



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/20/2019

Agenda Placement: 7A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Emily Hedge, Planner III - 259-8226

SUBJECT: P16-00021 Kenefick Winery Use Permit

RECOMMENDATION

THOMAS KENEFICK / KENEFICK RANCH WINERY / USE PERMIT # P16-00021

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for biological resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Use Permit for a new 20,000 gallon per year winery to allow the following: a) Construct a 3,840 square foot two-story winery structure with a 900 square foot covered crush pad. The first floor would include a fermentation and storage room, tasting room, and restroom, with an office and lab on the second floor. The winery building will replace an existing agricultural storage building; b) Maximum annual permitted maximum production of 20,000 gallons; c) Hours of operation seven days a week: 7:00 AM to 5:00 PM (production hours, except during harvest) and 10:00 AM to 5:00 PM (visitation hours); d) Employment of: four employees (three full time and one part time) non harvest; e) Tours and tastings by appointment only for 12 visitors per day; weekly maximum of 84 visitors; f) Annual marketing plan – 10 events (maximum of 30 guests per event) and one event (maximum of 50 persons), catered food may be served at events; g) Construction of six parking spaces; h) Connect the winery to the existing septic system; i) Utilize an existing well; j) Improvement of the existing on site driveway (widening to 20 feet) to meet County Road and Street Standards; and k) Installation of one 20,000 gallon water storage tank. The project is located on an approximately 44-acre site at the end of Pickett Road in Calistoga with a split zoning district of Agricultural Watershed (AW) and Agricultural Preserve (AP). 2200 Pickett Road, Calistoga, CA 94515. APN: 020-340-007.

Staff Recommendation: Continue the item to the regular Planning Commission Meeting of March 6, 2019.

Staff Contact: Emily Hedge, Planner III; phone 707-259-8226; Emily.Hedge@countyofnapa.org

Applicant Contact: Thomas Kenefick, 2200 Pickett Road, Calistoga, CA 94515; phone 707-952-6159; or email tom@kenefickranch.com

Representative Contact: Lester Hardy; P.O. Box 667 St. Helena, CA 94574; phone 707-967-9610; or email lester@lfhardy.com

TO BE CONTINUED TO MARCH 6, 2019, REGULAR PLANNING COMMISSION MEETING

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission continue the item to the regular meeting of March 6, 2019.

Discussion:

The applicant is requesting approval of a Use Permit to establish a new 20,000 gallon per year winery to be conducted within a 4,740 square foot facility with daily visitation for up to 12 visitors by appointment only and an annual marketing plan of 10 events (maximum of 30 guests per event) and one event (maximum of 50 persons). The winery would be open daily 7 am to 5 pm (production) with visitation allowable between 10 am to 5 pm (visitation) with a maximum of four employees. A 30-day public hearing notice was sent out for the project on January 17, 2019.

After reviewing the item scheduled for this meeting date and the potential length of discussion, the applicant requested that the item be continued to Planning Commission's regular meeting of March 6, 2019. Staff concurred and determined that the meeting agenda for March 6th can accommodate this additional item, and therefore, staff has no objections to the applicant's request for continuance.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

A . Applicant's Request for Continuance

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina