

AGENDA

NAPA COUNTY PLANNING COMMISSION

1195 Third Street, Ste. 305
Napa, Ca. 94558



A Tradition of Stewardship
A Commitment to Service

Wednesday September 15, 2021

9:00 AM

COMMISSION MEMBERS

<i>VICE CHAIR</i> Megan Dameron District # 5	<i>COMMISSIONER</i> Anne Cottrell District # 3	<i>CHAIR</i> Andrew Mazotti District # 4	<i>COMMISSIONER</i> Joelle Gallagher District # 1	<i>COMMISSIONER</i> Dave Whitmer District # 2
<i>COMMISSION COUNSEL</i> Laura Anderson		<i>SECRETARY-DIRECTOR</i> David Morrison		<i>COMMISSION CLERK</i> 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 [2021 Calendar](#).

IN-PERSON ATTENDANCE AT THE PLANNING COMMISSION MEETINGS ARE LIMITED IN-PERSON ATTENDEES MUST WEAR A FACE MASK COVERING THE NOSE AND MOUTH INSIDE THE BOARD CHAMBERS AT ALL TIMES.

PLEASE SEE INSTRUCTIONS BELOW FOR VIRTUAL / TELEPHONIC ATTENDANCE.

The Napa County Planning Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered below:

- | Watch on your TV - Napa Valley TV Channel 28.
- | Listen on your cell phone - via Zoom at 1-669-900-6833 Enter Meeting ID 991-4190-6645 once you have joined the meeting.
- | Watch via the Internet - view the Live Stream via Zoom by <https://www.zoom.us/join>, then enter Meeting ID 991-4190-6645.
- | Via Granicus by http://napa.granicus.com/ViewPublisher.php?view_id=21

You may submit public comment on any item that appears on the agenda, or general public comment for any item or issue that does not appear on the agenda, as follows:

1. 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.

2. 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.

3. 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. When called, please state the item in which you are calling for followed by your name.
4. Please limit your remarks to three minutes. After the comment has been given, your phone will be muted.

If you are unable to utilize the above methods, please call the Planning Commission Public Comment Line at: 707-299-1776. Please provide your name and the agenda item on which you are commenting. Your call will be placed on hold and heard by the Commission in the order received.

The above-identified measures exceed all legal requirements for participation and public comment, including those imposed by the Ralph M. Brown Act and Executive Order N-08-21. If you have any questions, contact us via telephone at (707)-253-4417 or send an email to planningcommissionclerk@countyofnapa.org.

APPEAL PROCEDURE

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 305 in Napa. If you have any question concerning the appeals procedure, please call

(707) 253-4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

Agenda available on line at: www.countyofnapa.org

1. CALL TO ORDER / ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS AND RECOMMENDATIONS

The Commission invites Citizen comments and recommendations concerning current issues and future prospects of a planning nature which are within the jurisdiction of the Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. APPROVAL OF MINUTES

The Clerk of the Commission request approval of Minutes for the meeting held on:
August 18, 2021 (All Commissioners Present)

5. AGENDA REVIEW

6. DISCLOSURES

7. PUBLIC HEARING ITEMS

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

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 from Applicant's original request):** (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 24 visitors per day and 120 visitors per week maximum. No change to existing approved tours and tastings hours of 10:00 a.m. and 4:00 p.m. The proposed modifications to tours and tasting would increase the total number of visitors from 3,120 to 6,240 for a net increase in 3,120 visitors a year; (3) Modification of the existing Marketing Program consisting of six (6) events per year, including four (4) events with a maximum attendance of 60 visitors between the hours of 10:00 a.m. and 10:00 p.m. and two (2) events with a maximum attendance of 125 visitors between the hours of 10:00 a.m. and 10:00 p.m.) to allow the following: one (1) event per year with a maximum attendance of 125 visitors between the hours of 10:00 a.m. and 10:00 p.m., ~~two (2)~~ two (2) events per year with a maximum attendance of 60 visitors between the hours of 10:00 a.m. and 10:00 p.m., three (3) events per year with a maximum attendance of 60 visitors between the hours of 10:00 a.m. and 4:00 p.m., ~~eight (8)~~ eight (8) events per year with a maximum attendance of 24 visitors between the hours of 10:00 a.m. and 4:00 p.m., ~~and three (3)~~ one (1) wine release events per year with a maximum of 50 visitors between the hours of 10:00 a.m. and 10:00 p.m.; and two (2) wine release events per year with a maximum of 50 visitors between the hours of 10:00 a.m. and 4:00 p.m.; (4) Construction of a crush pad canopy to cover an existing 1,000 square foot uncovered crush pad; (5) 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; (6) 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 (7) 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 JUNE 2, 2021, COMMISSION MEETING

B. NEW VAVIN, INC / EHLERS ESTATE WINERY/ USE PERMIT MAJOR MODIFICATION # P19-00146

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. Mitigation measures are proposed for the following area: Transportation. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a Use Permit Major Modification to an existing 25,000 gallon per year winery to allow the following: **A. Components Necessary to Remedy Existing Violations:** (1) Recognition of an existing annual production capacity of 29,000 gallons. Currently authorized for an annual production

capacity of 25,000 gallons; (2) Recognition of daily tastings of 90 persons per day, 630 visitors maximum per week by appointment. Currently authorized for 11 visitors maximum per week; (3) Recognition of an existing marketing program of: a) one event per year with up to 300 guests; b) two events per year with up to 100 guests; c) one event per year with up to 70 guests; and d) 10 events per year with up to 20 guests. (770 total guests for existing marketing program). Currently authorized for three events per year with up to 75 guests and eight events per year with up to 35 guests (505 total guests for approved marketing program); and (4) Recognition of 12 full-time employees and two part-time employees. Currently authorized for eight full-time employees. **B. Expansion Beyond Existing Entitlements:** (1) Increase in maximum annual permitted wine production from 29,000 to 35,000 gallons (existing conditions to be recognized via the County's Code Compliance program); (2) Increase existing daily tastings from 90 persons per day, 630 visitors maximum per week (existing conditions to be recognized via the County's Code Compliance program) to 100 persons per day, 700 visitors maximum per week. All visitation would be by appointment only; (3) Modification of an existing Marketing Program to increase events from 14 events per year (770 guests) (existing conditions to be recognized via the County's Code Compliance program) to 14 events per year (800 guests) as follows: (a) One annual event for up to 300 guests; (b) Three annual events for up to 100 guests; and (c) 10 annual events for up to 20 guests. (4) On-premises consumption of wines produced on site in the olive grove adjacent to the winery building in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5; (5) Change the winery's tasting room hours of operation from 9:30 AM to 3:30 PM to 9:30 AM to 5:00 PM (Seven days a week); (6) Relocate the existing parking area and construct a new parking area with 22 parking spaces which would require the removal of approximately 0.3 acres of existing vineyards; (7) Increase the number of employees from 12 full-time employees and two part-time employees (existing conditions to be recognized via the County's Code Compliance program) to 14 full-time employees, four part-time employees and two harvest season employees; (8) Re-configure the existing on-site circulation pattern; (9) Installation of a 100,000 gallon water irrigation storage tank; (10) Upgrade the existing wastewater system consistent with County and Regional Water Quality Control Board standards; and (11) Creation of a right-turn pocket via striping on the Ehlers Lane approach to State Highway 29. The project is located on an approximately 13.83 acre site within the AP (Agricultural Preserve) zoning district with a General Plan land use designation of AR (Agricultural Resources) at 3200 Ehlers Lane, Saint Helena, CA; APN: 022-100-029.

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

Staff Contact: Jason R. Hade, Principal Planner, (707) 259-8757 or jason.hade@countyofnapa.org

Applicant Contact: Scott Greenwood-Meinert, 700 Main Street, Suite 301, Napa, CA 94559; (707) 603-2722 or sgreenwood-meinert@coblentzlaw.com

8. ADMINISTRATIVE ITEMS - None

9. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE **OCTOBER 6, 2021 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 9/8/2021 BY 11 AM. 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