



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 6/3/2015  
Agenda Placement: 8A  
Continued From: 5/20/15

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** SHAVETA SHARMA, PLANNER III - 707-299-1358  
**SUBJECT:** Markham Vineyards Use Permit Major Modification P14-00100

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### **RECOMMENDATION**

#### **MARKHAM VINEYARDS-DAVID W. FLANARY- USE PERMIT MAJOR MODIFICATION NO. P14-00100-MOD**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the project would not have any potentially significant environmental impacts. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval to modify previous project approvals (Use Permit #U-157879, Use Permit #U-28889, Use Permit #U-89-33, and Use Permit #96075-MOD) for an existing Winery to allow the following: 1) Increase production from 300,000 gallons per year up to 429,000 gallons per year. No expansion or increase in floor area, visitation, number of employees, parking spaces, or marketing is proposed. The project is located on an 9.97 acre site at 2812 St. Helena Highway, St. Helena, approximately 300 feet north of its intersection with Deer Park Road, within the Agriculture Preserve (AP) zoning district, designated Assessor's Parcel Number: 022-200-008.

**Staff Recommendation:** Continue the item to the next regular Planning Commission Meeting of June 17, 2015.

**Staff Contact:** Shaveta Sharma, (707) 299-1358 or [shaveta.sharma@countyofnapa.org](mailto:shaveta.sharma@countyofnapa.org)

**Applicant Contact:** Jeff Redding, 2423 Renfrew Street, Napa, CA 94558; (707) 255-7375

**CONTINUED FROM THE MAY 20, 2015 REGULAR MEETING:**

**REQUEST TO BE CONTINUED TO THE REGULAR MEETING OF JUNE 17, 2015:**

### **EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission:

1. Continue the item to the June 17, 2015 regular Planning Commission Meeting.

**Discussion:**

A public hearing was held on May 20, 2015 on this item. Based upon public testimony from the Applicant regarding staff's recommendation, the Planning Commission directed staff to work with the applicant to clarify the CEQA analysis with regards to visitation/marketing event numbers requested by the Applicant, and continued this project to May 20, 2015. Staff is requesting that the Planning Commission continue this item to the next regular meeting of June 17, 2015 to allow staff additional time to work with the applicant in addressing details of their request and to formulate a final recommendation for Commission consideration.

**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