

JUL 20 2016

Agenda Item # 9A

July 18, 2016 (revision of May 28, 2014 letter)

John McDowell  
Napa County Planning Department  
1195 Third St., Second Floor  
Napa, CA 94559

Re: Mountain Peak Vineyards Use Permit Application  
3267 Soda Canyon Road, Napa

Some of my questions or assumptions here are no doubt naïve. And some have probably already been answered or may be addressed in the developer's engineering reports, (I tend to get bewildered by the numbers and the jargon, I'm afraid).

Our Concerns are:

### **1. Unnecessity of Winery**

Considering that all of the grapes on the owner's 2 properties are currently being processed into wine at another winery (perhaps in the unused capacity of the winery just up the road);

And considering that the wine is already being sold in retail stores and on the internet;

And considering that the growing and selling of grapes is a profitable enterprise in Napa County whether wine is made by the vineyard owner or not and that wine from the owners grapes would be processed into wine and sold whethere a winery is built or not;

And considering that 5-6 acres of grapes are actually being removed to accommodate the winery and tourism facility;

Why is this winery even necessary for the maintenance of Napa's agricultural economy? Is it the county's position that every piece of property in the County larger than 10 acres is entitled to have a winery? If only half of those owners were to build a winery because the tourism they generate seems to be more profitable than growing grapes, each nibbling away at the vineyard acres, what would the effect be on the notion of the Ag Preserve?

### **2. Inappropriate Scale:**

Considering that this project proposes ±45,000 sf of space to produce 100,000

gal/yr;

And considering that the other winery currently permitted on the watershed, Antica Napa Valley, has produced 450,000 gals/yr since 1987 in a facility permitted to have a 47,000 sf winery;

And considering that the County just approved a 100,000 gal/yr winery/tasting room/offices, The Corona Winery, on the Silverado Trail at Soda Canyon Rd that is a total of 28,000 sf;

Why should the county permit a project of this scale, producing less than 1/4 the wine of a similar sized winery and the same amount of wine as a winery 2/3 its size?

### **3. Inappropriate Tourism Location**

Given that the County "considers the remoteness of the location and the amount of wine to be produced at a facility when reviewing use permit proposals, and endeavors to ensure a direct relationship between access constraints and on-site marketing and visitation programs" in its Resolution No 2010-48;

And considering that the proposed site is 6 miles up a small and winding and, in places, hazardous country road;

And considering that this is a remote area of only residences and vineyards (and one winery isolated in the center of 700 acres of vines with a much more restricted tasting allocation);

Why should the County permit a 130 trip/day, or 18000 visitors/year, tourism facility at such a remote location?

### **4. Alcohol on Soda Canyon Road Impacts**

Considering that the proposed site is 6 miles up a small and winding and in places hazardous country road, with blind curves, and steep grade aside a ravine, a road that descends over a pass that is quite often buried in thick fog, and must be sanded to counter black ice during frosts;

Considering that wine tasters may leave late-opening and remote tasting rooms (with a great sunset view) as the last stop on their day of wine tasting, having consumed alcohol previously at other venues or after having consumed a bottle or two at the picnic tables;

And considering that, unlike almost all drivers on this dead end road, tourists coming to this project will be unfamiliar with the more dangerous parts of the road;

And considering that the dangers on the road are magnified at night particularly regarding wildlife crossings;

Why should the County allow tasting room hours for this project to last until 6:00pm

Why should the County allow marketing events, which involve more alcohol consumption than tastings to last until 10:00?

Why should the county allow that consumption of more than just tasting quantities of alcohol on the site?

This road should not be navigated by inebriated drivers especially when they are unfamiliar with its dangers.

#### **5. Road Condition Impacts**

Considering that the road is in a marginal state of repair and maintenance, perhaps as befits a small country road, with crumbling shoulders and inside curves of its step grade beginning to sink into the adjacent ravine under the already overburdened weight of heavy trucks and daily farmworker commutes;

And considering the volume of traffic that this project will be adding to the road (a 30% increase near the project site), both during the months or years of construction and then to move 80+ visitors and 19 employees and up and down the road each day;

And considering that according to the developer's traffic report the junction at Soda Canyon and the Silverado Trail even now has "unacceptable" delays and at times is already over the "signal warrant criteria levels" ;

And considering the almost certain reality that the County will have to give similar tasting/marketing privileges to the Antica winery that has been asking for such privileges since it was built 30 years ago, and thus doubling any employee/visitation numbers generated by this project;

And considering the precedent that this project will set for the development of similar projects along the road;

What steps will the County undertake to improve the condition and safety of the road to accommodate the increased volume of traffic on the road? Note Dan Mcfadden's letter here.

What steps will the County undertake at Soda Canyon Road and the Silverado Trail, an intersection that is already enormously overburdened at certain times of the day? Again people familiar with the road know the rhythm of traffic on the Trail and are more capable of timing that difficult left turn given the right break in the traffic. People unfamiliar with the road may be more cautious, making the backup at the stop sign exponentially longer, or less cautions increasing the potential for accidents with oncoming cars.

## **6. Non-Compliance with AW provisions**

Considering that this parcel is in an AW district but does not comply with the basic 60/40 rule outlined in sec 18.108.027B of Ordinance 1219;

And considering that this property is not just in a watershed area, but has the main fork of rector creek crossing the property with another fork touching the property line:

Why should this project be allowed to remove acreage currently planted in vineyards for the development of parking lots, increased building areas, sculpture gardens, crush pads, maintenance and mechanical buildings, water storage tanks and wastewater treatment systems, large areas for the piling of pulverized rock spoils and a large amount of fill necessary for the Crush pad access road?

If major development of the property is to take place shouldn't the property first be restored to the 60/40 balance before additional development is approved, rather than replacing 5-6 acres of existing vines with facilities?

## **7. Rector Creek Endangerment**

Considering that this project has the main fork of Rector Creek (usgs blue line) crossing its property and has another fork of Rector Creek (also usgs blue line) touching the property line;

And considering the watershed protection goals enumerated in Sec 18-108.010B of Ordinance 1219 to prevent pollution of the creek from earth moving operations;

And considering the extensive excavation and fill projected for this project – perhaps 800,000 cf of cave spoils, perhaps 150,000 cf of excavated crushpad, a



roadway raised 20 ft above existing grade; perhaps 600,000 cf of vineyard topsoil removed and then replaced, and fills in the lowlands of the site to 7 ft above existing grade and other areas adjacent to Rector Creek to 8 ft;

Why should the County allow extensive excavations both above and below ground adjacent to one fork of Rector Creek? (the crush pad, which will be the extraction zone for the caves, will be 75 ft from bank of the creek)

Why should the County allow deposit of spoils immediately adjacent a proscribed wetlands area of the site as well as immediately adjacent the main fork of Rector Creek?

What mitigation has the County required of the developer of this project to make sure that excavations materials, and the dust created by such extensive excavations and gradings will not end up in the Rector Creek forks and ultimately Rector Reservoir?

What mitigation has the County required to insure that the extensive below ground excavations and above ground fill will not upset the hydrology that feeds neighbors springs and wells?

## **8. Waste Water Treatment**

Considering the requirements of sec 18.108.027 of Ordinance 1219 regarding sensitive water supply drainages:

Considering that the proposal anticipates a septic system to accomodate at least 99 people per day plus additional 12-125 people/ week for marketing events:

What requirements has the County asked of the developer to insure that this small public water system and its leach field required for this quantity of people would not have a polluting impact on the adjacent forks of Rector Creek (the edge of the leach field is shown 150' from closest fork).

## **9. Unknown effect on Groundwater Availability**

Considering that the Napa County Groundwater Monitoring Plan has "no data" on the groundwater conditions of the "Eastern Mountains" region of the county but indicates that "one well near the MST shows recent declines similar to those found in the MST";

And considering that a Phase II water analysis in the western mountains showed

much lower water availability than the county's allowed .5acft/yr;

and considering that a warming climate will almost certainly reduce the amount of water available county wide:

What monitoring has the County or developer done to arrive at the 14.75 acreft currently being used?

What tests or monitoring has the County made to verify that the .5 acreft /acre number is realistic for this area and should a phase II analysis be required?

Shouldn't the county require a phase 2 water analysis of the project that includes a aquifer test of neighbor's wells while project wells are under maximum use?

What mitigation has the County required to insure that the project's increased water usage will not hasten or directly cause the drying up of neighbor's springs and wells?

In a subject as uncertain as underground hydrology, consultants hired by the developer to give optimistic assessments should not be the final arbiters in this decision. The County should require that the Developer pay for independent testing both before a new well is dug and after project completion to insure residents continued access to water.

Shouldn't the county limit the depth of the applicant's new well to the depth of the nearest neighbor's well to insure that depletions affect all water users equally?

What reparations will the County require of the developer in the event that wells do dry after the completion of this project? The time to mitigate such foreseeable consequences is now, under the proposed use permit.

#### **10. Light and Noise, Odor Impacts**

Considering that The Napa General Plan specifically recognizes that the eastern part of the county is a dark sky environment, in which the milky way is visible:

And considering that the Napa General Plan goes into substantial detail concerning noise pollution:

What mitigation measures will be imposed upon this project to make certain that the Milky Way remains visible?

What mitigation will the project take to insure that light from the glass tasting pavilions, parking lot lights, visitors cars, walkways and other uses intended for

tourists do not spill over the property lines to eliminate this dark sky environment for the neighbors?

What level of background noise pollution will be allowed by this project, recognizing that we are beginning at a level of almost 0db of manmade noise pollution in this area?

What mitigation measures will be required of the project to prevent noise pollution from the tourism vehicle access and parking, picnic areas, tasting room terrace events from crossing property lines.

Considering that the LYVE wastewater treatment plant and its pumps and 100,000 gal tanks have been placed adjacent to our property line;

What mitigation measures will be required of the project to prevent noise of the pumps of the wastewater treatment plant and any odors it might generate from crossing property lines.

Might the developer consider using the spoils to produce landscaped berms separating our properties rather than filling large areas of the site to a 4 ft depth in order to mitigate these impacts.

## **11. Construction Impacts**

Considering that enormous amounts of dust will be generated by a construction project requiring the movement of perhaps millions of cf of dirt over a period of perhaps many months or years:

What mitigations will the developer take to insure that the crops of adjacent owners (grapes on two sides and olives on the third side) are not affected by the dust generated? What reparations will the developer be required to make should fruit be damaged?

Considering that a construction project of this size will require dozens of workers, and subcontractors and consultants and inspectors, each with their own vehicles;

And considering that construction projects generate light and noise impacts far beyond the normal impacts of a retail and factory operation;

And considering that these impacts may last for many months if not years on such a large project;

What limits will the county put on the hours of construction and the number of

days per week that construction may take place so that at least a portion of the week is free from the noise and dust.

What conditions will the developer be required to abide by to insure that construction vehicles and equipment will not be parked within and will not obstruct the deeded access easements granted to adjacent neighbors and to others along the road. (in particular around my entrance gate which is at the most constricted part of the developer's hourglass-shaped property.

### **13. The Viticulture Office**

Considering that the existing viticultural office is located just adjacent to our front gate and entry road easement;

We would like greater clarification from the developer on how this area of the site, including the entry gate to viticultural office, is to be.

### **14. Necessity of EIR**

Considering that this project may set a precedent for the 40 or 50 other parcels over 10 acres on the tractor watershed resulting in a commutative effect much greater than its individual impacts;

And considering that CEQA regulation 15064 (h)(1) states that "(h)(1) When assessing whether a cumulative effect requires an EIR, the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable. An EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

Why should not the county require an EIR report on the project?

Thank you for your consideration of these matters.

Sincerely,

Bill Hocker

3460 Soda Canyon Road

Napa, CA 94558

**McDowell, John**

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**From:** Fletcher Benton <fletcherbenton@sonic.net>  
**Sent:** Monday, July 18, 2016 10:14 AM  
**To:** McDowell, John  
**Subject:** Signed petitions re: #P13-00320-UP  
**Attachments:** Napa Protest 1-2016.jpg; Napa Protest 2-2016.jpg

Deputy Planning Director McDowell,  
Please see the attached.

Thank you  
Fletcher Benton

July 18, 2016

John McDowell, Deputy Planning Director, Napa County Planning,  
Building & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, California 94559  
Email: [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)  
Fax: (707) 299-1358

RE: PROTESTING/OPPOSING MOUNTAIN PEAK WINERY-USE PERMIT #P13-00320-UP

Dear Deputy Planning Director McDowell,

My name is Roberta Benton and I live at 3398 Soda Canyon Road, Napa, CA 94558. We purchased the property in 1971 to live in a quiet, rural area and escape the massive development of San Francisco, for us, our children and grandchildren. It seems that such a development is trying to follow us into the outer most reaches of the Napa mountains. I strongly oppose the Mountain Peak project below and humbly request that you deny or significantly reduce this use permit for the following reasons.

- The size and scope of the project is way out of proportion with the size of the parcel and remote location. Soda Canyon Road is narrow, steep, winding, dangerous, dead-ends, often foggy, and is filled with wildlife.
- Current residents and workers will all be overwhelmed with the 17,298 anticipated new annual visitors plus additional big rig trucks hauling grapes, wine shipments, and construction equipment along this road. Potentially drunk drivers on this steep, curvy road are a danger to all of us.
- Requested permit is for 100,000 gallons, which would require ~700 tons of grapes to satisfy. The project parcel has only 28 acres of planted vines, producing a maximum of ~80 tons of grapes per year (a mere 11% required to produce 100,000 gallons!). Big rig trucks would be required to haul the additional ~620 tons of grapes up and down SCR!
- Large trucks are regularly stuck along Soda Canyon because it is narrow & steep, causing accidents and traffic delays!
- There is a major drought throughout California. Allowing a 100-gallon winery and event center will severely stress the limited water resources in our area and potentially suck the water resources dry no matter how elaborate a proposed LYVE wastewater treatment system sounds.
- Winery would be operational 7 days a week with up to 320 tourists/week, creating additional traffic and noise EVERY day in this rural area with no days off to enjoy the quiet. Marketing events go until 10pm!
- The peace and tranquility that I chose by moving into the mountains is being threatened. There are already busy commute hours with hundreds of vineyard worker cars coming and going, plus the prevalent big rigs. Adding 17,298 tourists, plus 19 more full time workers, more trucks and equipment to this busy/dangerous road is a bad idea!
- Soda Canyon has history of major fires. Because Soda Canyon Road is a dead-end road, there are MAJOR public safety concerns with regard to fire, and all emergencies for that matter. There is essentially zero cell service on Soda Canyon Road, offering the potential for disaster for drunk driver incidents, and the common jackknifed & stuck trucks.

For all of the reasons above, among many others, the County must deny this project and reduce the size to one that fits the rural environment and road conditions. Please protect our community's safety and preserve the quickly dwindling natural resources that Napa has left, particularly in the remote hillsides.

Sincerely,



July 18, 2016

John McDowell, Deputy Planning Director, Napa County Planning,  
Building & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, California 94559  
Email: [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)  
Fax: (707) 299-1358

RE: PROTESTING/OPPOSING MOUNTAIN PEAK WINERY-USE PERMIT #P13-00320-UP


Dear Deputy Planning Director McDowell,

My name is Fletcher Benton and I live at 3398 Soda Canyon Road, Napa, CA 94558. We purchased the property in 1971 to live in a quiet, rural area and escape the massive development of San Francisco, for us, our children and grandchildren. It seems that such a development is trying to follow us into the outer most reaches of the Napa mountains. I strongly oppose the Mountain Peak project below and humbly request that you deny or significantly reduce this use permit for the following reasons.

