

MARK ARMBRUSTER  
2395 Pickett Road  
Calistoga, CA 94515  
Phone: 707-942-1711

RECEIVED *VP*

JAN 26 2017

Napa County Planning, Building  
& Environmental Services

January 23, 2017

BY E-MAIL

Ms. Dana Ayers, Planner  
Napa County Planning, Building &  
Environmental Services  
1195 Third Street  
Napa, CA 94559

Dana.ayers@countyofnapa.org

Planning Commission Mtg.

FEB 03 2017

Agenda Item # 9A

Dear Ms. Ayers:

I am writing to support the use permit modification proposed by Raymond Vineyards at 849 Zinfandel Lane. This permit would allow Raymond additional access from Highway 29 when the current Raymond property is merged with the Ticen Ranch property. I understand that Raymond does not propose any increase in wine production or existing visitation and there will be no new structures resulting in no intensification of use beyond the use currently associated with the winery. The new access from Highway 29 will improve traffic on Zinfandel Lane and will have no adverse impact on Highway 29.

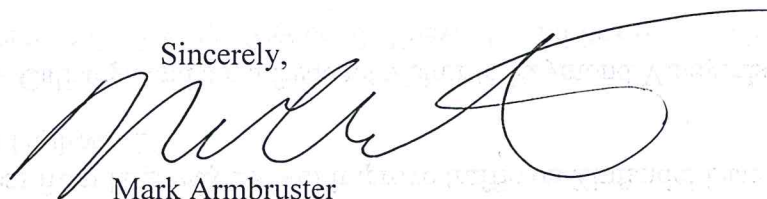
I live in the County near Calistoga and am a frequent visitor to Raymond Vineyards and also attend many community events in the Valley. Raymond Vineyards, and its owner, Boisset Collection, have been active supporters and participants in numerous community events and Napa Valley charitable activities. Raymond is very committed to Napa Valley and have implemented sustainable farming and winery practices.

Approval of this use permit modification will improve accessibility to Raymond and will further enable visitors to access Raymond's organic, biodynamic, sustainable, Napa green, and solar-powered facilities while not creating any adverse impact.

Also, Jean-Charles Boisset has been an incredibly positive addition and influence in the Napa Valley and all that he is involved in reflects his integrity and is of the utmost quality.

Therefore, I strongly support Raymond Vineyards' application for this use permit modification.

Sincerely,



Mark Armbruster

RECEIVED

Jan 27 2017

Napa County Planning Building  
& Environmental Services  
*Me*



# CHAPPELLET

Planning Commission Mtg.

FEB 03 2017

Agenda Item # 9A

January 25, 2017

Mr. Cyril Chappellet  
President & CEO – Chappellet Vineyard  
1581 Sage Canyon Road  
St. Helena, CA 94574

SUBJECT: RAYMOND/TICEN WINERY USE PERMIT MODIFICATION

Dear Ms. Ayers:

I am writing to express support for the use permit modification proposed by our neighbor, Raymond Vineyards, at 849 Zinfandel Lane, and to now be accessed also from Highway 29 when they merge the current Raymond property with the Ticen Ranch parcel. The fact that the winery does not propose any wine production increase, any increase in the existing visitation, or any new structures means there will be no intensification of use beyond that currently associated with winery. I believe that the new access from Highway 29 will improve traffic on Zinfandel Lane.

Raymond Vineyards, and its owner, Boisset Collection, have been good neighbors: they respond in a timely manner, have raised significant funds for our community through their charitable activities and commitment to Napa, have implemented sustainable farming and winery practices (certified organic, Biodynamic, sustainable, NapaGreen, and they are solar-powered), and focused on achieving compliance with their use permit as part of these use-permit modification procedures. We wish to commend the applicant for their intent in this regard.

Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,

RECEIVED *VC*

JAN 26 2017

Napa County Planning, Building  
& Environmental Services

January 10<sup>th</sup>, 2017

Ms. Dana Ayers  
Planner III - Dept. of Planning, Building & Environmental Management  
Napa County  
1195 Third Street, Suite 210  
Napa, CA 94559

Planning Commission Mtg.

FEB 03 2017

Agenda Item # PA

SUBJECT: RAYMOND/TICEN WINERY USE PERMIT MODIFICATION

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I am writing to express support for the use permit modification proposed by our neighbor, Raymond Vineyards, at 849 Zinfandel Lane, and to now be accessed also from Highway 29 when they merge the current Raymond property with the Ticen Ranch parcel. The fact that the winery does not propose any wine production increase, any increase in the existing visitation, or any new structures means there will be no intensification of use beyond that currently associated with the winery. I believe that the new access from Highway 29 will improve traffic on Zinfandel Lane.

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Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,



Joseph E. Gallo  
President & CEO  
E. & J. Gallo Winery

RECEIVED

JAN 26 2017 vp

Napa County Planning, Building  
& Environmental Services

January 10<sup>th</sup>, 2017

Ms. Dana Ayers  
Planner III - Dept. of Planning, Building & Environmental Management  
Napa County  
1195 Third Street, Suite 210  
Napa, CA 94559

Planning Commission Mtg.

FEB 03 2017

Agenda Item # 2A

SUBJECT: RAYMOND/TICEN WINERY USE PERMIT MODIFICATION

Dear Ms. Ayers:

I am writing to express support for the use permit modification proposed by our neighbor, Raymond Vineyards, at 849 Zinfandel Lane, and to now be accessed also from Highway 29 when they merge the current Raymond property with the Ticen Ranch parcel. The fact that the winery does not propose any wine production increase, any increase in the existing visitation, or any new structures means there will be no intensification of use beyond that currently associated with the winery. I believe that the new access from Highway 29 will improve traffic on Zinfandel Lane.

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Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,



ARTHUR HARTUNIAN  
NAPA VALLEY DISTILLERY

RECEIVED *me*

JAN 26 2017

Napa County Planning, Building  
& Environmental Services

January 18, 2017

Ms. Dana Ayers  
Planner III  
Dept. of Planning, Building & Environmental Management  
Napa County  
1195 Third Street, Suite 210  
Napa, CA 94559

Planning Commission Mtg.

FEB 03 2017

Agenda Item # 9A

SUBJECT: RAYMOND/TICEN WINERY USE PERMIT MODIFICATION

Dear Ms. Ayers:

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Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,



FEB 01 2017

Agenda Item # 9ARaymond Winery/Ticen Ranch, Major Modification to use permit # P15-00307-MOD

If my voice shakes I just want to tell you right now I feel like I'm on this scary rollercoaster ride up here looking out at you so I thank you for your patience....

Hello, I would like to introduce myself, My name is Kelleen Sullivan, my family has had vineyards in the Napa Valley for over 44 years and our family owns Sullivan Vineyards, a boutique winery in Rutherford directly south of Raymond and with their new acquisition of the Ticen home, they are now on the north west side of our property as well.

There is a beautiful expanse of vineyards and unspoiled unpaved Ag Lands, between Raymond and our property. And I believe, its what we all share in as we look out at the horizon, as we are driving, or out walking, and one of the reasons why people visit our special home, the Napa Valley.

since there is really no recourse if wineries are non compliant. I'm pleased Raymond is coming forth and taking action to become compliant, they are a good example for our community and I thank you for this

As I read through the many documents, the application and several letters Raymond sent out to me, several questions arose and I would like to ask for more clarification so I can make, a more informed decision on their application for their major modification to their use permit.

**List of Concerns**

1. I would like to understand, if there are any other wineries that have been given permission to have VISITATION HOURS UNTIL 11 PM? once Raymond receives a permit to stay open that late? How many more wineries will then ask to be able to stay open until 11 pm on a daily bases, How would you monitor something like this in the future? When there is no recourse for non compliance.
2. Another question that is not clear in the report is – Raymond to my understanding is not asking to hire more employees so

3. It is also my understanding, At this time, They are asking to become compliant for the extra 66 non permitted employees that work at Raymond now. I would like to know, How long have they had 66 unpermitted employees. Were these employees hired to fill the expansion ?? this is over a 300% increase in their permitted employees allowance.
4. Who will work the extra 6 hours a day if they are permitted to stay open until 11 pm? And If they expand and open another tasting room at the Ticen house how many more employees will they need to for their expansion plan at the Ticen House. Once compliant will they then turn their heads and hire more people like they have done in the past?
5. Another concern I have as a neighbor is a LONGSTANDING standing water issue that has never been managed well at Raymond. In the summer and through out the year there is standing water at the south end of Raymond's property which we have been trying to address with them for years. Is it not a fair argument to ask any winery to manage this problem better before giving them more privileges of expansions.

I as well would like to understand if,  
Raymond is asking for 5 acres of land to be converted from Ag Land to pavement. do we really know the long term environmental IMPACT OF this newly paved road will HAVE ON OUR surrounding vineyards?

6.

For me I would just like to understand the discrepancies of their asks and the reality of their expansion needs, have answers of how they will manage long standing issues they have had for years . Is it not a fair argument to ask why their application and their letters to the neighbors are different? I would like to understand that the commissioners are making an informed decision that will impact our community for year.

I would like to see Raymond become compliant before they are given more privileges of expansions.

Kelleen Sullivan

## Comments on

# Raymond – Ticen Winery

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## Planning Commission Hearing

February 1, 2017



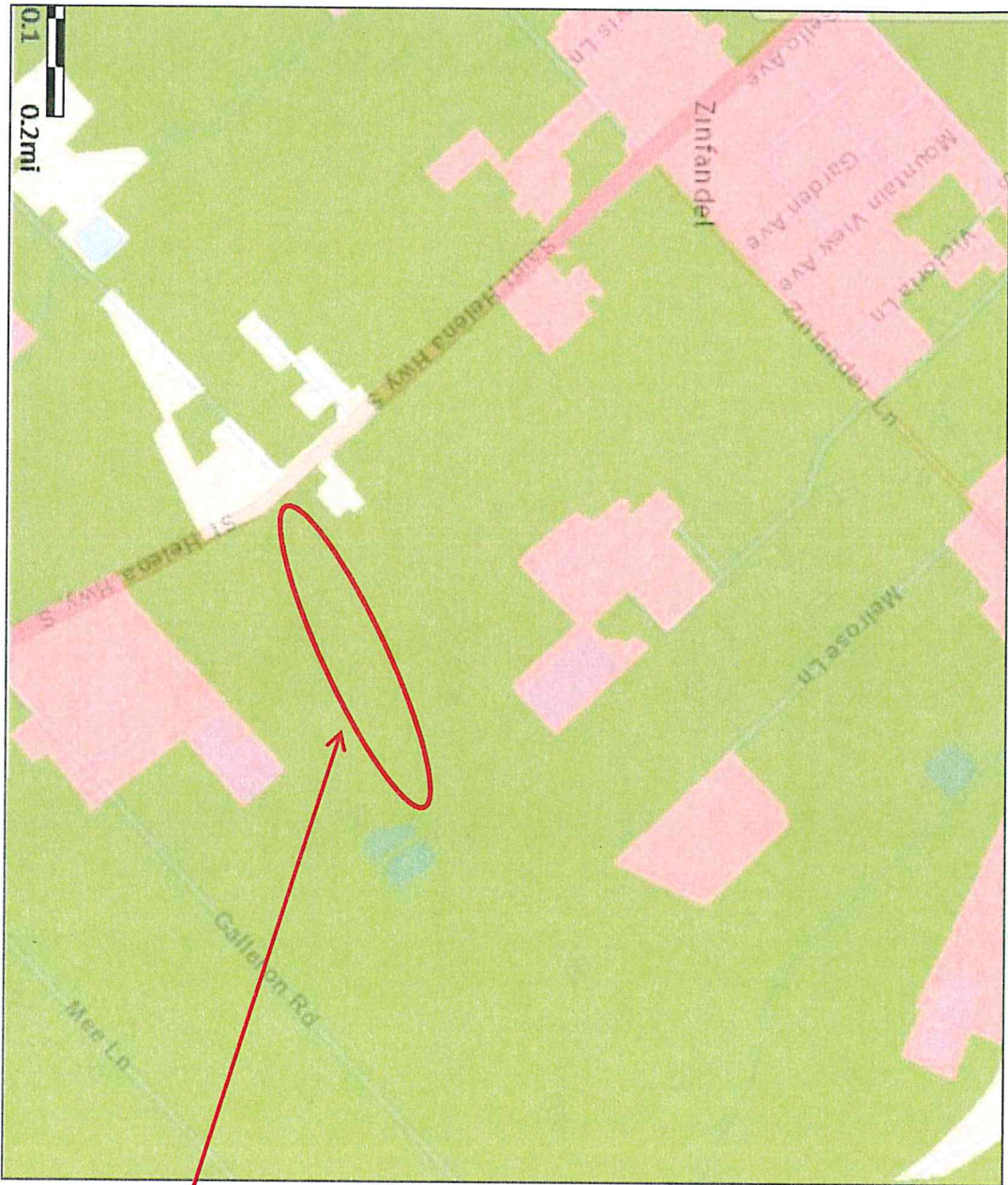


## New Winery Is Inconsistent with the WDO

- NCC § 18.08.020 (“An accessory use must be clearly incidental, related and subordinate to the main use, **reasonably compatible** . . . with the intent of the zoning district, and **cannot change the character** of the main use.”)
- “Changes character” of residential property in violation of WDO
- Staff report acknowledges Ticen Ranch component “would conflict with the allowed used of property’s zoning” if operated alone. *Agenda Report at 11.*

# New Access Road Is Inconsistent with County's General Plan

- Policy AG/LU-9: County shall evaluate projects, “to determine their potential for impacts on farmlands mapped by the State Farmland and . . . shall avoid converting farmland where feasible.”
- New access road permanently destroys mapped farmland
- Not necessary for agriculture; proposed only to facilitate hospitality services



**CIFL Farmland Type Legend**

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Grazing Land
- Farmland of Local Importance
- Farmland of Local Potential
- Other Land
- Confined Animal Agriculture
- Nonagricultural or Natural Vegetation
- Vacant or Disturbed Land
- Rural Residential Land
- Semi-agricultural and Rural Commercial Land
- Urban and Built-Up Land
- Water Area
- Irrigated Farmland
- Nonirrigated Farmland
- Out of Survey Area

Proposed road

New road off SR 29 would convert prime farmland

## Use of Wrong Baseline Skews Analysis

- “[U]sing hypothetical allowable conditions as the baseline results in ‘illusory’ comparisons that ‘can only mislead the public . . . and subvert full consideration of the actual environmental impacts.’” *CBE v. SCAQMD* (2010)
- County improperly assumes baseline of 400 visitors based on existing entitlements

# Use of Wrong Baseline Skews Analysis

TABLE 2  
EXISTING CONDITIONS TRIP GENERATION:  
RAYMOND VINEYARDS WINERY

<p><b>Typical Weekday Daily Traffic:</b> 80 visitors/2.6 per vehicle x 2 one-way trips</p>	<p><b>Typical Weekday Daily Traffic:</b> 80 visitors/2.6 per vehicle x 2 one-way trips 65 full time employees x 3.05 one-way trips 10 part time employees x 1.90 one-way trips</p>	<p>= 62 daily trips = 198 daily trips = 29 daily trips = 10 daily trips = 299 total daily trips</p>
<p><b>Typical Saturday Daily Traffic:</b> 180 visitors/2.8 per vehicle x 2 one-way trips</p>	<p><b>Typical Saturday Daily Traffic:</b> 180 visitors/2.8 per vehicle x 2 one-way trips 5 full time employee x 3.05 one-way trips 10 part time employees x 1.90 one-way trips</p>	<p>= 129 daily trips = 15 daily trips = 19 daily trips = 163 total daily trips</p>
<p><b>Typical Saturday Peak Hour Traffic:</b> 180 visitors/2.8 per vehicle x 2 one-way trips</p>	<p><b>Typical Saturday Peak Hour Traffic:</b> 180 visitors/2.8 per vehicle x 2 one-way trips 5 full time employee x 3.05 one-way trips 10 part time employees x 1.90 one-way trips</p>	<p>= 42 trips (16 in, 26 out)</p>
<p><b>Typical Saturday Daily Traffic:</b> 180 visitors/2.8 per vehicle x 2 one-way trips</p>	<p><b>Typical Saturday Daily Traffic:</b> 180 visitors/2.8 per vehicle x 2 one-way trips 65 full time employees x 3.05 one-way trips 10 part time employees x 1.90 one-way trips</p>	<p>= 129 daily trips = 61 daily trips = 38 daily trips = 10 daily trips = 11 daily trips = 249 total daily trips</p>
<p><b>Weekend (Saturday) Peak Hour Traffic During Crush:</b> Harvest Weekend Peak Hour Trips (220 persons x 2.5 trips/person)</p>	<p><b>Weekend (Saturday) Peak Hour Traffic During Crush:</b> Harvest Weekend Peak Hour Trips (220 persons x 2.5 trips/person)</p>	<p>= 55 trips (22 in, 33 out)</p>

*Production, visitor, and employee data provided by Raymond Winery personnel.  
Trip estimates for employee and visitor daily trips from Napa County, Conservation, Planning, & Development Department, "Use Permit Application Package", Napa County Winery Traffic Generation Characteristics, 2012.  
Peak hour volumes based on surveyed turning movement counts.  
\* Typical daily truck trips, based on provided winery data, equals 4.69 trucks.  
\* Prior on-haul, based on provided winery data, equals 15.24 tons per truck.*

- Actual visitors much lower than entitlement levels used for baseline

# Illegal Uses and Activities Included in Baseline

- Illegal activities currently on site that applicant is seeking to “legitimize:”
  - conversion of offices, production areas, and residential pool house to private tasting rooms
  - unpermitted construction of several outbuildings
  - nearly 4-fold increase in legal number of employees, from 26 to 90
- 15% increase in legal number of parking spaces, from 75 to 89

## Illegal Uses and Activities Included in Baseline

- MND counts all of this illegal usage in baseline, with one exception
- MND recognizes that traffic baseline should include only lawfully permitted existing employees: 26 permitted; 90 actual
- MND should use only legal existing activities as baseline for all other project impacts



# The Public Is Presented with Conflicting/Confusing Information

## Winery Production Facilities

- Use Permit Application – **existing 243,800 sq. ft.**; proposed 121,133 sq. ft.
- 2/1/2017 Board Agenda Letter – **existing 118,876 sq. ft.**; proposed 114,293 sq. ft.
- 125,000 sq. ft. difference in describing existing facilities
- Actual accessory to production ratio over 40%

# The Public Is Presented with Conflicting/Confusing Information

## Proposed Parking

- Project Statement – increase will be from **81 spaces to 162**
- Use Permit Application – increase will be from **80 spaces to 142**
- IS/MND – increase will be from **89 spaces to 150**
- County should independently verify all Applicant's assertions re existing and proposed uses