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## PUBLIC NOTICE

### **NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

On Wednesday morning, the 2<sup>nd</sup> day of June, 2021, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

#### **Kelly Fleming / Pickett Road Wine Company / Major Modification #P19-00172-MOD**

**Location:** The project is located on an 83.14 acre parcel, within the AW (Agricultural Watershed) zoning district. From the intersection of Silverado Trail and Pickett Road head north for half a mile, then head east along a private roadway before heading north approximately 550 feet along the project driveway. 2339 Pickett Road, Calistoga, CA 94515; APN 018-050-067.

**Zoning & General Plan Designation:** Agricultural Watershed (AW) zoning designation. Agricultural Resource (AR) and Agriculture, Watershed, and Open Space (AWOS) General Plan designations.

**Request:** Approval of a major modification of 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:
  - 1) Increase employment to six (6) full-time on-site and four (4) part-time on-site employees;
  - 2) Increase tours and tastings by appointment only from the existing eight (8) visitors per day, 60 visitors per week maximum to 24 visitors per day and 120 visitors per week maximum. No change to tours and tastings approved hours of 10:00 a.m. to 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 of six (6) total events per year (four (4) events with a maximum attendance of 60 visitors 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:
    - i. 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.
    - ii. 10 events per year with a maximum attendance of 60 visitors between the hours of 10:00 a.m. and 10:00 p.m.
    - iii. 10 events per year with a maximum attendance of 24 visitors between the hours of 10:00 a.m. and 4:00 p.m.

- iv. Three (3) wine release events per year with a maximum of 50 visitors between the hours of 10:00 a.m. and 10:00 p.m.

The proposed modified Marketing Program would increase the total number of guests in the Market Program from 490 to 1,115 guests for a net increase of up to 625 guests a year;

- 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 existing Napa County Road and Street Standards; and
- 7) Expansion of the winery's Domestic Wastewater Treatment and Dispersal System.

**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.

The proposed Negative Declaration is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's website "Current Projects Explorer" at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from May 12, 2021 through June 1, 2021. Comments should be directed to Trevor Hawkes Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4388 or [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org) and must be received before 4:45 p.m. on June 1, 2021.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, in accordance with the time lines and submittal requirements set forth in Chapter 2.88 of the County Code.

**If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.**

DATED: May 10, 2021

David Morrison  
Director of Planning, Building, & Environmental Services

