

Morgan, Greg

From: Lisa & Larry Carr <carrhollow@gmail.com>
Sent: Monday, May 17, 2021 10:31 AM
To: PublicComment
Subject: Mt Peak Winery Use Permit #P13-00320-UP
Attachments: Mt Peak Winery comment letter #2 2021.docx

[External Email - Use Caution]

Napa County Board of Supervisors,

Attached is my comment letter.

Thank you,
Larry Carr

16 Dogwood Court
Napa, CA 94558
May 16, 2021

Napa County Board of Supervisors
1195 Third Street
Napa, CA 94559

RE: Mountain Peak Winery, Use Permit #P13-00320-UP

Dear Board of Supervisors,

I am opposing the approval of the Mountain Peak Winery use permit. Soda Canyon Road must be upgraded to facilitate this new commercial use. It is likely that this narrow, steep road will have to serve as an evacuation corridor once again. As a former fire officer with 35 years experience, I can tell you that by allowing an increased use per this proposal will cause havoc on this road during emergency evacuation and response. A thorough, comprehensive widening project is needed here because fixing a couple of blind corners will not be sufficient.

Sincerely,

Laurence I. Carr

Morgan, Greg

From: sahoko yui <sahokoyui@gmail.com>
Sent: Monday, May 17, 2021 11:32 AM
To: PublicComment
Subject: Comment for Mountain Peak Winery public hearing

[External Email - Use Caution]

Dear Napa County Board of Supervisors,

My name is Sahoko Yui, a resident of Napa county. As an environmental researcher and designer I am familiar with the importance of protecting rural communities and its natural resources. This proposed development of the Mountain Peak Winery has potential to magnify existing issues in the valley including increased noise and traffic, fire safety, and water pollution and scarcity. Additionally, there are new issues from the development such as the environmental danger of moving millions of cubic feet of earth within feet of two blue line creeks. While wine has brought Napa Valley into the global spotlight, it is imperative that the local community's needs are not passed over for outside interests.

Thank you for your time.

Sahoko Yui

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Sahoko Yui, PhD

Morgan, Greg

From: Ron Rhyno <rcr@interx.net>
Sent: Monday, May 17, 2021 1:09 PM
To: PublicComment; Tran, Minh; Alfredo Pedroza
Cc: rcr@interx.net
Subject: Mountain Peak Winery

[External Email - Use Caution]

The base from which I write is my past experience as a Civil Construction worker -- Union Laborer, Heavy Equipment Operator [card member of the Operating Engineers], and a Foreman running dirt and asphalt spreads, for work experiences on the flat, foothills, and some work in the Sierras, including extensive road work.

What I learned experientially (corroborated by older workers and inspectors), is that increased road site slopes, and variances in slope, direction, undulations and width restrictions, exponentially increases the risk and danger to motorists, residential owners, and service providers.

In looking over the Mountain Peak Winery allowances I am very **deeply** concerned, my wife and I having traveled up and down Soda Canyon road to deliver and retrieve our youngest daughter's visitations to a classmate at the top of Soda Canyon road, and my recent visitations to a colleague.

We had a saying in our construction work when we were working with a particularly dangerous work site, which applies to virtually the entirety of Soda Canyon road, given the fire risks now existing in our uplands roadways and the not-maintained conditions of Soda Canyon road:

"Soda Canyon Road is an Accident looking for a Result."

I confine my concerns to the Mountain Peak Winery, not having an experience nor understanding of the other site under appeal. That said, those who have the most understanding and experience, ...are those who live in the work site environs! A review of a site does not approach the experience/understanding of those who live nearby! In the case of Soda Canyon road, that applies to those who must travel the roadway, as it will for any other non-urban site.

For the safety of motorists, residents on the Soda Canyon environs, **and** service providers, please reverse the Mountain Peak approval.

respectfully submitted,

Ron Rhyno

PhD, Integral Studies, Transformative Learning and Change in Human Systems [course work complete.]

M.A. Organizational Development and Transformation

Morgan, Greg

From: Scott Sedgley <ssedgley1@yahoo.com>
Sent: Monday, May 17, 2021 2:53 PM
To: PublicComment
Subject: Comment for May 18 BOS

[External Email - Use Caution]

Honorable Supervisors,

The proposed Mountain Peak winery at 3265 Soda Canyon Road is simply too big for this remote location. The risk of long term negative environmental impacts is too great. Commercialization of our watershed is not the legacy you (we) should leave.

The earth, our water, our air and all living things will be better off, literally, without this large commercial development in rural Napa County.

Sincerely,

Scott Sedgley

Sent from my iPad

Morgan, Greg

From: Jim Wilson <jplaudatosi@gmail.com>
Sent: Monday, May 17, 2021 2:54 PM
To: Alfredo Pedroza; Ramos, Belia; Wagenknecht, Brad; Gregory, Ryan; Diane Dillon;
PublicComment
Subject: Mountain Peak Winery permit

[External Email - Use Caution]

To: Napa County Board of Supervisors

Re: Mountain Peak Winery – BOS hearing 5/18/2021

Dear Supervisors,

Given the new fire normal and the risk of more severe fire hazard conditions to come, we know projects such as Mountain Peak Winery are increasingly dangerous. Moreover, they aggravate the same conditions that further destabilize the climate. Staff proposes you re-approve the project in its entirety? Please give them direction and deny the request for approval.

Napa, including those remote communities at the end of long narrow roads, is headed for an increasingly disturbed future. We know there's something wrong. Climate breakdown is here and getting worse, but we're stuck in the old model, doing the same things we've always done. What will it take? Mountain Peak Winery is an obvious opportunity to embrace local wisdom and irrefutable science, and change direction.

There's no time left to postpone the emergency action science demands:

“The 1.5°C goal is on the brink of becoming impossible”

Emissions Gap Report 2019, United Nations Environment Programme (2019).

And...

“Scientists have a moral obligation to clearly warn humanity of any catastrophic threat and to “tell it like it is.” ...we declare, with more than 11,000 scientist signatories from around the world, clearly and unequivocally that planet Earth is facing a climate emergency.”

William J. Ripple, Christopher Wolf et al, 2020, World Scientists' Warning of a Climate Emergency, BioScience, Volume 70, Issue 1, pp 8-12.

Will you tell it like it is? There are numerous reasons to withhold a permit for the Mountain Peak Winery project: substandard road conditions; the courts' conclusions that “ – the catastrophic nature of the Atlas Fire, and in particular the mass evacuations...” constitute new actionable evidence; local residents fear for their lives.

But from a climate emergency standpoint, you need to tell it like it is when an applicant takes already degraded conditions and proposes to make them worse by an unsustainable project development. Two things:

First, temperature. Heat, like the risk of fire, is increasing exponentially. Recall that even if our carbon pollution ceased today, at least 0.7 degC added heat is expected due to heat-trapping compounds already in the atmosphere. By many estimates, 1.5degC, which is not safe, will occur before 2030. 2degC of warming, which is very dangerous, is likely to happen before 2050 given our BAU emissions trajectory. How does this remote manufacturing facility and entertainment center comport with this?

Second, vapor pressure deficit. Coupled with increasing temperatures, increasing winds, and increasing drought conditions Napa will face in the coming decade, the atmospheric demand for water, known as VPD, is expected to have dire consequences for fire risk. Even if relative humidity stays constant, VPD will increase exponentially as temperatures increase, drying out the soil, plants, and forests, resulting in explosively flammable landscapes. During the 2020 fires last year, when we lost our family home, VPD reached record levels.

Conclusion: The challenge of public safety in this decade is defined by non-linear intensification of droughts, winds, vapor pressure deficit, and hotter climate. What is urgently needed right now is for Napa County to show climate leadership consistent with the demands of science. Start by not making things worse. It's been a long time coming, but we can change. Our lives, and our children's lives, depend on it.

Thank you for your kind consideration,
Jim Wilson
Napa

Morgan, Greg

From: Gary Margadant <gsmargadant@gmail.com>
Sent: Monday, May 17, 2021 3:42 PM
To: PublicComment; Hawkes, Trevor; Wagenknecht, Brad; Dillon, Diane; Gregory, Ryan; Pedroza, Alfredo; Ramos, Belia; Morrison, David
Subject: NV BOS Meeting 5/18/21 Item 13G Mountain Peak Winery Remand

[External Email - Use Caution]

Date: May 17, 2021
To: Napa County Board of Supervisors
Re: Mountain Peak Winery Remand Hearing, 5/18/2021, Item 13G

Supervisors:

I am a resident in the Unincorporated Area of Napa County, in the Mixed Conifer forest of the Mt Veeder Area, with curvy, farm to market roads over unstable ground that leaves the roads in a constant state of change and degradation of quality road surface. This change leaves the Napa County Roads Dept (Dept of Public Works) with a huge task of maintaining a quality and safe roadway for area residents, homes and neighboring business projects. All are dependent on the roads for access and commerce, making the roads vital for the quality of life and endeavors within the Mayacamas Mountain backbone on the western edge of Napa County. Adding health and safety concerns to these efforts complicates and presents Napa County with a huge list of requirements for their efforts to provide and assuage safety concerns of all who live and work in the forested area. Health and Safety are the government's main tasks for their residents and voters.

Soda Canyon Road is a good example of their road management efforts that highlight the necessary Health and Safety requirements of the roadway. The road starts at Silverado Trail and meanders up slope, joining Soda Canyon Creek below Loma Vista Road and then up the hill to the Fire House and finally the base of a steep ravine slope up to Foss Valley and the Rector Drainage area.

This steep slope presents a winding, undulating road over stone/rock terrain, 20% slopes and a roadway over springs and seeps that have compromised the pavement over the years, leaving an alligator road surface with compromised traction for large commercial trucks and automobiles alike.

A look at Google Earth. Street View dated 3/2019 along with the aerial view of 10/21/2020. shows the road condition before it was repaved in 2019, but after the Atlas Peak Fire of 10/2017. This steep ravine section of the road defines a chute, a chimney that carries wind upslope at an astounding rate as exemplified by the very recent winds (Red Flag Warning) when 50 mph winds over the hill tops were accelerated to 70mph in this chute/chimney, taking out large oak trees at 2882 Soda Canyon Road.

Fire Departments are very familiar with chutes/chimneys of this type and are very wary of any fire that gains access to such a geographical feature. It is highly dangerous, and a fire can easily overtake a climber or animals running up slope to escape the fire. The chute/chimney concentrates the rising hot exhaust gases of the fire into an efficient upslope flue. The Atlas Peak fire of 10/2017 rushed up this slope and destroyed all the homes between 2367 and 2882 and blocked all access to the Homes and Vineyards of Foss Valley and the Rector Watershed.

It's a dead end road with very limited access to the upper reaches of Atlas Peak Road. It's a fire trap with the only access and egress along the roadway in the middle of the chute. The road must be in good repair and safely designed along road dimensions, slopes and curves to accommodate all traffic, especially during disaster evacuations.

But sadly, Napa County Public Works has shown a lack of disregard for the safety features of this roadway, especially this steep chute slope, before and even after the fire. I refer you to the BOS meeting of 9/26/2017, 10B, and the Public Works SB-1 list of Road Projects. Soda Canyon was only listed for road improvements between Silverado Trail and Loma Vista, plus 1 mile upslope from Loma Vista. The bottleneck chute was not even mentioned or included in any proposed projects. In the BOS meeting of 12/17/2019, two years after the fire, Napa County Public Works provided a Roads Measure T funding list with a 5 year plan, 2020-2025, showing Soda Canyon road scheduled for overlay repairs in the chute during 2024, a distant future repair, almost 8 years after the fire.

So it is amazing that the chute, just the chute, was repaired with an overlay in 2019. Why the change in schedule and location? Did this have anything to do with the suits against Napa County concerning the remand of the BOS decision on Mountain Peak Winery and the loss of appeals against that decision?

Napa County has a very large backlog of rural road maintenance as discussed in an NV Register article by Barry Eberling on December 7, 2017.... *" Napa County is gearing up for a new rural road maintenance regimen that will spend more money to smooth out potholes."*

"The county spends about \$7 million annually on road care in the unincorporated areas. A recent state gas tax hike and the advent of local Measure T sales tax money in July 2018 could raise this to \$17.5 million in 2018-19 and subsequent years."

"That doesn't mean that rural potholes will become an endangered species anytime soon. County officials have said the road maintenance backlog totals about \$150 million."

"It took us 25 years to get into this," Public Works Director Steven Lederer told the Napa County Board of Supervisors on Tuesday. "It's going to take us a couple of decades to get out."

Napa County does not seem to have a healthy respect for these very dangerous fire features and poor roads in and through such features. I wonder if any of the fire features have been discussed with Fire Experts to aid in the formulation of necessary road repairs? The egress vulnerabilities of rural roads through high vegetation areas pose a high risk to the health and safety of residents and roadway users is a vital component of any Health and Safety review.

The burned areas are recovering with a vengeance, especially the undergrowth, absent the canopy shade diminished by the fire. The larger trees, shorn of limbs, but not killed by the fire, are sprouting new limbs and vegetation, in thick masses, and with the understory growth, beginning to rival the old vegetation concentration before the fire. Vegetation returns, needing constant management for safety; the only constant is continued growth. This is exemplified by the fire loss of the vineyard on the Mountain Peak property. The vineyard or the chute is not a safe place to go during a wind whipped fire, but it will return to health, just as the vegetation in the chute.

Thanks for the opportunity to comment.

Gary Margadant

4042 Mount Veeder Road

H [707.200.7905](tel:7072007905)

C [707.291.0361](tel:707.291.0361)

Morgan, Greg

From: Nancy McCoy Blotzke <nancymccoy@sonic.net>
Sent: Monday, May 17, 2021 5:24 PM
To: PublicComment
Subject: Mountain Peak Winery development

[External Email - Use Caution]

I urge the Board to reject the Mountain Peak Winery development for several of many reasons:

- The already proven fire danger on a dangerous dead-end road that would trap an even greater number of people trying to exit.
- The environmental impact to 2 blue line creeks —The inaccurate analysis of groundwater extraction

Please use your wisdom rather than coercive pressure from special interests.

Thank you
Nancy McCoy-Blotzke

Morgan, Greg

From: Morrison, David
Sent: Monday, May 17, 2021 9:36 AM
To: Tran, Minh; Brax, Jeffrey; Dooley, Jason; Bordona, Brian; Morgan, Greg
Cc: Franchi, Helene
Subject: FW: Public Comment, Damery: Mountain Peak Winery
Attachments: Damery Comment, Mountain Peak Hearing.pdf

Categories: Green Category

-----Original Message-----

From: Patricia Damery <pdamery@patriciadamery.com>
Sent: Monday, May 17, 2021 8:11 AM
To: Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>
Cc: Morrison, David <David.Morrison@countyofnapa.org>
Subject: Public Comment, Damery: Mountain Peak Winery

[External Email - Use Caution]

Please accept this comment into the written record.

Dear Supervisor Pedroza,

My letter is one of guarded hope that you will either remand the Mountain Peak Winery permit back to the Planning Commission to reconsider the conditions of approval of such project in a high fire hazard zone with dangerous egress, or deny the project as it stands completely. I appeal to your common sense and humanity. Our remote Ag Watershed lands, many of them on substandard roads, are proving themselves to be no places for event centers or substantial winery visitation. Our climate is changing. We are in an extreme drought with the highest fire danger ever. Vineyards in these locations may be appropriate if water allows, but at best, we need to limit people on the roads.

How can it be that Staff would twist the fact that two people survived the 2017 fires by sheltering in place in a vineyard into a reason that Mountain Peak Winery is safe as permitted? I include photos of the Mountain Peak vineyards before and after. I would not want to have been in a position of having to sequester in this vineyard during such an event as the Atlas Peak fire of 2017. Yes, vineyards, and particularly irrigated vineyards (and how many of those will the drought allow?) can offer some protection as fire breaks, but as these photos show, vineyards also burn. These women were lucky. I am appalled that your staff would consider sheltering in place a mitigation in the case of fire.

I also find the County's assessment of the described events of emergency ingress and egress naive. Residents showed great bravery and ingenuity that night because they had to. First responders risked their lives lifting people out by helicopter in the hot, fiery winds. Bravery and ingenuity are not mitigations for putting residents in harms way by permitting event centers in remote, high to very high fire severity zones. In an emergency such as the night of October 8, 2017, people can also panic. On this night it was only the residents present. Had it been the night before, I was at a party with about 100 people about half way up Soda Canyon Road. We left around 10:30 pm. Had the fire started that night, our exiting vehicles would have added substantial traffic. And on Atlas Peak Road that same Saturday night before the fire, the Safeway golf tournament also would have caused a log jam of traffic at Silverado Golf Course.

We residents accept a certain amount of risk in living in the Ag Watershed lands. However, adding wineries with visitation and events on the remote and often substandard roads serving our homes threatens our well being. As the Staff Report acknowledges, many of the hillside areas of Napa County are located in the high to very high severity zones. It is time to put a moratorium on winery growth in these dangerous areas. Otherwise, the lives of residents, visitors, and first responders alike are put at great risk in the event of an emergency.

I urge you to show common sense and deny this permit or remand it to the Planning Commission to reconsider visitation and events.

Sincerely,
Patricia Damery

Mountain Peak vineyard before the 2017 fires:



Same place after the fire:



Morgan, Greg

From: Morrison, David
Sent: Monday, May 17, 2021 11:41 AM
To: Tran, Minh; Brax, Jeffrey; Bordona, Brian; Hawkes, Trevor; Morgan, Greg; Franchi, Helene
Subject: FW: Mountain Peak Winery

Categories: Green Category

From: Joann Truchard <joann@truchardvineyards.com>
Sent: Monday, May 17, 2021 11:40 AM
To: brad.wagenknect@countyofnapa.or; Christopher W. Garrett - Latham & Watkins LLP (CHRISTOPHER.GARRETT@LW.com) <CHRISTOPHER.GARRETT@LW.com>; Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Dillon, Diane <Diane.DILLON@countyofnapa.org>; Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Morrison, David <David.Morrison@countyofnapa.org>
Subject: Mountain Peak Winery

[External Email - Use Caution]

May 17, 2021

To: Napa County Board of Supervisors
Re: Mountain Peak Winery Remand Hearing

Supervisors,

I am a friend to many of the residents on Soda Canyon Road and have traveled that road numerous times in bad weather from icy roads to rainy roads to sunny roads. It is a difficult road in the best of days with its many curves and hill climbing on such a narrow road. To even consider having a big winery there is a terrible decision. Look at the suggested name for the winery—Mountain Peak Winery. The name tells you why this is not a good decision. Who wants to travel to a mountain peak winery and have a wine tasting and travel back down that curvy narrow road.

The night of October 8th when the Atlas Peak fire struck was devastating to the area with lives lost, many homes and wineries destroyed and the narrow road put to the ultimate test of getting residents down that hill. As the residents could not get out, helicopters had to remove people. Why would you approve a plan to have more people on that hill? Safety has to be considered. In all the years that we have traveled Soda Canyon Road, the number of home owners and wineries has increased but nothing has been improved or changed on that road.

Sincerely,

Jo Ann Truchard