



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/17/2016

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: John McDowell 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

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 October 19, 2016.

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

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

CONTINUED FROM JULY 20, 2016 REGULAR MEETING

TO BE CONTINUED TO OCTOBER 19, 2016 REGULAR MEETING

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Continue the item to the Regular Meeting of October 19, 2016.

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. Staff has reviewed the proposal and found it to be consistent with the Zoning Ordinance and applicable General Plan policies. Typically, larger production and visitation wineries are located closer to major through roads, and wineries located on Soda Canyon Road and other similar hillside roads tend to be smaller. There is no prohibition on larger wineries in more remote areas, but winery use permits are discretionary, as opposed to permitted by-right, for the very reason that discretion is needed to determine if a winery's scope/scale is appropriate for its location. Often times, the decision on scope, scale and location is rather straight forward, especially when the Commission can draw from other similar examples. In this case, there is not a robust history of similar past actions. In light of the broader community discussion regarding the proliferation of wineries in the valley that occurred over the last two years with the Agricultural Protection Advisory Committee, this project would be easier to support if it was smaller and the equivalent to other existing wineries on Soda Canyon Road, but the fact that it is larger is in itself not a reason to find it problematic. Staff supports this proposal for the following reasons: 1) the project design is of high quality, and corresponds well with the proposed level of use; 2) although construction of the project will involve substantial amounts of grading and site preparation, the resulting finished project will not substantially change the visual character from what exists today because of the project design; 3) Staff does not believe approval of this facility will lead to a rush of other similar facilities in similar location or on Soda Canyon Road as this is a somewhat unique/specialized request; and 4) other large wineries in remote locations have not lead to proliferation of similar wineries in remote locations. Based on the reasons stated above, staff recommends approval of the project subject to the recommended conditions of approval.

This item was heard by the Commission on July 20, 2016. A large amount of written comments with supporting materials were submitted prior to and at the hearing. In addition, substantial verbal testimony was given leading to staff recommending that the Commission continue the item to August 17, 2016 to provide time for responses to be prepared. The Commission unanimously voted to continue the item to August 17, 2016. On August 8, 2016, the applicant submitted a formal request to continue the hearing to the regular Commission meeting of October 19, 2016 (see attachment). It is therefore requested that the Commission continue the item to the requested date without taking further testimony.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

A . Request for Continuance

Napa County Planning Commission: Approve

Reviewed By: John McDowell