



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 7/16/2014

Agenda Placement: 8A

## 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:** KELLY FLEMING WINERY- USE PERMIT MAJOR MODIFICATION NO. P13-00350

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### **RECOMMENDATION**

#### **KELLY FLEMING WINERY- USE PERMIT MAJOR MODIFICATION NO. P13-00350**

**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 of a Use Permit Major Modification to Use Permit P05-0441 for: 1) Increase production from 12,000 gallons per year up to 20,000 gallons per year; 2) Increase daily visitation from eight visitors to 24 visitors maximum and 144 visitors per week maximum; 3) Addition of 48 win/food events with a maximum of 24 guests; 4) Addition of four Marketing events with a maximum of 75 guests; 5) Increase in number of employees from three full-time and two part-time to ten or fewer; and 6) Expansion of the on-site septic system. No physical improvements to the winery are proposed. The project is located on an 83.14 acre site at 2343 Pickett Road, Calistoga, approximately 0.83 mile east of Silverado Trail, designated Assessor's Parcel Number: 018-050-067.

**Staff Recommendation:** Continue the item to a date uncertain without additional testimony.

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

**Applicant Contact:** Donna Oldford, (707) 963-5832 or [dboldford@aol.com](mailto:dboldford@aol.com)

**TO BE DROPPED FROM THE AGENDA FOR FUTURE RENOTICING**

### **EXECUTIVE SUMMARY**

**Proposed Actions:**

That the Planning Commission:

1. Continue the public hearing to a date uncertain without additional testimony.

**Discussion:**

The applicant requests continuance of a Use Permit Major Modification for the following: 1) Increase production from 12,000 gallons per year up to 20,000 gallons per year; 2) Increase daily visitation from eight visitors to 24 visitors maximum and 144 visitors per week maximum; 3) Addition of 48 win/food events with a maximum of 24 guests; 4) Addition of four Marketing events with a maximum of 75 guests; 5) Increase in number of employees from three full-time and two part-time to ten or fewer; and 6) Expansion of the on-site septic system. No physical improvements to the winery are proposed.

Staff received some information after posting of the public hearing notice that will require additional environmental analysis. Therefore, the applicant and staff are recommending the item be continued to a date uncertain to update the environmental document for this project and completion of our analysis on this project proposal.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT****BACKGROUND AND DISCUSSION****SUPPORTING DOCUMENTS**

A . Applicant's Continuance Request

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina