

NAPA COUNTY BOARD OF SUPERVISORS
NOTICE OF APPEAL HEARING

NOTICE IS HEREBY GIVEN that on May 18, 2021 at 2:00 p.m., a Public Hearing will be conducted by the Napa County Board of Supervisors in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, regarding the appeal identified below.

Reconsideration of the denial of the following appeals:

1. An appeal filed by Kosta M. Arger, to a decision made by the Napa County Planning Commission (Planning Commission) on January 4, 2017 to approve the Mountain Peak Winery/Mountain Peak Vineyards, LLC Use Permit No. P13-00320-UP (the Mountain Peak Winery or the Project) filed by Steven Rea (the Applicant);
2. An appeal filed by Cynthia Grupp, to a decision made by the Planning Commission on January 4, 2017 to approve the Mountain Peak Winery;
3. An appeal filed by William Hocker, to a decision made by the Planning Commission on January 4, 2017 to approve the Mountain Peak Winery; and
4. An appeal filed by Glenn Schreuder, to a decision made by the Planning Commission on January 4, 2017 to approve the Mountain Peak Winery.

The Mountain Peak Winery allows: (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 26 parking spaces; (4) construction of 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 100,000 gallon water tanks for vineyard irrigation and one 20,000 gallon water tank for domestic supply; (6) disposal of all cave spoils on-site within existing vineyards; (7) 19 full time employees, 4 part-time employees and 4 seasonal harvest employees; (8) tours and tastings by prior appointment only for a maximum of 80 visitors per day and a maximum of 320 visitors per week; (9) a marketing plan including 3 events per month for up to 12 visitors, 3 events per month for up to 24 visitors, 4 events per year for up to 75 visitors, and 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. 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 Trail, 3265 Soda Canyon Road, Napa, CA, 94558; APN: 032-500-033.

ENVIRONMENTAL DETERMINATION: The Board adopted a Negative Declaration for this Project, which has been certified. The Court's Order remanding the matter to the Board has no effect on the previous environmental analysis. Therefore, no further environmental review is necessary.

ADDITIONAL INFORMATION: To comply with social distancing orders, physical attendance will be limited. Instructions on viewing the meeting and providing public comment can be found on the Board of Supervisors Agendas and Minutes webpage at http://napa.granicus.com/ViewPublisher.php?view_id=2.

The Board, following close of the hearing, will either affirm, reverse, or modify the decision being appealed, or remand the matter to the Planning Commission for further consideration, additional findings or other appropriate action consistent with the decision of the Board.

Copies of all documents, which relate to the above-described appeal, may be examined at the Clerk of the Board of Supervisors Office, 1195 Third Street, Suite 310, Napa, California.

IF YOU CHALLENGE THIS PROCEEDING IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE APPEAL HEARING BY THE BOARD OF SUPERVISORS.

DATED: May 5, 2020

ATTEST: Greg Morgan
Deputy Clerk of the Board of Supervisors