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- There is a major drought throughout California. Allowing a 100-gallon winery and event center will severely stress the limited water resources in our area and potentially suck the water resources dry no matter how elaborate a proposed LYVE wastewater treatment system sounds.
- Winery would be operational 7 days a week with up to 320 tourists/week, creating additional traffic and noise EVERY day in this rural area with no days off to enjoy the quiet. Marketing events go until 10pm!
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Sincerely,



Lou Ann Best  
3260 Soda Canyon Road  
Napa, CA 94558

July 18, 2016

John McDowell, Deputy Planning Director  
Napa County Planning, Building, and Environmental Services Department  
1195 Third Street Suite 210  
Napa, CA 94559

Re: Protesting/Opposing Mountain Peak Winery- Use Permit # P13-00320-UP

Dear Deputy Planning Director McDowell,

My name is Lou Ann Best, I grew up on Soda Canyon from the time I was 3 years old (1974). Now, at the age of 44, I am moving back home because of complications from a recent liver transplant.

My liver transplant was done on February 9<sup>th</sup>, 2015. I was so sick that Stanford Hospital almost didn't give me a liver. My family convinced the doctors that I would pull through and luckily I did, but it wasn't without a fight. Two days after my surgery I fell into a sleep for a one month. During that month I had many complications, including Respiratory failure (I almost died). To date, I still go to the hospital for complications and my liver enzymes are still abnormal; 3-4 weeks ago I was Hospitalized with internal bleeding; I am anemic; 2 weeks ago my General Practitioner doctor told me that, even after my transplant, my liver is critical; I currently have asthma and, again, it almost took my life during my one month of sleeping (Respiratory Failure).

Please consider, while reading this letter, how you would want yourself or someone in your family to be treated if you were going through difficult health issues. Would you find it acceptable to have the county approve two years of heavy construction involving noise, dust, traffic, and potential water availability and quality impacts right next door? And, following that, heavy tourism and industrial wine production? I live less than 200 yards from the Mountain Peak site.

My concern is heightened because, since vineyards and wineries have been introduced to Soda Canyon, my father and three of our nearby neighbors were diagnosed with cancer. Sadly, out of the four diagnosed, only one neighbor survived. I lost my Dad in October 2013, when I needed him the most in my life.

Due to my health, it is very important that I am in a place with clean drinking water, clean air and most of all a quiet environment. With the proposed Mountain Peak Winery site plans, involving dust, noise pollution, and a highly active winery I do not see how I can make a full recovery. I am already experiencing side effects from air pollution and stress from the noise of tractors that spray sulfur and other chemicals at all hours of the day and night. The blasting activities associated with cave excavation could potentially put me into the hospital, or be fatal. There are a number of people living nearby who are in delicate health that could all be affected, my mother (who has COPD) included.

Our well is about 110 ft deep. Mountain Peak plans to use 16 to 17 acre-feet of water per year with wells located 1,500 feet away from ours. The decision made today will affect my water resources in the



future. When the water is gone, it will be too late to get it back. Again, would you be willing to take this risk if your water supply was the one being affected?

The factors of road quality and safety are also a concern for me. Semi trucks haul wine, grapes, and supplies up and down the mountain. I've personally already had one near head-on collision because a semi-truck was too long to get around a blind corner without crossing into the other lane (see photos). I've encountered trucks unable to fit in their lane countless times. The trucks are too big for the road and take up half of my lane, leaving me nowhere to go so I have to brake hard and veer as close to the shoulder as I dare. It is only a matter of time before these trucks push somebody off the road and into the steep canyon. Additionally, it is not acceptable to have potentially intoxicated tourists driving down an already dangerous road under any circumstances.

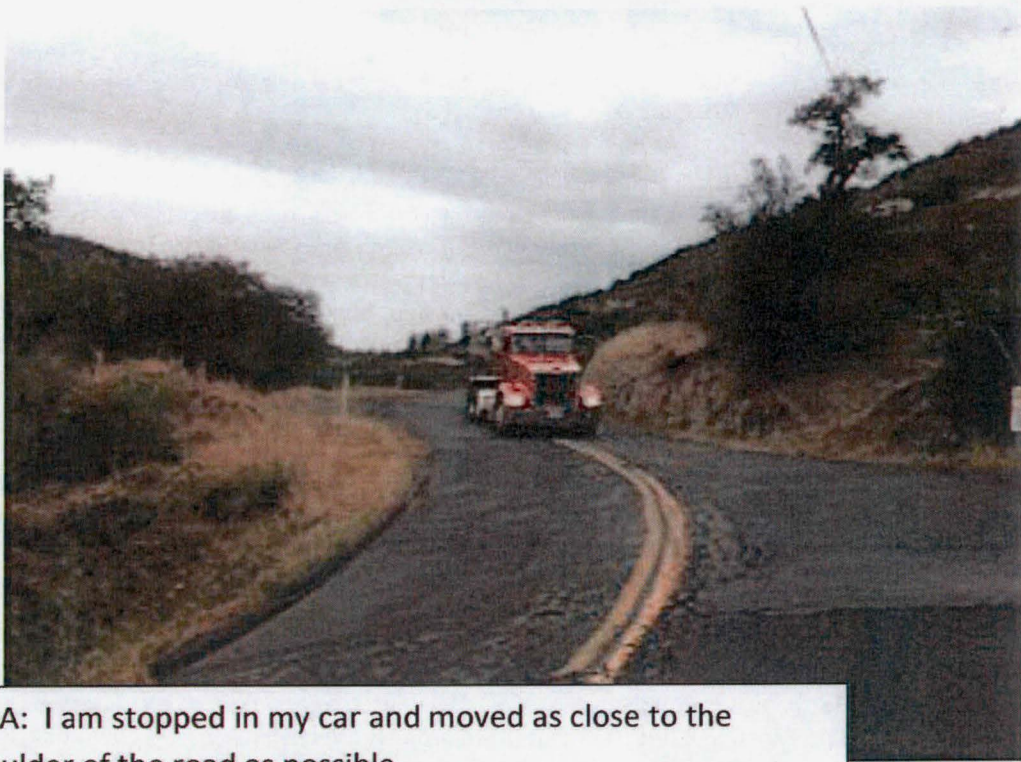
The road currently has damage and is not being maintained properly. The damage done to the roads between the many trucks and visitors with this project would be tremendous. Who will be responsible for this? People using the road for industrial purposes should be held accountable for the damage they are doing instead of taxpayers footing the bill. If for some reason this project is approved, the developer should be required to pay an amount proportional with the traffic they bring onto the road.

The house my parents purchased is a family home and they chose it because Soda Canyon was natural and undeveloped (see photo). As an adult I've seen wildlife become increasingly scarce as vineyards and wineries have moved in and expanded. It is clear that these projects are having negative environmental impacts.

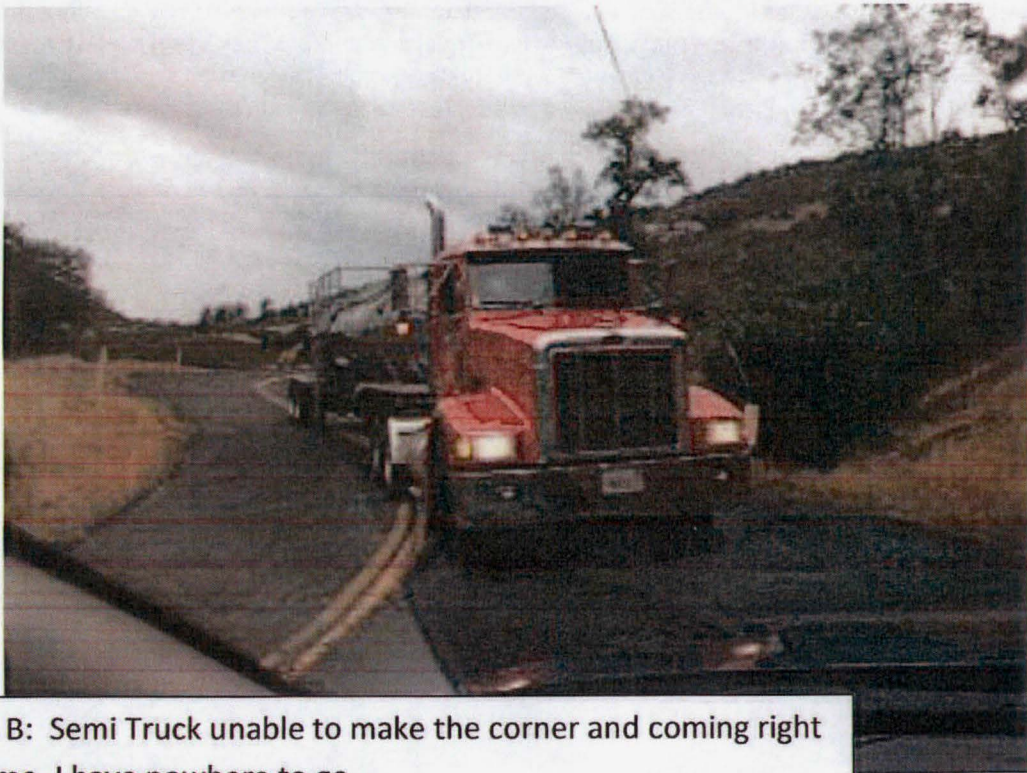
I have been having health issues for the past nine years and fighting to live since 2014, and really want to be able to return to my family home and enjoy my life in peace. Mountain Peak's proposal would negatively impact my healing process, my quiet enjoyment of my home, worsen road safety conditions for all residents and visitors, and compromise my water supply. Due to the issues described here, I am requesting that the project be denied.

Sincerely,

Lou Ann Best

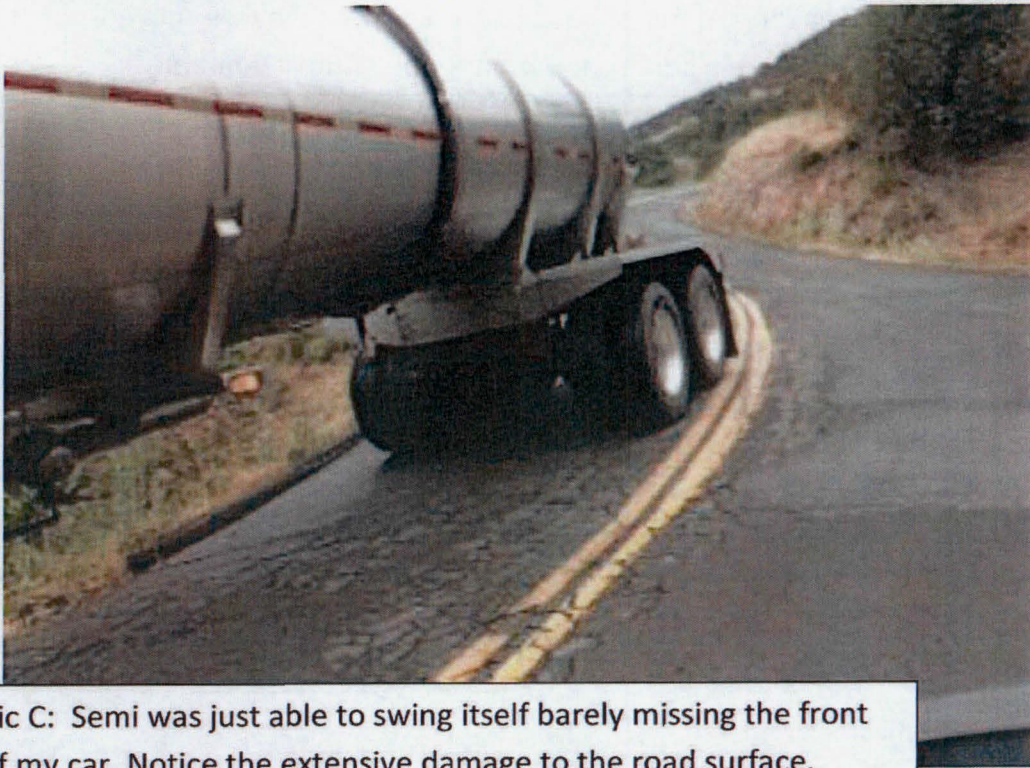


Pic A: I am stopped in my car and moved as close to the shoulder of the road as possible.

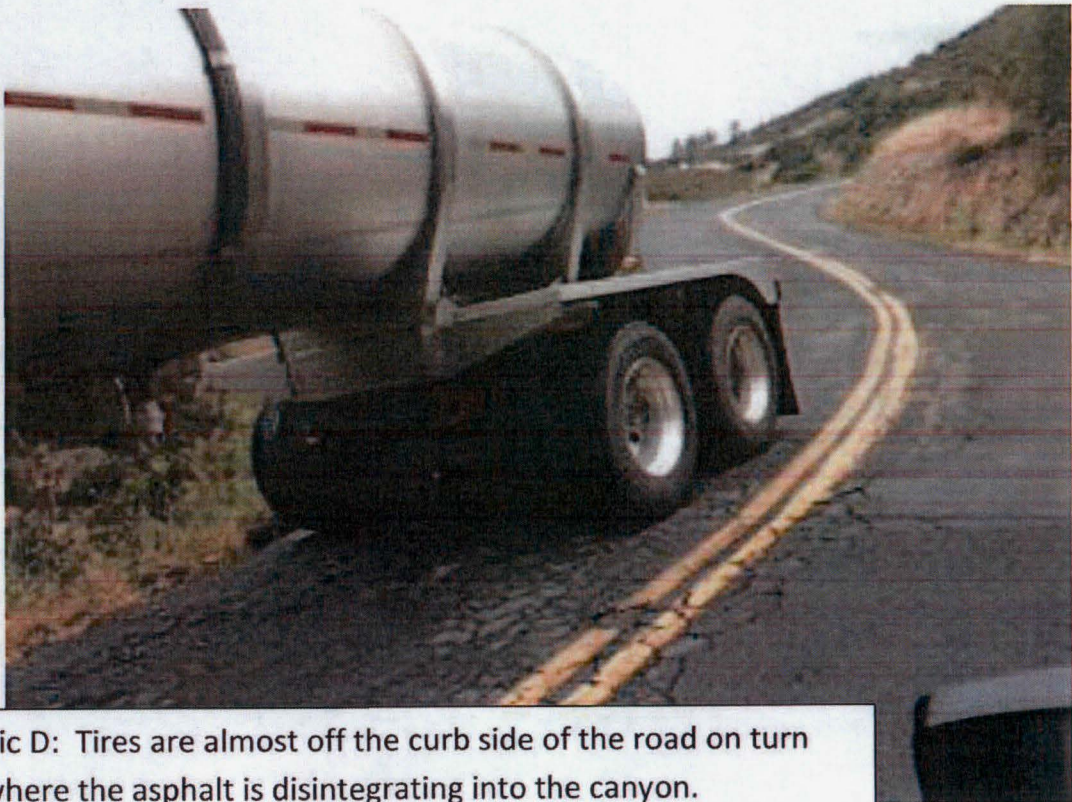


Pic B: Semi Truck unable to make the corner and coming right at me. I have nowhere to go.





Pic C: Semi was just able to swing itself barely missing the front of my car. Notice the extensive damage to the road surface.



Pic D: Tires are almost off the curb side of the road on turn where the asphalt is disintegrating into the canyon.





This picture was taken around 1960. This landscape is why we moved to Soda Canyon. We are a small community, not a public domain.

Debra Manfree  
3360 Soda Canyon Road  
Napa, CA 94558

July 18, 2016

John McDowell, Deputy Planning Director  
Napa County Planning, Building, and Environmental Services Department  
1195 Third Street Suite 210  
Napa, CA 94559

Re: Protesting/Opposing Mountain Peak Winery- Use Permit # P13-00320-UP

Dear Deputy Planning Director McDowell,

I am writing to let you know that I am against the development of the Mountain Peak Winery. I live at 3360 Soda Canyon Road and I believe a development of this type does not belong in a remote section of the watershed right on the rim of Rector Canyon. Our family has made our home here since the 1940s.

Rector Canyon is currently a pristine waterway with an amazing diversity of plants and animals. The walls of the canyon are lined with ferns and mosses. The clear waters are habitat for wildlife. I have seen pacific giant salamanders over 2 feet long living in the pools. There are amazing waterfalls with water running year round. One waterfall is so big you can stand under it and get showered like in the pictures of paradise. I think this canyon should be viewed as a heritage site and Napa County should protect the area because of the incredible beauty that exists in Rector Canyon.

I also believe that all the people who are to make the decision to allow this canyon to be destroyed by the Mountain Peak development should take a hike to Rector Canyon to see for themselves the amazing natural beauty right here in Napa County. This important area should be protected and not be destroyed by commercial developments that do not belong in a sensitive watershed.

Also I would like to know why Napa County wants to allow this developer to come here and blast extensive caves, build parking lots, and have thousands of visitors every year in this remote section of the watershed. The owner, who has never made any effort to see us, and who we understand plans to live outside Napa County, has no regard for our environment here. This company is only here to make a profit. The surrounding neighbors, animals and native species are just in the way for them. The profits they make as they destroy our area will not benefit our rural community. They have no ties to this land or preserving the area for the future.

The road up Soda Canyon has a very steep grade. Many people will tell you it is dangerous. You need to listen to this important information because the people who live here know what they are talking about. I have had several near death experiences on the grade. I will tell you about three.

- On September 25 2011 I was on a trip to town and there was a mist that day. This was the first moisture since spring time and the road was slick. I was not driving over the speed limit and I know the road very well. When I tried to brake going down the grade, the back wheels slid out and my truck went over the cliff. Somehow I survived, but my truck was totaled.

- This spring I was driving down the grade and as I came around the blind curve at 2500 Soda Canyon there was a semi-truck coming up the grade more than a foot over the yellow center line. My vehicle was just inches from being pushed off the cliff. When a large vehicle makes the turn at that spot in the road there is no possible way for them to stay on their side of the road. This creates a very dangerous situation for anyone coming down hill as there is no way to see around the curve.
- In winter 2012 there was a heavy frost one morning. I had to scrape the ice off of the window of the car. I was on the way to bring my son to school. When we got to the grade it was covered in a sheet of ice and it was terrifying to go downhill on sheer ice.

The road is not suitable for large vehicles, which are already creating unacceptably dangerous conditions at current traffic levels. The proposed winery would produce 100,000 gallons of wine per year and have numerous marketing events, all of which will increase large vehicle traffic. Approving a development like this in this location is not responsible. This Mountain Peak development does not belong here on Soda Canyon Road. I hope you will listen to the people and not allow this developer to destroy this area.

Sincerely,

Debra Manfree



## McDowell, John

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**From:** Jessalyn Isham <jessalynisham@gmail.com>  
**Sent:** Sunday, July 17, 2016 9:50 PM  
**To:** McDowell, John  
**Subject:** Protesting/Opposing Mountain Peak Winery-Use Permit #P13-00320-UP

Dear Deputy Planning Director McDowell,

My name is Jessalyn Isham and I live at 3150 Soda Canyon Road, Napa CA 94558. My young family and I moved to Soda Canyon Road in 2013. My husband and I both grew up in Napa and we loved living here. Napa has grown and changed a lot over the past 30 years but it was very important to us that we raise our children here. We decided to purchase our home in this area so that we could be in a quiet, rural country like setting. We both enjoy the peace and quiet and the space to move around in. Over the 3 + years that we have lived here, we have already seen a huge growth in our area. Now it seems that an even larger development is trying to intrude on us and everyone else who lives in this area.

We strongly oppose Mountain Peak project. I'm humbly requesting that you deny or significantly reduce this use permit. I ask you this, have you recently driven Soda Canyon Road? Especially during the "commute" hours of all the other workers whom travel to and from the area? If you have, you would notice that the amount of cars driving up and down this very narrow, winding, damaged road have it jammed packed. To allow a use permit the size that is being requested, would greatly increase this. I already try to stay off the road during those times, since everyone seems to think they personally own the road and do not drive very safely. I'm concerned with the amount of large trucks and their carrying capacity. I have been run off the road by commercial trucks that are hauling items up and down. The trucks have been stuck in the road multiple times as well. I have been behind accidents, I have witnessed tree branches being hit by the large trucks and falling into the roadways. I have been stuck on the steepest grade of this mountain because these trucks are just too large and heavy to make it. I have watched chunks of asphalt chip off the side of the mountain as these trucks squeeze through.

I already worry every time I drive home in the evening that I may encounter a drunk driver. In the evenings, Soda Canyon is filled with wild life that everyone who lives up here, knows to look out for. With the increase in marketing events my anxiety as I drive my 3 children home will defiantly rise. Homeowners shouldn't have to worry about their drive to their houses due to drunk drivers on a road that is already difficult for visitors to drive. The condition of the roadway is mediocre and even poor in some areas, and I don't foresee that changing anytime soon.

My husband is a fireman and I am perfectly aware of the fire conditioned area we live in. Increasing traffic, tourists and workers this high up that leads into a dead end road seems like a disaster waiting to happen. Cell phone service is minimal and lots of places non existent. There is potential for major public safety concerns if this permit is granted. The permit that is being requested is too large for this rural area in every way. Water is another huge concern. The amount of water that will be needed to host this size of project is absurd, and has the potential to run all of us homeowners dry. Therefore, causing an increase in stress and money going out of the homeowners pockets, all while this project is reaping the benefits.

For all of these reasons, among many others the County must deny this project and reduce the size to one that fits the rural environment and road conditions. Please think of everyone who has lived here their entire lives and who want nothing but to keep our community's safety put first. We need to preserve the already quickly dwindling natural resources that Napa has left. There is enough large wineries and places for events in better locations then the remote hillside of Soda Canyon Road. Please save all the residence and our area from this development.

Sincerely,

Jessalyn Isham



## McDowell, John

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**From:** richard ehrenberger <zquat@aol.com>  
**Sent:** Sunday, July 17, 2016 5:53 PM  
**To:** McDowell, John  
**Subject:** Mountain Peak Winery

Mr. McDowell, Napa County Planning Commission

This is a short letter of strong protest to the MPW Use permit as proposed due to the highly inappropriate location for a project of this scale and overall impact.

It makes no sense whatsoever to build a facility that would attract over 17 thousand visitors per year and which is sized to produce vastly more wine than is grown on the property at the end of a 6+ mile narrow steep serpentine cul de sac road. Everything about this proposal is on steroids. Please engage your wisdom and deny or significantly reduce the magnitude of this proposal.

Respectfully  
Richard Ehrenberger,  
Penelope Kuykendall  
David Ehrenberger, MD  
1990 Soda Canyon Road 94558

July 18, 2016

John McDowell, Deputy Planning Director, Napa County Planning,  
Building & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, California 94559  
Email: [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)  
Fax: (707) 299-1358

RE: PROTESTING/OPPOSING MOUNTAIN PEAK WINERY-USE PERMIT #P13-00320-UP

Dear Deputy Planning Director McDowell,

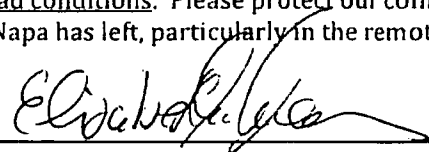
My name is Elisabeth Meier and I live at 3398 Soda Canyon Road, Napa, CA 94558. I moved here about 10 years ago to live in a quiet, rural area and escape the craziness and noise of San Francisco and be connected to nature and peace.

I strongly oppose the Mountain Peak project below and humbly request that you deny or significantly reduce this use permit for the following reasons.

- The size of the commercial side (tourism / marketing / building) of the project completely overshadows the actual acreage of the property and is completely unacceptable at this rural and remote location.
- The primary purpose should be farming, not tourism/marketing - 28 acres of planted grapes and 17,000+ visitors a year - does not compute. Neither does 100000 gallons of wine production permit make any sense, when only a 10% of the 100000 gallons can be harvested on the site itself.
- This is a Tourism/Marketing project cloned into a Farming project - where farming is 2ndary whereas growing grapes and producing wine should be primary and only to the size of the acreage.
- If you compare this project, 28 acres planted / 17000 Visitors to another Winery on Soda Canyon Road with 600 acres planted / 2000 Visitors per year - it becomes evident to anyone that farming is not the primary goal of this project.
- It is completely ridiculous and unacceptable to have an additional 17000 cars on the road with drivers not familiar with this very dangerous road. I cannot even tell you the amount of close calls I had on SCR with people not know what they are doing while driving on SCR. From stopping in the middle of a blind curve, to pulling over on dried vegetation (high fire danger), to coming at me on my side of the road or just plain driving in the middle of the road - probably in fear of the canyon edge. Add alcohol to that and you are looking at very bad outcomes.
- We also do not need more big rigs on the road - the road is barley maintained and many times throughout the year, big double tanker trucks get stuck in curves or just plain break down. Just recently I had to go into full reverse going down SCR, as otherwise the rear of one of those tanker trucks would have heaved me down the canyon - the driver completely unaware that his rear end took 1/2 of my side of the road and he never even slowed down (he could not have gotten moving again, too steep) Very Dicy!! Or how would you feel driving behind a big rig in September with high fire danger and you can barely see because the trucks breaks are smoking so much to try to slow the truck down? Would that make you feel save?
- I cannot even imagine anyone with the BEST interest of the community in mind for which they are responsible to approve this project at this location.
- The project must be modified to the size of what the property allows in harvest - which means significant and severe restrictions on number of visitors (to 10% of what is requested maximum), wine production gallons to 10% of what they suggest, number of days per month that tastings are permitted by half - not every day of every month and every weekend, and lastly hours of operation to normal hours - nothing past 4PM.

For all of the reasons above, among many others, the County must deny this project and reduce the size to one that fits the rural environment, the acreage of the property and road conditions. Please protect our community's safety and preserve the quickly dwindling natural resources that Napa has left, particularly in the remote hillsides.

Sincerely,



## McDowell, John

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**From:** Curt Fischer <curtfoto@earthlink.net>  
**Sent:** Sunday, July 17, 2016 9:08 AM  
**To:** McDowell, John  
**Subject:** Mountain Peak Winery

Mr. McDowell

I am writing to the Napa County Planning Department for the first time after reading of proposals to build a very large winery (Mountain Peak Winery) at the top of Soda Canyon road. I write not because I live on Soda Canyon Road – I live on Shady Oaks Drive – so this isn't a “not in my backyard” opinion. The only direct aspect of my life that will probably change is that I often use Soda Canyon Road for a peaceful, sometimes difficult but rewarding bicycle climbing ride, and I suspect that this route will not be peaceful or safe after this large development, along with others, is approved - a small lifestyle amenity lost. I am writing because I see that this is only one of many current proposals for large wineries in very rural, difficult to reach sites, being pursued because the Valley floor is very expensive, and land is less expensive up in the hills, generally speaking. I think the approval of these oversized secluded developments will negatively impact life in the Napa Valley because each rural development sets a precedent, and each precedent is another step toward the ultimate loss of the environment we love.

Napa's success is crushing the Valley in traffic. Napa County is not building new roads, but it is approving developments that use existing roads not intended for heavy use. Soda Canyon Road is a perfect example of this. Not many years ago a sense of peace and tranquility enveloped Napa Valley. Napa is now approaching the rest of the Bay Area in the sense of crowding, traffic and loss of serenity. Living off of Silverado Trail, I regularly dread the prospect of making a left turn onto the Trail after 3:00 p.m. to travel to Napa. The line of southbound cars is never ending. Additionally, I regularly see 8 - 10 -12 vehicles backed up at the stop sign on Soda Canyon Road in the afternoons, trying to cross Silverado Trail to go south toward Napa. The majority of those vehicles are headed south. What will happen when there are 18-24-48 cars backed up - install a traffic light? That traffic light solution doesn't work very well anywhere on the whole length of Hi. 29, and the introduction of lights on Silverado Trail will be a truly depressing development. I refer you to the regrettable traffic light at Old Sonoma Road and Hi. 12, the result of many meetings and rules and laws and CalTrans negotiation - resulting in large traffic jams on mornings, evenings and weekends.

I know that building anything in California today is a complicated and expensive proposition. The result that many of the proposals landing on your desk are written by specialist lawyers, not the people hoping to build a winery or a business. This is the reason environmental impact reports are written by “environmental experts” who skillfully obfuscate problems that could and will arise from rural oversized developments. Combined with the threat of lawsuits, (“This is America – I own the land!”) you in government have a daunting task, and it's about to get worse as people and companies are motivated by the perception that owning trophy vineyards and wineries is glamorous, or a great way to store excess cash. When the founding wineries were built in the Valley all those many years ago, they were built by people who were driven by love of wine and the land. There was plenty of room to expand and little need for a Planning Department. Today, we are increasingly squeezed, and residents and existing wineries are forced to depend on our government and the Planning Department to protect what is left of a beautiful rural landscape. Constituents yearn for some sign of governmental wisdom and foresight, instead of form filing and fee collecting and endless meetings with predictable outcomes. Now is the time to confront this “rock and a hard place” situation of residents who nurture and love their communities, and business interests who only see a bottom line.

I don't think I'm alone on this issue. All you have to do is stand in the check out line at any local supermarket and listen to these same sentiments - they're everywhere. I write this because I have a feeling that we're headed toward the edge of a cliff, and don't want to write to you in a few years to say "How on earth did *this* happen?"

Curt Fischer  
Napa

## **McDowell, John**

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**From:** Paul Bartelt <PaulB@bartelengineering.com>  
**Sent:** Friday, July 15, 2016 12:28 PM  
**To:** Gallina, Charlene; McDowell, John  
**Cc:** 'Donna Oldford (dboldford@aol.com)'; steven@acumenwine.com;  
bmcMahon@perkinscoie.com; Michael Grimes; Paul Bartelt  
**Subject:** Response to questions from Bill Hocker

Charlene/John:

At the request of Donna Oldford I have been asked to respond to several questions presented to you by Mr. Bill Hocker.

My responses are as follows:

**Bill Hocker:** Are the fill areas shown on the site plan to be stripped of their topsoil before the spoils are distributed with the topsoil then replaced over the spoils? what depth of topsoil?

**Bartelt Engineering Response:** All cut and fill performed as part of this project will be performed in conformance with Napa County regulations as well as with the project Geotechnical Investigation Report. It is standard construction practice to strip the top soil from areas to receive fill. In this case, the top two feet of soil will be removed from the fill site, temporarily stockpiled onsite, the cave spoils placed in the fill area to the depths shown on the plans and then the top soil replaced over the cave spoils. Performing the fill placement in this manner will allow the fill areas to be replanted in vineyard.

**Bill Hocker:** Is the built up area at Soda Canyon Road and the berms also to be built of cave spoils and will the topsoil be stripped from under them first? Will there be imported topsoil brought to the site?

**Bartelt Engineering Response:** The driveway to the winery tasting room will primarily be constructed with native soil. Cave spoils may be used to strengthen the underlying subgrade as needed or as directed by the Geotechnical Engineer in the field. The production driveway will be primarily constructed with the material excavated from the construction of the cave portal and crush pad. The production driveway will need to be constructed and useable prior to the start of drilling of the cave therefore cave spoils will not be used in this area. All cut and fill performed as part of this project will be performed in conformance with Napa County regulations as well as with the project Geotechnical Investigation Report. It is standard of practice to strip the top soil from areas to receive fill. We do not foresee the need to import topsoil to this project site.

**Bill Hocker:** How much earth is being moved around the site...the quantity of earth being moved, the time it will take to move it, and the amount of dust...

**Bartelt Engineering Response:** The quantity of material being moved at the site is listed in the Staff Report. At this time the Applicant does not have completed construction drawings or a General Engineering Contractor engaged to perform the grading required for this project therefore exact quantities of material moved and a construction schedule have not been determined. Typically, grading for a project similar to this one would take three to six months to perform. Cave construction for a project similar to the proposed cave could take six to twelve months. An erosion and sediment plan as well as dust mitigation measures will be prepared and implemented at this project site as required by Napa County, the State of California Regional Water Quality Control Board and the Bay Area Air Quality Management District.

Paul N. Bartelt, P.E.  
Principal Engineer

Bartelt Engineering  
1303 Jefferson Street, 200 B  
Napa, CA 94559

707.258.1301 telephone  
[paulb@barteltengineering.com](mailto:paulb@barteltengineering.com)

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## McDowell, John

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**From:** Henni Cohen <hennic1044@gmail.com>  
**Sent:** Thursday, July 14, 2016 7:54 PM  
**To:** McDowell, John  
**Subject:** Mountain Peak Winery comments

John Mc Dowell, Deputy Planning Director, Napa County

Planning Department

1195 Third Street, Suite 210

Napa, Ca 94559

Dear Sir,

We are writing to you as concerned residents about the proposed the Mountain Peak Winery on Soda Canyon Road.

We emphasize the term "Winery". Our concern is not about grape growing on the slopes of Soda Canyon. Grape growing is agriculture, which we recognize is a basis of the Napa economy. This proposed project is not about agriculture, it is about retail wine selling and marketing in a winery event center with a commercial kitchen. We ask you to consider, would you allow a hotel or resort, a store or similar operation to build in a location 6.75 miles up Soda Canyon with the potential of attracting 17,000 visitors a year? Because that is what is being proposed here. The grapes need to be grown here to be Napa grapes, but the wine can be made and offered for purchase anywhere, and in a much more accessible and safer place.

The retail selling and marketing event center is proposed to take place near the end of a very narrow, winding, and steep road. The 17,000 visitors that will be allowed annually with marketing events as part of the retail operation would be in addition to the number of workers and trucks with tons of grapes traveling up and down Soda Canyon on a daily basis. Could large wine tasting vans and buses even make it up Soda Canyon or be able to turn around before they reach the winery, in the case of an emergency, such as fire, if necessary? We highly doubt it. Furthermore, in the 9 years we have lived off Soda Canyon, we have seen a significant increase in the number of large trucks speeding up (and down) Soda Canyon since the approval of wineries above us on Soda Canyon. Clearly, there is a safety issue for both residents of Soda Canyon and the truck and van drivers who use Soda Canyon.

There is also the issue of fire safety in Soda Canyon. We are in a high fire prone area recognized by CalFire as in the Wildland/Urban Interface designated area. Soda Canyon Road is a one way in/one way out road. In the

event of a fire at the top of Soda Canyon, any barrier to egress, such as a large truck or tour bus being unable to turn around or having an accident while trying to maneuver a turn on the steep part of Soda Canyon, would be disastrous. Similarly, blocked access would mean the inability of fire and emergency personnel to reach the site of a fire. Please remember that there have been 2 incidences of fire on or near Soda Canyon in the last 5 years.

Finally, but not incidentally, there is a concern about water. We, and all of our neighbors, are on wells that are below the location of the proposed winery and pull from the aquifer that it would access. The water is, of course, a life blood to us and to the viability of living here. Will the applicant go on record and in a binding manner to assure, and insure, that it will not drain our water supply? Additionally, will it agree to supply us with sufficient water should the project cause us to lose our water supply?

Apart from the site specific issues described above, an additional and growing concern for us and all Napers is the apparent tactic of asking for a large operation, only then to agree to a somewhat smaller project. This then makes it appear that everyone is being reasonable and that the applicants have been accommodating. Should this winery be allowed at all, it must be pared down to a fraction of the requested scope, and the retail sales and marketing aspect of the project eliminated entirely.

This is a very troubling, way overblown, and dangerous proposed application in many ways. We hope and trust that the Planning Commission will agree and not allow this proposal to go forward in any manner similar to that which has been requested.

Thank you for your consideration.

Henrietta Cohen and Lee Trucker

1044 Loma Vista Dr.

Napa, CA 94558

707-251-5575



**McDowell, John**

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**From:** Janis Pollock <babyjan@aol.com>  
**Sent:** Thursday, July 14, 2016 7:31 PM  
**To:** McDowell, John  
**Subject:** Mountain Peak Winery

Hello Mr. Mcdowell~

My name is Janis Pollock, My husband and I have grown up in the Napa Valley and are familiar with the Soda Canyon area. I feel building a winery up there would create a real hardship on existing residents of Soda Canyon Road. The added traffic and congestion on an already narrow road would become a nightmare. I am opposed to the Mountain Peak Winery.

Thank you for your time.

Janis Pollock

7-20-16  
PC

# 9A

**McDowell, John**

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**From:** yca@apallaslawgroup.com  
**Sent:** Tuesday, July 19, 2016 9:25 PM  
**To:** McDowell, John; Morrison, David  
**Cc:** 'Anthony Arger'; yca@apallaslawgroup.com  
**Subject:** YCA MPV statement and exhibits  
**Attachments:** YCAMPV Statement (signed).pdf; Exhibits to YCA MPV Stmt.pdf

**Expires:** Sunday, January 15, 2017 12:00 AM

Gentlemen:

Attached are the undersigned statement and exhibits on the matter of **Mountain Peak Winery, Use Permit No. P13-00320-UP**.

Please note that Protestants to the Project will have in attendance a certified court reporter to record the proceedings. We recognize and acknowledge that the official record for the proceedings is maintained by the County of Napa and our transcription is not the "official proceedings transcript" of the above referenced proceedings.

Respectfully,

*Yeoryios C. Apallas*  
*Lawyer and Counselor at Law*  
*(Senior Assistant Attorney General (Ret.))*

**APALLAS LAW GROUP**  
**4054 SILVERADO TRAIL**  
**NAPA, CA 94558-1119**  
**CELL: (707) 320-3806**  
**YCA@APALLASLAWGROUP.COM**

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**STATEMENT OF YEORYIOS C. APALLAS**

**BEFORE THE NAPA COUNTY PLANNING COMMISSION  
IN THE MATTER OF THE MOUNTAIN PEAK WINERY/MOUNTAIN  
PEAK VINEYARDS, LLC USE PERMIT NO P13-00320-UP**

**WEDNESDAY, JULY 20, 2016 AT 9:00 A.M.**

1. My name is Yeoryios C. Apallas. I live at 4054 Silverado Trail, Napa, California. I am a lawyer, and from 1972 to 1999, I served as a deputy attorney general in the California Department of Justice. In early 1999 I had a dual appointment as Senior Assistant Attorney General and Special Counsel to the Governor's Office. In late 2000 I became the general counsel for S & P Company, its wholly owned subsidiaries, Pabst Brewing Company, and Falstaff Brewing Corporation and the umbrella organization—the Kalmanovitz Charitable Foundation, a nonprofit corporation with assets over half a billion dollars. I retired from this position in December 2013.

