



A Tradition of Stewardship
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Agenda Date: 6/20/2012
Agenda Placement: 9A
Continued From: June 6, 2012

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Kirsty Shelton, Planner - 707 253 4417
SUBJECT: Raymond Winery Use Permit Modification # P11-00156

RECOMMENDATION

SET MATTER - 11:00 AM

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 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 a Use Permit Modification #P11-00156 requesting approval of the following: 1) Increase visitation from 400 to 500 total visitors (400 public and 100 by-appointment only); 2) Increase production from 750,000 gallons per year to 1.5 million gallons per year; 3) Adoption of a marketing plan to allow 50 total events, not to exceed eight 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; and (e) 26 events per year for up to 50-people; 4) Improve the existing wastewater treatment ponds and enlarge the spray fields; 5) Expand the domestic wastewater treatment; 6) Construction of 50 additional parking spaces for a total of 130 parking spaces; 7) Inclusion of food and wine pairing as part of tours and tasting; 8) Construction of a left-hand turn lane on Zinfandel Lane; 9) Construction of 210 sq. ft. outdoor restrooms;10) Remodel the existing 855 sq. ft. pool house to be converted to private tasting;11) Remodel the existing 4,070 sq. ft. residence to be converted to partially 2,764 sq. ft. of private tasting and a 1,338 sq. ft. residence; 12) Construction of a vineyard viewing platform; 13) Increase the tours and tastings hours of operation from 10 am to 4 pm to 10 am to 6:30 pm;14) Increase the production hours of operation from 6 am to 6 pm to 6 am to 10 pm 30 weekdays in a calendar year;15) Increase the number of employees by 66 from 24 to 90;16) Construction of 17,400sq. ft. of production space and interior modifications, including the conversion of 10,670 sq. ft. of production space to accessory space, including a commercial kitchen;17) Modify the existing conditions of approval to allow for outdoor events;18) Conversion of the existing swimming pool to landscape, 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 the Agricultural Preserve (AP) zoning district. (Assessor's Parcel No's 030-270-013 &-031). 849 Zinfandel Lane, St. Helena, California, 94574.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve Use Permit Modification P11-00156 as conditioned.

Contact: Kirsty Shelton, (707) 299-1377, Kirsty.Shelton@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission: **1.** Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program based on Findings 1-6 of Exhibit B; and **2.** Approve Use Permit Modification #P11-00156 based on Findings 7-11 of Exhibit B and subject to the recommended Conditions of Approval in Exhibit C.

Discussion:

The application requests approval of a production capacity increase to 1.5 million gallons per year, increase of 100 visitors for tours and tasting by-appointment, adoption of a marketing plan for 50-annual events per year, conversion of existing square footage to accessory uses such as private tastings, construction of approximately 17,000 square feet of production space, and additional project details specific to the abbreviated proposal.

Staff recommends approval of a phased production increase as conditioned and a reduced amount of special events per year as detailed in the attached Background Exhibit A and the Conditions of Approval Exhibit C.

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 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

Please refer to the attached Exhibit A.

SUPPORTING DOCUMENTS

- A . Exhibit A - Background
- B . Exhibit B - Findings
- C . Exhibit C - Conditions of Approval
- D . Department Conditions
- E . Negative Declaration
- F . Marketing Plans with approved large event comparison
- G . Revised letter of intent and submittal application
- H . Traffic Study
- I . Public Comments
- J . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina