



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 7/18/2012
Agenda Placement: 8A
Continued From: June 6, 2012

Napa County Planning Commission Board Agenda Letter

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

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 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: Drop the item from the agenda for renoticing at a future date to address concerns raised on June 20, 2012.

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

(THIS ITEM WILL BE DROPPED FROM THIS AGENDA AND RE-NOTICED FOR A FUTURE DATE.)

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Remove this item from the agenda and direct staff to re-notice this project at a future date.

Discussion: On June 20, 2012, the Planning Commission received the staff report, heard a presentation from the Applicant team, and heard and considered all public testimony including verbal and written comments. The Commission directed Staff and the Applicant to work together to address all of the concerns raised, and then continued the item to the next regularly scheduled Commission meeting to be held on July 18th.

Staff and the Applicant continue to work on responses, and recommend that the Commission remove this item from the agenda and direct staff to re-notice it at a future date. Because the item will not be continued to a certain date, a new public hearing notice will be required when that date is set. All neighboring properties within the 300-foot radius along with any member of the public that commented on this project will receive notice of the new public hearing date once it has been scheduled.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina