

# Mountain Peak Vineyards LLC

3265 Soda Canyon Rd., Napa Valley, California  
steven@mountainpeakvineyards.com 707.853.8600

February 18, 2014

Dear Neighbor:

We are writing to follow up on the information shared at the neighborhood BBQ we previously hosted. For those who couldn't make it, we recently purchased Dr. Jan Krupp's former residence and vineyard located at 3265 Soda Canyon Road. Our group is Mountain Peak Vineyards LLC and we have recently filed a winery use permit application with Napa County. In the next several months, the County planners will be evaluating our application and preparing a CEQA (environmental) document, a staff report and recommended conditions of approval for the proposed project. Several weeks prior to the hearing, which we anticipate will be in April, you should receive a formal notice from Napa County about the hearing.

Before the hearing, we would like to take this opportunity to provide you with some information about the proposed project, and also to meet with you if you have questions or concerns about the project as proposed. Attached to this letter you will find a site plan, a wine caves plan, elevations for the winery structures, and some landscape concept and signage drawings. The winery is proposed as a 100,000-gallon per year production winery, with almost all of the grapes coming from our own vineyards here on Atlas Peak. Here at 3265 Soda Canyon Rd we have 33 planted acres and we are in escrow to purchase another 83 acre vineyard at 3565 Soda Canyon Rd. Winery production activities will take place primarily in the wine caves, and two winery structures are proposed to accommodate tours/tastings and marketing events, as well as providing accessory winery uses such as offices and storage. The proposal also contains a winery marketing plan:

Tours/tastings: Maximum of 80 persons per day and maximum of 320 persons per week.

Food & Wine Pairings: Maximum of 6 per month, with 12 people for 3 of them and 24 for the other 3.

Wine Club/Release Events: Maximum of 4 per year with up to 75 persons each.

Larger Auction-related Events: Maximum of 2 per year with up to 125 persons each.

(Shuttle bus and/or valet parking service will be provided for these events.)

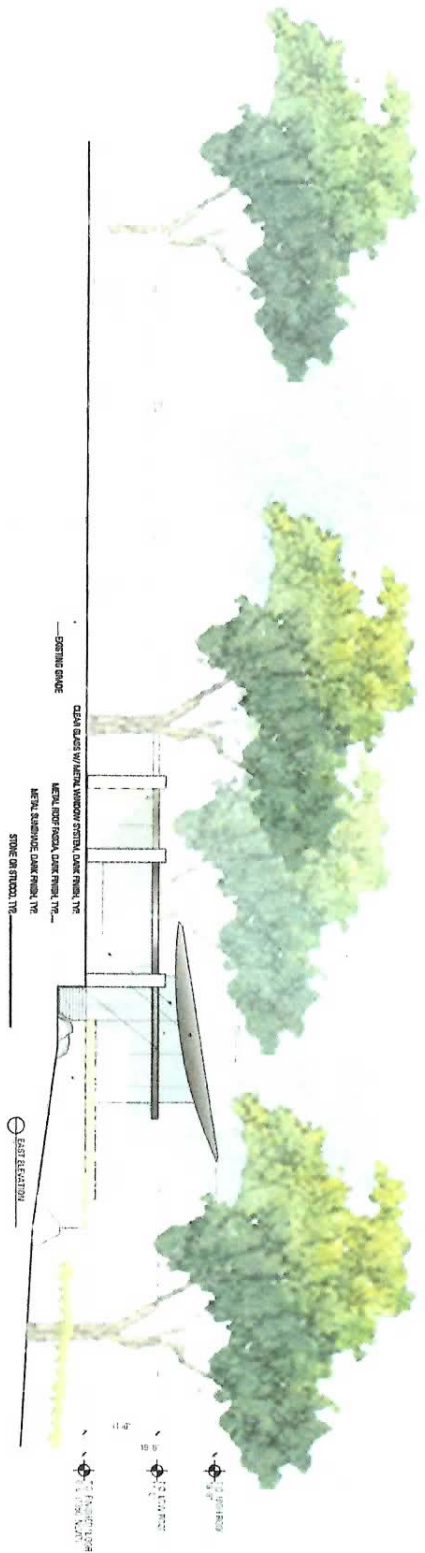
Hours for tours/tasting will be 10:00 A.M. until 6:00 P.M., and for marketing events will be 10:00 A.M. until 10:00 P.M. There will be no amplified outdoor music associated with any of the marketing events.

Please contact me directly at [steven@mountainpeakvineyards.com](mailto:steven@mountainpeakvineyards.com) or (707)853-8600, if you would like to schedule a time that we could discuss our application and speak to any questions or concerns that you might have. We look forward to being a good neighbor to those residing nearby and look forward to meeting you.

Sincerely,



Steven Rea  
General Manager and Owners' Representative



NOTE:  
ALL MATERIALS TO BE NON-VOLATILE

# MOUNTAIN PEAK VINEYARDS

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## TASTING ROOM ELEVATIONS

13002

1/8" = 1'-0"

0

4

8

16

32

A2.0



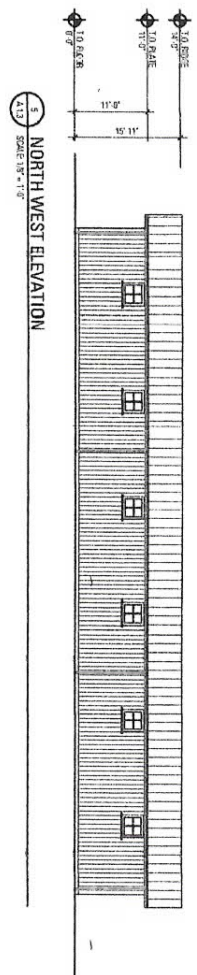


## OFFICE ELEVATIONS

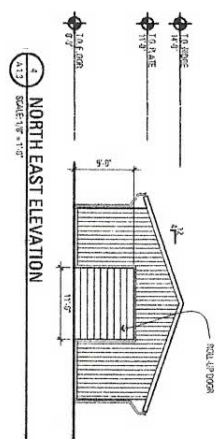
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$$1/8'' = 1'-0''$$

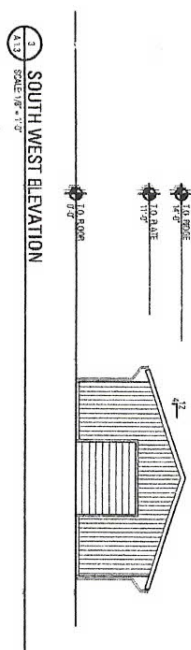
## A 2.2



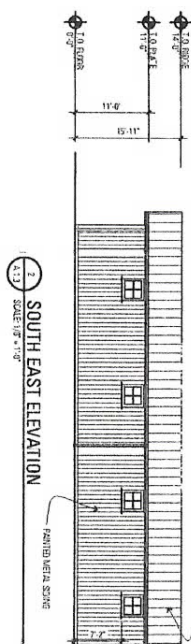
5 NORTH WEST ELEVATION  
A13 SCALE 1:5" = 1'-0"



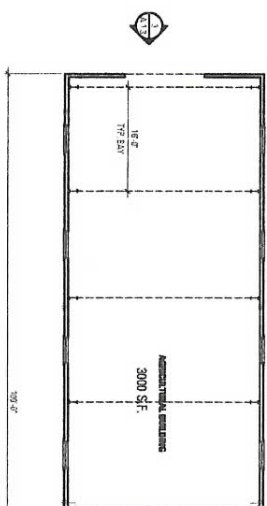
**NORTH EAST ELEVATION**



3 SOUTH WEST ELEVATION  
A.1.3 SCALE 1/8" = 1'-0"



2 SOUTH EAST ELEVATION  
SCALE 1/8" = 1'-0"



PLAN  
SCALE: 1/8" = 1'-0"

## MOUNTAIN PEAK VINEYARDS

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