650/ week	100/ day Monday – Sunday Maximum of 700/ week (58.7% reduction)
Marketing Events	Eight 150 person events per year (2/ month) One 150 person Annual Wine Auction event per year 1,350 annual attendees	Four 100 person events per year Four 50 person events per year Removal of the 150 person Annual Wine Auction event 600 annual attendees (55.6% reduction)
Winery Building	87,292± square feet	65,879± square feet (24.5% reduction)
Winery Coverage Area	274,406± square feet	249,737± square feet (9% reduction)
Winery Development Area	99,540± square feet	80,531± square feet (19% reduction)
Parking Lot	94 parking spaces	84 parking space (10.6% reduction)



Other Amplified Conditions/ Changes

- Inclusion of COA 4.20.a: No tours & tastings, marketing events, or visitor-serving activities of any kind shall be allowed on the existing pond's berm
- Augmented landscaping plan to include increased tree screening in mutually agreed upon areas





Applicant, Appellant, & Public Comment



Deliberations & Vote

To resolve the appeal, the Appellant, Applicant, and Staff request that the Board:

1. Rescind the June 2022 remand to the Planning Commission; and
2. Adopt the mutually agreed upon revised Conditions of Approval

*Should the Board decline to impose the revised conditions of approval, the parties reserve the right to elect to proceed with a hearing of the pending appeal on its merits at a future date.



Thank you!

Michael Parker, Planning Manager

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