

NAPA COUNTY BOARD OF SUPERVISORS

NOTICE OF APPEAL HEARING

NOTICE IS HEREBY GIVEN that on June 20, 2017 at 10:00 a.m., a Public Hearing will be conducted by the Napa County Board of Supervisors in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, regarding the appeals identified below. (Appellants, Applicant and Staff request a continuance to August 15, 2017 at 9:35 a.m.)

Consideration and possible action regarding an appeal filed by Beckstoffer Vineyards, Frank Leeds, and Kelleen Sullivan (together Appellants) to a decision made by the Napa County Planning Commission (Planning Commission) on March 15, 2017 to approve the Raymond-Ticen Ranch Winery Use Permit Major Modification No. P15-00307-MOD filed by Tom Blackwood.

The Raymond-Ticen Ranch Winery Project allows: 1) addition of the Ticen Ranch property, located at 1584 St. Helena Highway, into Raymond Winery operations, with conversion of the Ticen Ranch residence and barn into winery visitation and administration space; 2) 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; 3) allowance for on-site consumption of wine in specified areas on the properties; and 4) 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 and across the Ticen Ranch parcel, as well as construction of a vineyard viewing platform, 61 new parking stalls between the two existing parcels, improvements to the existing sanitary wastewater treatment system, and installation of a new, 30,000-gallon tank for storage of water for fire suppression purposes. The project also legitimized 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 properties at 849 Zinfandel Lane and 1584 St. Helena Highway St. Helena, CA (Assessor's Parcel Nos. 030-270-013 and 030-270-012, respectively).

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP). According to the MND, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures related to potential impacts to Biological Resources and Tribal Cultural Resources. This proposed project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

All interested persons are invited to attend. The Board, following close of the hearing, may either confirm, reverse, or modify the decisions being appealed, or remand the matter to the Napa County Planning Commission for further consideration, additional findings or other appropriate action consistent with the decisions of the Board.

Copies of all documents, which relate to the above-described appeals, may be examined at the Clerk of the Board of Supervisors Office, 1195 Third Street, Suite 310, Napa, California.

IF YOU CHALLENGE THIS PROCEEDING IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE APPEAL HEARING BY THE BOARD OF SUPERVISORS.