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Planning, Building & Environmental Services

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David Morrison
Director

NEW PROJECT SUBMITTAL COURTESY NOTICE

DATE: July 30, 2019

SUBJECT: P18-00447; The Vineyardist Winery Major Modification
263 Petrified Forest Road, Calistoga; APN 020-430-006

On December 21, 2018, the Napa County Planning Division received a request for a Major Modification. Clarifications to the project description were received on June 20, 2019. The property is located at 263 Petrified Forest Road, Calistoga and is zoned Agricultural Watershed (AW).

The changes requested with this Major Modification include the following: increase daily tours and tastings to 50 visitors per day and increase weekly tours and tastings to a maximum of 210 visitors per week; add one annual event for 100 guests; increase the number of employees to five (5) full-time; and upgrade the existing wastewater disposal system to accommodate the operational increases. The property for which the project is proposed is owned by Dirk Fulton and Becky Kukkola. The project representative is Thomas Carey, who can be reached at (707) 479-2856 or tcarey.law@gmail.com.

The Planning Division has commenced review and processing of the application referenced above. During that time, County Staff will work with the applicant on documenting and analyzing the project's potential to result in environmental impacts, as well as evaluating the project for consistency with the County General Plan, Zoning Code, and applicable ordinances. Once County Staff has completed review the proposal will be scheduled for a public hearing before the Planning Commission. If you have received this courtesy notice by direct mail from County Staff, you will be included in the mailing of the formal notice of public hearing to consider this application.

Additional information about this proposed Major Modification is available for review at the Planning, Building and Environmental Services Department located on the second floor of the County Administration Building, 1195 Third Street, Napa. Information can also be viewed online at the Planning Division's current projects webpage: <https://ca-napacounty.civicplus.com/591/Current-Projects>.

If you have any questions regarding the application or the process, please contact Emily Hedge, by telephone at (707) 259-8226 or by e-mail at emily.hedge@countyofnapa.org.