

# Newest Proposed Winery on Soda Canyon Road: Mountain Peak Vineyards (MPV)

## FACT SHEET

### General Concern

The general concern with regards to the MPV winery project is its sheer magnitude, particularly given its rural location approximately 7 miles up Soda Canyon Road, on a dead-end, two-lane country road.

**Developer:** Steven Rea – The Reserve Group (<http://www.thereservegroup.com/about.html>)

**Location:** 3265 Soda Canyon Road, Napa, on existing 33 acres of planted vineyard, on a 41.76 acre parcel

**Winery Production:** 100,000 gallons per year ( $\pm 45,000$  cases per year)

- Crush Pad, Processing Area:  $\pm 15,000$  SF ; Fermentation/Storage in Caves

**Facility:**  $\pm 80,000$  SF of enclosed space which includes caves PLUS  $\pm 70,000$  SF of additional exterior development

**Employees:** 19 full-time employees; 4 part-time employees year round; 4 seasonal employees during harvest/crush; Additional vineyard workers, delivery trucks, etc.

**Hours of Operation:** 6am – 6pm (except during harvest/crush, which is 24/7)

**Hospitality/Marketing/Tasting Room:**  $\pm 18,500$  Winery Visitors permitted annually

- Full service tasting room ( $\pm 8,800$  SF), open 7 days/week, **10am-6pm**
- Outdoor Picnic Areas open 7 days/week, **10am-6pm**
- Full-size Commercial Kitchen
- 78 Marketing Events per year (ranging from 12 to 125 people per event) with hours of **10am-10pm**

**Caves:**  $\pm 65,000$  SF (equivalent to the square footage of a small COSTCO, and perhaps the largest wine cave in Napa, possibly the largest modern wine cave in the world!)

### Specific Concerns Relating to the MPV Project

- Traffic and Road Safety:
  - Significant increases in daily traffic/congestion ( $\pm 24,000$  employee/tourist visits per year) will lead to increased **traffic accidents/incidents**, AND increased **deterioration** of an already poorly maintained, steep, dangerous, two-lane rural **road** that ices over/experiences fog related zero visibility in winter
  - Open for alcohol consumption 7 days/week, 10am-6pm and 78 evenings/year until 10pm
  - Poor ingress and egress in the event of an emergency (fire, medical, etc.); Only one way out!
- Fire Safety:
  - Soda Canyon is a **high fire danger area** - Experiences 2nd highest number of “incidents” in the county
  - The substantial increase in users of the road caused by MPV increases the chances of starting a fire (potential errant cigarette or other cause igniting a wild fire) AND creates serious fire evacuation issues
- Water & Environmental Impacts:
  - Potential for depletion of the local aquifer, causing neighboring wells to go dry
  - Adverse impacts of the extensive excavation and cave “tailings” being placed next to “Blue Line” creeks/streams feeding Rector Canyon Reservoir
  - Adverse impacts of excavation and cave “tailings” on groundwater and springs
  - Adverse impacts of waste water disposal from wine production/tourist services on local environment
- Precedent – A Winery/Tourist Facility of this size/scope belongs on the Silverado Trail, NOT at the end of a 7 mile, 2 lane, steep, dangerous, dead-end country road. The Board of Supervisors established a precedent by allowing only extremely limited tasting access to Atlas Peak Winery (now Antica Napa Valley) at the end of Soda Canyon Road. If this project is built it will set a new precedent for future developments of similar size and scale on the Rector Canyon watershed. The long-term consequences of approval are many, with no reasonably positive outcome for the residents of Soda Canyon Road.

For more information visit: [SodaCanyonRoad.org](http://SodaCanyonRoad.org)

.....Detach Here.....Fill Out.....Mail with your Check.....

We invite you to join us with a contribution to the Soda Canyon/Loma Vista Land Stewardship Foundation, a nonprofit 501 (c) 3 organization, #46 5683842. Please make check payable to: **SCLV Stewards**, and send to: P.O. Box 5184, Napa, CA 94581, in the amount of \$ \_\_\_\_\_ is enclosed.

Name: \_\_\_\_\_ Address \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Your support in any amount is most appreciated and tax deductible to the extent allowed by law. *Thank you!*