



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 11/2/2016

Agenda Placement: 8A

Continued From: 7/20/16 8/17/16 & 10/19/16

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** John McDowell, Deputy Planning Director - 299-1354  
**SUBJECT:** Mountain Peak Winery - Use Permit P13-00320

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### **RECOMMENDATION**

#### **MOUNTAIN PEAK WINERY / MOUNTAIN PEAK VINEYARDS, LLC - USE PERMIT NO. P13-00320-UP AND ROAD AND STREET STANDARDS EXCEPTION REQUEST**

**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 on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Request for approval of a Use Permit to allow: 1) Construction of a new 100,000 gallon per year winery including an approximately 33,424 square foot cave, approximately 8,046 square foot tasting and office building, and approximately 6,412 square foot covered outdoor crush pad and work area; 2) demolition of the existing single family residence; 3) installation of twenty-six parking spaces; 4) construction of two (2) new driveways and private access roads with ingress/egress from Soda Canyon Road; 5) installation of a High Treatment wastewater treatment system and community non-transient potable water supply sourced from on-site private wells including two (2) 100,000 gallons water tanks for vineyard irrigation and one (1) 20,000 gallon water tank for domestic supply; 6) disposal of all cave spoils on-site within existing vineyards; 7) nineteen full time employees, four (4) part-time employees and four (4) seasonal harvest employees; 8) wine tours and tastings by prior appointment only for a maximum of eighty visitors per day and a maximum of 320 visitors per week; 9) a marketing plan including three (3) events per month for up to twelve visitors, three (3) events per month for up to twenty-four visitors, four (4) events per year for up to seventy-five visitors, and two (2) events per year for up to 125 visitors; and 10) on premises consumption of wines produced on site in the tasting room and outdoor terrace in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB 2004-Evans Bill). The project also includes a request for an exception to the Napa County Road and Street Standards (RSS) to increase the maximum slope on a portion of the commercial access road to the covered crush pad and cave portals from 16% to 19.6%. The project is located on a 41.76-acre parcel on the northwest side of Soda Canyon Road, approximately 6.1 miles north of its intersection with Silverado Road, 3265 Soda Canyon Road, Napa, CA, 94558; APN: 032-500-033.

**Staff Recommendation:** Continue the item to the regular meeting of November 16, 2016.

**Staff Contact:** John McDowell, (707) 299-1354 or [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)

**Applicant / Property Owner Contact:** Steven Rea, 1114 Petra Drive, Napa, CA 94558, (310) 913-0742

**CONTINUED FROM JULY 20, 2016, AUGUST 17, 2016, AND OCTOBER 19, 2016 REGULAR MEETINGS**

**TO BE CONTINUED TO NEW DATE SET BY COMMISSION**

### **EXECUTIVE SUMMARY**

#### **Proposed Action:**

That the Planning Commission:

1. Continue the item to the { *Regular or Special* } Meeting of { *insert date* }.

#### **Discussion:**

The proposal is for the construction of a new 100,000 gallon per year winery with visitation and marketing program located near the end of Soda Canyon Road. This item was heard by the Commission on July 20, 2016 and continued to August 17, 2016 in order to allow staff to review and respond to comments received at and prior to the hearing. Prior to the August 17, 2016 hearing, the applicant requested continuance of the item to October 19, 2016 which was granted at the August 17, 2016 meeting. On October 19, 2016, a new hearing date acceptable to the parties involved could not be determined. Commission members were split (2-2) on a new hearing date, and therefore, the Commission voted to continue the item to November 2, 2016 and directed Staff to pursue alternative hearing dates.

The purpose of this November 2, 2016 discussion is to determine a new hearing date. The merits of the proposal will not be considered at this meeting. Staff has been working with the applicant and neighbors but a specific hearing date has not been arrived at prior to publishing of this report. The following dates are under consideration:

November 30, 2016 - This would be called as a Special Meeting

December 7, 2016 - Regular Meeting

December 13, 14, or 15, 2016 - This would be called as a Special Meeting

January 4, 2017 - Regular Meeting

On November 2, 2016, Staff will introduce the continuance request and update the Commission on dates that are acceptable to the parties involved. At the Chair's discretion, comments from the applicant, neighbors and interested parties may be provided, but should be limited to the subject of the new hearing date / continuance. At the conclusion of the discussion, the Chair should call for a motion to continue the item to a date certain based on the recommended motion language above.

### **FISCAL IMPACT**

Is there a Fiscal Impact?            No

**ENVIRONMENTAL IMPACT**

**BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina