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Agenda Date: 11/5/2014  
Agenda Placement: 8A  
Continued From: July 16, 2014

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** John McDowell for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** John McDowell, Deputy Planning Director - 299-1354  
**SUBJECT:** Raymond Winery Use Permit Modification # P11-00156

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### **RECOMMENDATION**

#### **RAYMOND VINEYARDS AND CELLAR / RAYMOND VINEYARDS WINERY USE PERMIT MAJOR MODIFICATION APPLICATION NO. P11-00156**

**CEQA Status:** Mitigated Negative Declaration Prepared. According to the proposed Mitigated Negative Declaration, the project would have potentially significant effects on Hydrology/Water Quality and Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

**Request:** Approval of Use Permit Major Modification #P11-00156 requesting the following changes to the existing Raymond Vineyard Winery Use Permit, File No. U-89-46: ~~1) Increase daily tours and tastings from 400 to 500 visitors (400 public and 100 by appointment only visitors);~~ 2) Adoption of a revised marketing plan to allow 50 total events, not to exceed 8 events per month: (a) 2 events per year for up to 500-people; (b) 4 events per year for up to 250-people; (c) 6 events per year for up to 150-people; (d) 12 events per year for up to 100-people; (e) 26 events per year for up to 50-people; and (e) One weekend per month in May through October to not include an event exceeding 100 persons; 3) No change in annual wine production of 750,000 gallons per year (averaged over 3 years not to exceed 900,000 gals in any one year); 4) Expansion of the domestic wastewater treatment system; 5) Construction of 50 additional parking spaces for a total of 130 parking spaces; 6) Inclusion of food pairing as part of wine tastings and tours; 7) Construction and use of an outdoor demonstration kitchen as part of the tours and tastings experience; 8) Construction of a left-hand turn lane on Zinfandel Lane; 9) Recognition and remodeling of an existing 855 sq. ft. pool house used for private tastings; 10) Construction of a vineyard viewing platform; 11) Increase daily tours and tastings hours of operation from 10 am to 4 pm to 10 am to 6:30 pm; 12) Increase wine production hours of operation from 6 am to 6 pm to 6 am to 11 pm; 13) Increase the number of employees by 66 from 24 to 90; 14) Interior modifications, including the conversion of 10,670 sq. ft. of production space to accessory space, including relocating an entitled commercial kitchen from building "C" to building "A"; 15) Modify the existing conditions of approval to allow for outdoor events; 16) Conversion of the existing residential swimming pool to landscaping; 17) Recognition of an existing dog run and structures for use by visitor's pets; 18) Allowance of outdoor consumption of wine produced and purchased on-site within the outdoor visitation area between Building

A and the existing residence, consistent with AB 2004 (Evans), and 19) Display of public art within one-acre of landscape. The project is located on a 60.72 acre lot located on the south side of Zinfandel Lane approximately 0.3 miles east of its intersection SR 29, within Agricultural Preserve (AP) zoning district. (Assessor's Parcel Number 030-270-013 &-031). 849 Zinfandel Lane, St. Helena, California, 94574

**Staff Recommendation:** Continue the item to the December 17, 2014 regular Commission meeting.

**Staff Contact:** John McDowell, Deputy Planning Director, (707) 299-1354 or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

**CONTINUED FROM JULY 16, 2014 and AUGUST 20, 2014 MEETINGS**

**TO BE CONTINUED TO DECEMBER 17, 2014**

### **EXECUTIVE SUMMARY**

#### **Proposed Actions:**

That the Planning Commission: 1. That the Planning Commission continue the item to the regular Planning Commission hearing of December 17, 2014.

#### **Discussion:**

On July 16, 2014, the Planning Commission conducted a public hearing to consider a revised proposal for the Raymond Winery Use Permit Major Modification P11-00156, which was originally heard by the Commission in June, 2012. Prior to the hearing, comments were received on the project as well as the adequacy of the proposed Mitigated Negative Declaration ("MND"). During the hearing there were several hours of testimony presented by staff, the applicant's representatives, and interested parties. At the conclusion of the day's proceedings, the applicant expressed an intent to further revise the project by eliminating the request for an additional 100 daily by appointment visitors. The Planning Commission voted to continue the item to August 20, 2014 to provide staff time to evaluate and respond to the comments received on the adequacy of the proposed MND.

On August 20, 2014, the Planning Commission resumed the public hearing and received testimony and evidence from the applicant, staff and interested parties. At the conclusion of the day's proceedings, the Commission voted to continue the item to November 5, 2014 to allow time for the applicant and neighbor to work on addressing their difference, and to allow staff to respond to comments on the supporting environmental document. Since the hearing, Staff has been pursuing a peer review of the project traffic study. Arrangements have been made for Fehr and Peers to conduct an independent evaluation, however that evaluation has not been completed. Therefore, it is recommended that the item be continued to December 17, 2014.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

Mitigated Negative Declaration prepared. According to the proposed Mitigated Negative Declaration, the project would have potentially significant effects on Hydrology and Water Quality and Transportation/Traffic unless mitigation measure are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**BACKGROUND AND DISCUSSION**

None

**SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell