

CERTIFIED

NAPA COUNTY PLANNING COMMISSION

--o0o--

IN RE: ITEM 8A
MOUNTAIN PEAK WINERY/MOUNTAIN PEAK VINEYARDS, LLC--USE
PERMIT NO. P13-00320-UP AND ROAD AND STREET STANDARDS
EXCEPTION REQUEST, APPLICANT: STEVEN REA

--o0o--

TRANSCRIPT OF VIDEOTAPED PROCEEDINGS
MEETING OF NOVEMBER 2, 2016

--o0o--

PRESENT:

MICHAEL BASAYNE, Chair, District 2
HEATHER PHILLIPS, District 1, absent
ANNE COTTRELL, District 3
TERRY SCOTT, District 4
JERI GILL, District 5

--o0o--

Transcribed by: Kathryn Johnson

--o0o--

NOVEMBER 2, 2016

1 CHAIR BASAYNE: That brings us to agenda review, and good
2 morning Ms. Gallina.

3 CHARLENE GALLINA: Good morning Chair Basayne and members
4 of the Commission. We have just a couple of items on our agenda
5 today. Under Public Hearing items to be decided without
6 additional testimony, although we would recommend that you
7 accept public comments.

8 It is on the Mountain Peak/Mountain Peak Vineyards, LLC use
9 permit and Road and Street Standards Exception Request. And as
10 you recall at your last meeting on October 19th, this item, there
11 was a request for a continuance, and the Planning Commission
12 could not because of the numbers that were--attended at this
13 meeting could not come up with a date. So, we're asking that a
14 new date be set by the Commission for this item. John McDowell
15 will present this item.

16 --o0o--

17
18 CHAIR BASAYNE: That brings us to item 8A, Public Hearing
19 items to be decided without additional testimony, Mountain Peak
20 Winery/Mountain Peak Vineyards, LLC. Use Permit Number P13-
21 00320-UP and Road and Street Standards Exception Request.

22 DEPUTY DIRECTOR MCDOWELL: Thank you, Chairman Basayne.
23 This is a continuance item from your last meeting. At the time
24 we issued the Staff Report we were not able to secure a date for
25 recommendation on the continuance, but since then the applicant
26 and the neighbors have graciously agreed to January 4 as a
27 continuance date.

28 So we're asking that you take a simple motion to continue

NOVEMBER 2, 2016

--2--

1 the item to that date. There are several neighbors here, but the
2 applicant is not present and they, I think, could confirm that
3 that date has been agreed upon.

4 CHAIR BASAYNE: Okay. Is it recommended that we open the
5 Public Hearing?

6 DEPUTY DIRECTOR MCDOWELL: The Public Hearing is already
7 open.

8 CHAIR BASAYNE: Okay, that's correct.

9 DEPUTY DIRECTOR MCDOWELL: But there's no need to take
10 testimony, unless somebody has something to add.

11 CHAIR BASAYNE: Okay. Are there any members of the public
12 who wish to speak? I'm not surprised. Please, sir. Would you
13 please address the Commission and state your name for the
14 record.

15 YEORYIOS APALLAS: Thank you very much. The aforementioned
16 Yeoryios Apallas on Silverado Trail. This is not by way of
17 testimony, but rather a [inaudible] to two Staff members that
18 have been incredibly helpful in the process of the Mountain Peak
19 Vineyard Winery. And in the spirit of the holidays that are
20 approaching us, I would like to call out Mr. Rick Marshall, your
21 Public Works Director, who has done an excellent job in
22 providing information to the citizens in connection with this
23 hearing. He's increased our database considerably with traffic
24 studies on the Silverado Trail at or near the project
25 intersection of Soda Canyon Road and Silverado Trail.

26 Second, and as important, I would like to call out Mr. John
27 McDowell who has worked tirelessly to provide a consensus date
28 for us on which to meet and further enlighten the Commissioners

NOVEMBER 2, 2016

1 about the concerns of this rather gigantic winery up at the top
2 of the hill. So, with that said, I want to thank you very much,
3 and I want to wish you Happy Holidays.

4 CHAIR BASAYNE: Thank you, sir. Okay, so the Public Hearing
5 remains open, however we do need a vote with regard to the
6 continuance request. May I have a motion?

7 COMMISSIONER SCOTT: I'd move that we continue this item to
8 our January 7th meeting.

9 CHAIR BASAYNE: It is the January 4th, 2017, meeting.

10 COMMISSIONER SCOTT: Sorry. 4th.

11 COMMISSIONER COTTRELL: Second.

12 CHAIR BASAYNE: We have a motion and second. All in favor?
13 Aye.

14 COMMISSIONER COTTRELL: Aye.

15 COMMISSIONER SCOTT: Aye.

16 COMMISSIONER GILL: Aye.

17 CHAIR BASAYNE: Opposed? Passes unanimously for the
18 continuance of this item to the Public Hearing of January 4th,
19 2017. Okay. Thank you very much, and thank you to Staff.

20 --o0o--

1 I, Kathryn F. Johnson, do hereby certify and believe:

2 That the foregoing pages are a true and correct transcript
3 of the proceedings before the Napa County Planning, Building &
4 Environmental Services Department, Napa, California, excepting
5 words noted "inaudible" or words placed in [brackets] to the
6 best of my ability. Speech disfluencies, discourse markers and
7 pause fillers have been deleted, except when deemed function
8 words. Commas may be used for emphasis as well as for grammar.
9

10 I further certify that I am not interested in the outcome
11 of said matter or connected with or related to any of the
12 parties of said matter or to their respective counsel.

13 Dated this 17th day of February, 2017.

14
15 Kathryn F. Johnson
16

17 --o0o--
18
19
20
21
22
23

24 THE FOREGOING INSTRUMENT IS A CORRECT
25 COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

26 CLERK OF THE BOARD OF SUPERVISORS OF THE
27 COUNTY OF NAPA, STATE OF CALIFORNIA

28 ATTEST: *Greg Morgan, Deputy*

DATE: 2/17/2017

NOVEMBER 2, 2016