

Napa County

1195 THIRD STREET
THIRD FLOOR
NAPA, CA 94559



Agenda

Wednesday, October 20, 2021

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

Planning Commission

*Chair Andrew Mazzotti, District 4
Commissioner Joelle Gallager, District 1
Commissioner Dave Whitmer, District 2
Commissioner Anne Cottrell, District 3
Commissioner Megan Dameron, District 5*

*Secretary-Director David Morrison
Commission Counsel Laura Anderson
Commission Clerk Lashun Fuller*

HOW TO WATCH OR LISTEN TO THE NAPA COUNTY PLANNING COMMISSION MEETING:

To participate in the Napa County Planning Commission meeting, the public are invited to observe and address the Commission telephonically or electronically. Instructions for public participation are below:

The Napa County Planning Commission will continue to meet pursuant to the adopted calendar located at the following link: <https://www.countyofnapa.org/DocumentCenter/View/20131>

****IN-PERSON ATTENDANCE AT THE NAPA COUNTY PLANNING COMMISSION MEETINGS ARE LIMITED AND FACE MASKS MUST BE WORN AT ALL TIMES WHILE IN THE BOARD CHAMBERS****

PLEASE SEE INSTRUCTIONS BELOW FOR VIRTUAL/TELEPHONIC ATTENDANCE.**Via Email**

Send your comment to the following email address: PC@countyofnapa.org. Please provide your name and indicate the agenda item upon which you are commenting. Emails received will not be read aloud but will still become part of the public record.

Online

1. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/99141906645>. Make sure the browser is up-to-date.
2. Enter an email address and following naming convention:
Item #, First Name Last Name (Ex: 7A John Smith)
3. When the Chair calls for the item on which you wish to speak, click “raise hand.” Mute all other audio before speaking to avoid feedback.
4. When called, please limit your remarks to three minutes. After the comment, your microphone will be muted.

By Phone

1. Call the Zoom phone number and enter the webinar ID: 1-669-900-6833 Enter Meeting ID 991 4190 6645
2. When the Chair calls for the item on which you wish to speak, press *9 to raise a hand. **Please note that phone numbers in their entirety will be visible online while speakers are speaking.**
3. The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and AB 361. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to PlanningCommissionClerk@Countyofnapa.org.

1. **CALL TO ORDER; ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **CITIZEN COMMENTS AND RECOMMENDATIONS**
4. **APPROVAL OF MINUTES**

The Clerk of the Commission request approval of Minutes for the meeting held on:

[21-1082](#)

September 15, 2021 (All Commissioners present)

5. **AGENDA REVIEW**
6. **DISCLOSURES**
7. **PUBLIC HEARING ITEMS**

PICKETT ROAD WINE COMPANY / PICKETT ROAD WINE
COMPANY / USE PERMIT MAJOR MODIFICATION NO.
P19-00172-MOD

[21-991](#)

CEQA Status: Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. 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 Major Modification to an existing 12,000 gallon per year winery to allow the following:

A. Components Necessary to Remedy Existing Violations: (1) Recognition of six (6) full-time on-site employees. The winery has approval for three (3) full-time on-site and two (2) part-time on-site employees.

B. Expansion Beyond Existing Entitlements (as revised by the Planning Commission): (1) Increase employment of part-time employees from two (2) to four (4) part-time on-site employees; (2) Increase tours and tastings by appointment only from the existing eight (8) visitors per day and 60 visitors per week maximum to 10 visitors per day and 60 visitors per week maximum. No change to existing approved tours and tastings hours of 10:00 a.m. and 4:00 p.m.; (3) Construction of a crush pad canopy to cover an existing 1,000 square foot uncovered crush pad; (4) Conversion of the existing cave from a Type I to a Type III and approval of Tours and Tastings within 1,654 square feet of the converted cave; (5) Width expansion for sections of the private roadway/project driveway in order to bring them into compliance with the current Napa County Road and Street Standards; and (6) Expansion of the winery's Domestic Wastewater Treatment and Dispersal System. The project is located on an approximately 83.14 acre site within the AW(Agricultural Watershed) zoning district with a General Plan land use designation of AR (Agricultural Resources) and AWOS (Agriculture, Watershed, and Open Space) at 2339 Pickett Road, Calistoga, CA 94515; APN: 018-050-067.

Staff Recommendation: Adopt the Negative Declaration and approve the Use Permit Major Modification, as conditioned.

Staff Contact: Trevor Hawkes, Planner III, (707) 253-4388,
trevor.hawkes@countyofnapa.org

Applicant Contact: Kelly Fleming, Pickett Road Wine Company, (707)

942-6849, kelly@kellyflemingwines.com

Applicant Representative Contact: Jon Webb, Albion Surveys, Inc., (707)
963-1217, jwebb@albionsurveys.com

CONTINUED FROM THE SEPTEMBER 15, 2021, COMMISSION
MEETING

Attachments: [Recommended Findings](#)
[Recommended Conditions of Approval \(tracked changes\) and Final](#)
[Agency Approval Memos](#)
[Conditions of Approval \(clean\)](#)
[Summary of Changes](#)

8. ADMINISTRATIVE ITEMS

Receive an informational presentation on building and fire codes
applicable to winery caves. No action is required.

[21-1065](#)

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE (DATE) REGULAR MEETING
- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

10. COMMISSIONER COMMENTS/COMMITTEE REPORTS

11. PROJECTS REQUIRING COMMISSION FOLLOW-UP REVIEW

Refer to "PBES Current Projects" Web Page <https://www.countyofnapa.org/591/Current-Projects>

12. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 10/14/2021 BY 1:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Lashun Fuller (By e-signature)

LASHUN FULLER, Clerk of the Commission