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Agenda Date: 1/18/2017

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Dana Ayers, Planner III - (707) 253-4388

SUBJECT: Raymond-Ticen Ranch Winery Major Modification #P15-00307 – MOD

RECOMMENDATION

RAYMOND VINEYARD AND CELLAR, INC. / RAYMOND – TICEN RANCH WINERY / MAJOR MODIFICATION TO USE PERMIT, APPLICATION #P15-00307 – MOD

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration (MND). According to the proposed MND, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures related to potential impacts to Biological Resources and Tribal Cultural Resources. This proposed project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Major Modification (P15-00307 – MOD) in order to amend the existing entitlements allowing the operation of Raymond Vineyard and Cellars' Winery with visitation and marketing events at 849 Zinfandel Lane, south of the City of St. Helena. The request consists of operational changes that generally include: 1) addition of the Ticen Ranch property, located at 1584 St. Helena Highway, into Raymond Winery operations, with conversion of the Ticen Ranch residence and barn into winery visitation and administration space; 2) extension of winery operating hours until 11:00 p.m. during harvest (August through November) and visitation hours until 6:30 p.m. year round; 3) allowance for on-site consumption of wine in specified areas on the properties (Business & Professions Code 23358, 23390 and 23396.5); and 4) allowance for up to half of Raymond Winery's currently permitted, annual marketing events to be held outdoors. The request includes modifications to the development of the Raymond Winery and Ticen Ranch parcels that include a new access driveway to the Raymond Winery from St. Helena Highway and across the Ticen Ranch parcel, as well as construction of a vineyard viewing platform, 61 new parking stalls between the two existing parcels, improvements to the existing sanitary wastewater treatment system, and installation of two, 10,000-gallon tanks for storage of water for fire suppression purposes. The application also includes requests to legitimize an existing, noncompliant number of employees (90 full-time, part-time and seasonal) and additional site modifications and conversions of building use that are already in place but that were completed without benefit of County permit approvals. The properties at 849 Zinfandel Lane and 1584 St. Helena Highway (Assessor's Parcel Nos. 030-270-013 and 030-270-012, respectively) have a General Plan land

use designation of Agricultural Resource and are located in the AP (Agricultural Preserve) Zoning District.

Staff Recommendation: Extend the public comment period on the project's environmental analysis/proposed MND, to January 23, 2017. Continue the public hearing on the Use Permit Modification request, to the Commission's Regular Meeting of February 1, 2017.

Staff Contact: Dana Ayers, Planner III; (707) 253-4388 or email address dana.ayers@countyofnapa.org

Applicant Contact: Donna Oldford, Plans4Wine; 2620 Pinot Way, St. Helena, CA 94574; (707) 963-5832 or email address DBOldford@aol.com

HEARING ON THE MERITS OF THE PROJECT TO BE CONTINUED TO FEBRUARY 1, 2017, REGULAR MEETING.

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Extend the public comment period on the proposed MND until 4:45 p.m. on January 23, 2017; and
2. Continue the public hearing on the Use Permit Modification request to the next Regular Meeting of February 1, 2017.

Discussion:

The applicant requests a Major Modification to the existing use permit entitlements allowing operation of the Raymond Winery at 849 Zinfandel Lane, St. Helena, and inclusion of the Ticen Ranch parcel at 1584 St. Helena Highway into Raymond Winery's operations.

On January 9, 2017, the applicant submitted to staff a letter requesting that the public hearing on this matter be continued from January 18, 2017 to February 1, 2017. The continuance request was in part responsive to a December 22, 2016, request from Robert Perlmutter of Shute, Mihaly & Weinberger, LLP, on behalf of Beckstoffer Vineyards, for an extension of the public comment period on the MND for the proposed project. Mr. Perlmutter requested that the initial study of the proposed project be added to the County website, and that the comment period be extended at least 30 days from the date of posting to the website. Staff added the initial study to the County's current projects website (<http://www.countyofnapa.org/Pages/DepartmentContent.aspx?id=4294984715>) on December 23, 2016.

Staff supports the applicant's request for a two-week continuance of the public hearing. Staff is also supportive of the request of the interested party to extend the comment period on the environmental analysis of the proposed project. Because 30 days from December 23, 2016, is January 21, 2017, a Saturday, staff recommends that the Commission extend the comment period on the proposed MND to 4:45 p.m. on the next business day, Monday, January 23, 2017.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Not applicable at this time. As noted in the Recommendation Section of this staff report, the proposed MND associated with the project indicates that the requested use permit modification would not have any significant environmental impacts with implementation of mitigation measures. The comment period on the proposed MND commenced on December 16, 2016, and was scheduled to close on January 17, 2017. Mr. Perlmutter's request for extension of the comment period was received by County staff on December 22, 2017.

Because the Commission is not asked to consider adoption of the proposed MND at this time but, rather, only the request for extension of the comment period on the proposed MND, public comment at today's meeting should be limited to the requested extension of the proposed MND comment period. If the Commission grants the recommended extension, interested parties could submit written comments on the proposed MND to County staff as late as 4:45 p.m. on January 23, 2017.

BACKGROUND AND DISCUSSION

Not applicable at this time. Because staff is recommending continuance of the public hearing in accordance with the applicant's request, public testimony should be limited to the matter being considered at this time, namely, the request for continuance of the hearing to February 1. Additional testimony on the merits of the proposed project can be submitted and presented to the Commission at the continued, February 1 public hearing.

SUPPORTING DOCUMENTS

- A . Request to Continue the Public Hearing, dated January 9, 2017
- B . Request to Extend the Proposed MND Comment Period, dated December 22, 2016

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina