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May 23, 2017

NAPA COUNTY
EXECUTIVE OFFICE

Chair Belia Ramos and
Members of the Board of Supervisors
Napa County
1195 Third Street, Suite 300
Napa, CA 94559

RE: VOLUNTARY CONDITION OF APPROVAL RELATING TO PRODUCTION

Dear Chairwoman Ramos:

In recognition of questions posed about the relationship between the proposed Mountain Peak Winery production level and the grape sourcing related to a separate 180.24-acre parcel also owned by the applicant, we wish to propose a voluntary condition of approval that offers reassurance that the parcel will be used continuously in a manner that is consistent with this applicant's objectives for grape sourcing and production level.

This voluntary condition of approval has no nexus related to either the County's analysis of the project for purposes of the use permit, nor does it have any relationship to the CEQA document prepared in association with the project. For these reasons, it is appropriate that the condition should be offered as a voluntary action on behalf of the applicant. Wording of this voluntary condition of approval is as follows:

"A minimum of 75 percent of the volume of the wine made at Mountain Peak Winery shall be 'estate-grown,' meaning that it will be derived from grapes grown at the 41.76-acre winery parcel located at 3265 Soda Canyon Road (APN 032-500-033-000) and/or the separate and non-contiguous 180.24-acre vineyard parcel located at 3565 Soda Canyon Road (APN 032-540-018-000), which is also owned by the applicant. The 75 percent threshold shall be calculated based on the average production associated with these parcels, over a period of three (3) years."

We hope this proposal addresses the Board's questions related to assurances that the vineyard parcel will continue to be available to help meet the 100,000-gallon per year production level associated with Mountain Peak Winery.

Sincerely,

Donna B. Oldford
Plans4Wine