



**NAPA COUNTY
CLERK OF THE BOARD'S OFFICE**

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APPEALS

(Chapter 2.88 of Napa County Code)

TO BE COMPLETED BY APPELLANT*

(Please type or print legibly)

Appellant's Name: Howell Mountain Mutual Water Company, Inc.

Telephone #: (707) 965-2205 Fax #: (707) 965-2655 E-Mail: _____

Mailing Address: P.O. Box 9 Angwin CA 94508
No. Street City State Zip

Status of Appellant's Interest in Property: Proposed project is located within the Howell Mountain Mutual Water Company Water Collection Basin project applicant, adjacent property owner, other (describe)

Action Being Appealed: Use Permit Modification Request #P04-0180-MOD
(Approved by Planning Commission on August 18, 2004)

Permittee Name: Outpost Wines, True Vineyard LLC

Permittee Address: 2075 Summit Lake Drive, Angwin, CA 94508

Permit Number: P04-0180-MOD Date of Decision: August 18, 2004

Nature of Permit or Decision: Variance / Use Permit Modification

Reason for Appeal (Be Specific - If the basis of the appeal will be, in whole or in part, that there was a prejudicial abuse of discretion on the part of the approving authority, that there was a lack of a fair and impartial hearing, or that no facts were presented to the approving authority that support the decision, **factual or legal basis for such grounds of appeal must be expressly stated or they are waived.**) *(attach additional sheet if necessary):* _____

(PLEASE SEE ATTACHED SHEET)

Project Site Address/Location: 2075 Summit Lake Drive Angwin CA 94508
Street City State Zip

Assessor's Parcel No.: 018-200-026

Duane Dice August 31, 2004 DUANE DICE DUANE DICE
 Signature of Appellant Date PRINT NAME

TO BE COMPLETED BY CLERK OF THE BOARD

Total Fee: \$ _____ Receipt Nos. _____ Received by: _____ Date: _____

* The following information, in addition to the information required by this form also needs to be provided as attachments hereto pursuant to County Code Section 2.88.050 (F-H): Title Insurance Report, Assessor's Map Book Pages, and Appeals Fee

REASON FOR APPEAL
(Attachment to Page 6)

The majority of the residents of the Angwin / Howell Mountain community, approximately 1500 persons, rely on the Howell Mountain Mutual Water Company (HMMWC) for their domestic water supply. HMMWC, in turn, relies upon surface water collected in ten lakes within the 600-acre basin in which the proposed project is located.

The proposed winery expansion would directly and seriously impact the quality of water which will run off into the nearby HMMWC lakes. We consider this to be a threat to the health and safety of the 1500 persons who depend upon the HMMWC lakes for their water.

The objectionable water quality impact comes primarily from natural nutrients, fertilizers and agricultural chemicals present in grape crush waste materials. This impact may be exacerbated if the expanded winery facility uses grapes imported from outside the basin.

We are concerned about the cumulative effect of vineyard and winery development on the basin and on water quality. We do not believe that the Mitigated Negative Declaration for the project has adequately considered this issue or other water quality issues.

We are concerned that vehicle traffic related to the expansion and to winery tasting facilities will create noise, dust and air emissions to the detriment of the community.

The previous owner of the project property expanded vineyards within the basin within recent years. This previous work resulted in landslides which severely impacted the HMMWC lakes. We wish to be certain that any new development of the property is strictly conditioned and monitored to prevent damage to these critical water resources. We do not believe that conditions proposed in the Mitigated Negative Declaration give adequate assurance that such damage will be prevented.

HMMWC intends to file supplemental written materials prior to the hearing on this appeal.