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Planning, Building and Environmental Services

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David Morrison
Director

PROJECT SUBMITTAL COURTESY NOTICE

DATE: April 16, 2015

SUBJECT: Mountain Peak Winery Use Permit
Use Permit Modification #P13-00320-UP
3265 Soda Canyon Road (Assessor's Parcel No. 032-500-033)

The Napa County Board of Supervisors, Planning Commission, and the public have expressed a desire to provide early notification of certain discretionary permits beginning 2015.

On April 14, 2015, the Napa County Planning Division received a resubmittal for a Use Permit Major Modification (P13-00320), for the Mountain Peak Winery located on a 41.76-acre parcel at 3265 Soda Canyon Road, in the AW (Agricultural Watershed) District. The requested use permit would construct a new winery with 100,000 gallons per year production, an 8,046 sq. ft. office and hospitality building, 59,980 sq. ft. cave for fermentation, barrel storage, a temporary 2,100 sq. ft. tasting room and 1,200 sq. ft. of offices, construction of a 15,015 square feet crush pad; demolition of the existing single-family residence; request for on premise consumption of wines produced on-site to occur in the tasting room, garden are, and caves per AB 2004; construction of a wastewater treatment system; construction of two at-grade below ground water tanks; construction of 28 parking spaces; tours and tastings by appointment only on a daily basis up to a maximum of 80 visitors per day and a maximum of 320 visitors per week; private food/wine tastings with up to 36 per year with a maximum of 12 guests; private food/wine tastings with up to 36 per year with a maximum of 24 guests; Wine club/Release events up to four (4) per year with a maximum of 75 guests; two (2) Auction event per year with a maximum of 125 guests; 19 full-time employees and four (4) part-time employees.

The Planning Division has commenced review and processing of the application referenced above. . . During that time, County Staff will work with the applicant on documenting and analyzing the project's potential to result in environmental impacts, as well as evaluating the project for consistency with the County General Plan and applicable ordinances. Once County Staff has completed review, the proposal will be scheduled for a public hearing before the Planning Commission. If you have received this courtesy notice by direct mail from County Staff, you will be included in the mailing of the formal notice of public hearing to consider this application.

Additional information about this proposed use permit amendment is available for review at the Planning, Building and Engineering Services Department located on the second floor of the County Administration Building, 1195 Third Street, Napa.

Public comments are welcome at any point in the process. The formal public notice will delineate a public comment period in advance of the hearing. Depending on the scope of the project and type of supporting environmental document prepared, the formal comment period prior to the hearing date will be 10, 20, 30, or 45 days.

If you have any questions regarding the application or the process, please contact Shaveta Sharma, Planner III, by telephone at (707) 299-1358 or by e-mail shaveta.sharma@countyofnapa.org.