

Bell Wine Cellars

From
Negotiated
Settlement with
the Board of
Supervisors to
the Current
Proposal

Winery History

1980-Planning Commission

- 20,000 gallons; 1FT, 1PT employee
- No Tasting, No Visitor Serving Uses

1992 – Board of Supervisors

- 40,00 gallons; 2 FT employees
- Visitor Serving Uses – By Appointment Only
 - No Food Service
 - Tasting: 10/week; 4 guests max.
 - Tours: 2/week; 12 guests max.
 - Trade: 2/week; 6 guests maximum
 - With Food Service
 - Educational: 6/year; 8 guests max.
 - Lunch: 2/year; 40 guests max.
 - Events: 2/year; 40 guests
 - “Open House”: 2/year; 200 guests – no more than 30 at one time

Bell Wine Cellars

From
Negotiated
Settlement with
the Board of
Supervisors to
the Current
Proposal

2003 – Planning Commission

- Expansion of winery building from 3,990 sq. ft. to approx. 9032 sq. ft. (including mezzanine)
- No Changes in Visitor Serving Uses Requested or Approved

2006

- Changes in 2003 floor plan - Administratively Approved
 - 5,465 sq. ft. barrel room
 - 2,032 sq. ft. tank room
 - 1450 sq. ft. covered crush pad
 - 288 sq. ft. tasting room
 - 132 sq. ft. restroom
 - 413 sq. ft. loft
 - No Changes to Visitor Serving Uses Requested or Approved
 - Employees: 5 FT; 1PT

2008 – Administratively Approved

- Permitted recognition of small tasting room in tank room and additional outdoor visitor area
- No Changes to Visitor Serving Uses Requested or Approved

Bell Wine Cellars

From
Negotiated
Settlement with
the Board of
Supervisors to
the Current
Proposal

	Permitted	Proposed	% Increase
Visitors: May - October	76 per week	400 per week	426.3%
Visitors: Nov. - April	76 per week	250 per week	228.9%
Marketing; Events	6 w/8 guests 4 w/ 40 guests	24 w/ 40 guests per year	361.5%
Large Events	2 w/200 guests per yr.	4 w/400 guests per year	100%
Employees	5 FT; 1 PT	15 FTE	172.7%
Building Size	9,032 sq. ft.	9,670 sq. ft.	7.0%
Building Footprint	8,622 sq. ft.	8,622 sq. ft.	0.0%
Tasting/Meeting Area	288 sq. ft.	1,232 sq. ft.	327.7%
Barrel Storage	5,465 sq. ft.	4,360 sq. ft.	20.22% decrease 500 barrels
Production	40,000 gallons	60,000 gallons	50%