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Public Comments Received After
February 1, 2017

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FEB 02 2017 *AW*

Napa County Planning, Building
& Environmental Services

January 10th, 2017

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

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.

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,

*Nancy
Mannetti Shew*

DEPARTMENT OF TRANSPORTATION
DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
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FEB 6 - 2017

Napa County Planning, Building
& Environmental Services



*Serious Drought.
Help save water!*

February 6, 2017

SCH # 2016122031
GTS # 04-NAP-2016-00034
NAP-29- 26

Ms. Dana Ayers
Planning, Building and Environmental Services Department
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

Raymond Ticen Ranch Winery—Mitigated Negative Declaration (MND)

Dear Ms. Ayers:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Raymond Ticen Ranch Winery. Our comments are based on the MND, dated December 16, 2016. Additional comments have been submitted since our comment letter dated January 17, 2016 and are presented below, previous comments still apply.

Project Understanding

The project sponsor seeks 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. As requested, the application proposes operational changes that include:

- The addition of Ticen Ranch property, located at 1548 St. Helena Highway (SR 29), into Raymond Winery operations, with the conversion of the Ticen Ranch residence and barn to winery visitation and administration space;
- 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;
- Allowance for on-site consumption of wine in specified areas on the properties; and
- 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 (SR 29) and across the Ticen Ranch parcel, as well as construction of a vineyard viewing

platform, 61 new parking stalls between the two existing parcels (150 total between existing and new parking stalls), 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 proposed project includes construction of a left-turn lane on Zinfandel Lane at Wheeler Lane, and merger of the Raymond Winery and Ticen Ranch parcels into a single parcel should the requested major modification use permit be approved. No changes to the numbers of visitors or gallons of wine production are included with this request. Currently, the winery has approval for a total of 400 daily visitors per day. Ticen Ranch is located on St. Helena Highway (SR 29) at post-mile 26; Raymond winery is accessed via Zinfandel Lane 0.3 miles from SR 29.

Lead Agency

As the lead agency, Napa County is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This includes any required improvements to the STN or reductions in VMT. Required improvements should be completed prior to issuance of the Major Modification Use Permit. Since the Department will not issue an Encroachment Permit until our concerns are adequately addressed, we strongly recommend that the Napa County work with both the applicant and the Department to ensure that our concerns are resolved during the California Environmental Quality Act (CEQA) process, and in any case prior to submittal of a permit application. See the end of this letter for more information on the Encroachment Permit process.

Traffic Impact Report

When finalizing the Traffic Impact Report (TIR), please update for the following concerns:

- Are impacts on the east side of SR 29 at the project entrance south of Whitehall Lane expected in the near term prior to the completion of the widening and median turn lane on SR 29? Are these planned improvements on SR 29 scheduled to be completed prior to issuance of the Major Modification Use Permit? The August 26, 2016 TIR concludes that construction of the proposed improvements would mitigate potential impacts.
- According to our Caltrans District 4 traffic volume database the traffic volumes used in the study conducted by Crane Transportation underestimates the NB and SB volumes passing Zinfandel Lane. See the table below for a comparison of traffic counts taken adjacent to the project location. Are the conclusions reached by Crane Transportation in the August TIR valid based on the higher through volumes recorded at Zinfandel Lane? If so please clarify, if not please update the conclusions/recommendations.

Ms. Ayers, Napa County
February 6, 2017
Page 3

	NB (T)			SB (T)		
	Fri AM	Fri PM	Sat PM	Fri AM	Fri PM	Sat PM
8/15 Crane T. G. Study	684	696	738	510	869	946
4/14 D4 Vol PM 28.75 (Adams)	756	915	644	1140	1244	817

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Jannette Ramirez at 510-286-5535 or jannette.ramirez@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse

January 10th, 2017

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Sincerely,



Kristen Palmer
Bruce Winters