2. My family owns property at 4050, 4054 and 4060 Silverado Trail, (ST Property) and also at 1005, 1035, and 1045 Soda Canyon Road “(SCR Property)”. The ST and SCR property has been in the Johnston Family (my parents-in-law) since November 30, 1944.

3. The SCR Property is on the northwestern side of Soda Canyon Road and approximately 500 feet east from where Soda Canyon Road intersects with the Silverado Trail.

4. The ST Property is a twenty (20) acre parcel which, in 2006, we developed into a vineyard known as Soda Creek Vineyards. My wife, my three children and my grandson and I call this our home. It is located approximately 700 feet from the intersection of Soda Canyon Road and the Silverado Trail. My wife and I are the proprietors and operators of this family owned vineyard.

5. I am not opposed to reasonable and prudent vineyard development nor am I opposed to the manufacture of wine at appropriate, safe, and environmentally suitable sites. My statement should not be construed as opposing the manufacture of wine at the proposed Mountain Peak Winery facility, if it is properly scaled relative to other existing wineries in the Soda Canyon Road area. Rather, my concern and opposition to Mountain Peak Winery's proposed use permit arise from the scope, scale, and intensity of use of a pastoral setting where the night sky has stars that are luminous, and almost within reach, and are based on traffic safety issues and their impact on the quiet and safe enjoyment of our living space and overall environment.

6. Because of the narrow and serpentine nature of Soda Canyon Road (SCR), (See, Photographs 1 and 2) and more particularly where the 1035 and 1045 SCR Properties are located, (See, Photographs 3 and 4) there have been numerous accidents, (most unreported to the California Highway Patrol (CHP)) and the Napa County Sheriff's Office (NCSO) with cars crashing into the front yards of these properties causing

substantial property damage. Just a year ago (July 8, 2015) while I was taking the attached photos, cars going east and west on SCR were crossing the double yellow line at the curve depicted on Photograph No. 5.

7. I recall that in the Summer of 2000 a driver, traveling down SCR, lost control of his Jaguar and crashed into the 1035 SCR Property causing damage to the auto, the fence, and the mailbox but leaving at the scene of the accident the Jaguar's rear license plate. The driver fled, but did not get too far because of a punctured oil pan and the rear license plate at the scene.

8. Around June 15, 2008 there was another accident which took out the electrical service to the residence at 1035 SCR. This accident was reported to the CHP. Like the one before it, this too was a single driver accident where the driver lost control of the vehicle coming around the curve and crashed into the PGE pole knocking down the electrical wires to the service box of my parents'-in-law home. The driver rolled his car but managed to flee the scene but was later apprehended.

9. Evidence left at the scene suggests that both accidents were caused by alcohol consumption and excessive speed at a curve that is dangerously configured. The county tried to address the many accidents that occurred at that location by smoothing out the curve and reducing the speed to 30 miles per hour (See, Photograph No. 6) but accidents continue to happen at this location. Just a week ago on Friday, July 8, 2016 at 4:15 p.m., I was paying a social visit to my sister in law at 1035 Soda Canyon Road, and was almost broadsided by someone speeding down Soda Canyon Road in a truck. I gunned my little Prius Electric and quickly got out of the speeding driver's way.

10. A grant of a use permit to Mountain Peak Winery (as outlined in its recently filed application) will only compound the dangerous road condition and will, in all probability, increase the accident rate at 1035 and 1045 SCR because of the curve on the road and the potential for driving under the influence of alcohol. Increased traffic on the road will, in all likelihood, add to the possibility of additional accidents at or around the SCR Properties. Over the years of development up SCR, I have observed a marked increase in traffic on this two lane narrow country road.

11. Already, during the rush hour at between 4:00 to 5:00 p.m., it is difficult to back out of the driveway at 1035 SCR because cars are backed up that are trying to make a left or right turn onto Silverado Trail. At times, when trying to leave the property, I have to wait several minutes until traffic clears up to safely exit. At other times, I alter my plans and either wait until after the traffic abates at the driveway area so that I can continue with my travel plans, or abandon my plans altogether and reschedule them at a more suitable time.

12. To dramatically illustrate this point, on the afternoon of Monday, July 13, 2015, I went out to the intersection of SCR and ST to count westbound cars. At 4:02 p.m. I started counting cars that were traveling west on SCR (coming downhill). Between 4:02 p.m. and 5:02 p.m., I counted 131 cars. An additional 36 cars came down the road at

between 5:02 p.m. and 5:32 p.m. A total of 166 cars came down the SCR between the hours of 4:02 p.m. and 5:32 p.m.

13. At 4:54 p.m. of the same day (July 13, 2015) I took the photograph marked Photograph No. 7. This photo clearly shows the backup that occurs at the intersection of Silverado Trail (travel speed at 55 M/P/H and higher) and Soda Canyon Road. The County of Napa has rated this intersection at Level of Service (LOS) F which is defined as a level of service marked by “stop and go” traffic and stoppages of long duration and vehicles at signalized intersections usually have to wait through one or more changes, and intersections may be blocked by the long queues. (See, Napa County General Plan, Circulation Element, Page CIR-15, dated June 3, 2008.

14. While counting cars at this intersection, I witnessed an “almost accident” as an impatient driver made an abrupt left turn onto southbound Silverado Trail from Soda Canyon Road, and was within feet of getting wiped out by a truck traveling northbound on Silverado Trail.

15. Again, if the use permit is issued to Mountain Peak Winery based on its current application, it will only create more backups at the 1035 SCR Property and create safety problems for all residents at the vicinity of these properties. There are a number of vineyards and wineries up the SCR canyon and county traffic studies that I have reviewed indicate that the traffic at the intersection of SCR and ST, will only get worse.

16. Additional planned wineries within a quarter mile of the intersection of SCR and the Silverado Trail (see, Map marked as Attachment No. 8) will only worsen the traffic conditions at that intersection. The Corona Winery which has not yet been built but approved will add an additional 16,988 trips per year. Sam Jasper Winery at 4059 Silverado Trail will add another 8,870 tourist vehicle trips. The Beau Vigne at 4057 Silverado Trail will contribute 5,820 trips per year (see, Attachment No. 9). The Grassi Winery at 1060 Soda Canyon Road will increase traffic by 3,795 trips per year. And finally, the Reynolds Winery at 3266 Silverado Trail will add in excess of 15,178 vehicle trips a year. If all these wineries come on line in the next two years as planned, including Mountain Peak Winery, the total additional vehicle trips will exceed 111,149 vehicle trips per year or an increase of 120%. There is little doubt that this additional traffic when added to the tourist traffic from Mountain Peak Winery, will degrade the traffic flow at SCR and the Silverado Trail and impact the quality of life of the residents surrounding Mountain Peak Winery and the SCR/Silverado Trail intersection. Already Napa, in 2013, ranked as the second worst traffic venue in all 58 California counties as it relates to total fatal accidents and injuries. And Napa is the 7<sup>th</sup> worst in California in 2013 when it comes to alcohol involved incidents. (See, Attachment No. 10 compiled from public safety records located at [www.ots.ca.gov/mediaandresearch/rankings](http://www.ots.ca.gov/mediaandresearch/rankings).)

17. Finally, it bears mentioning that information obtained from the Department of California Highway Patrol, Data Warehouse, Incident Details Reports, from January 1, 2013 to April 11, 2016 highlights 36 incident reports at or near Soda Canyon Road. (See, Attachment No. 11). Here is the list of incidents that are material:

**Total Number of Incidents**

**36**

Number of 2 car collisions: 8  
Number of 1 car collisions (i.e. into tree, ditch, pole, etc.): 10  
Traffic Hazards: 2  
Reckless Driving: 3  
Animal in Roadway: 1  
Driving Under the Influence: 7  
2 Car Speed Contest: 1  
Fire: 1  
Semi-Trucks Stalls/Accidents: 2  
Unidentified: 1  
Daytime Incidents (7am-6pm): 22  
Nighttime Incidents (6pm-6am): 14

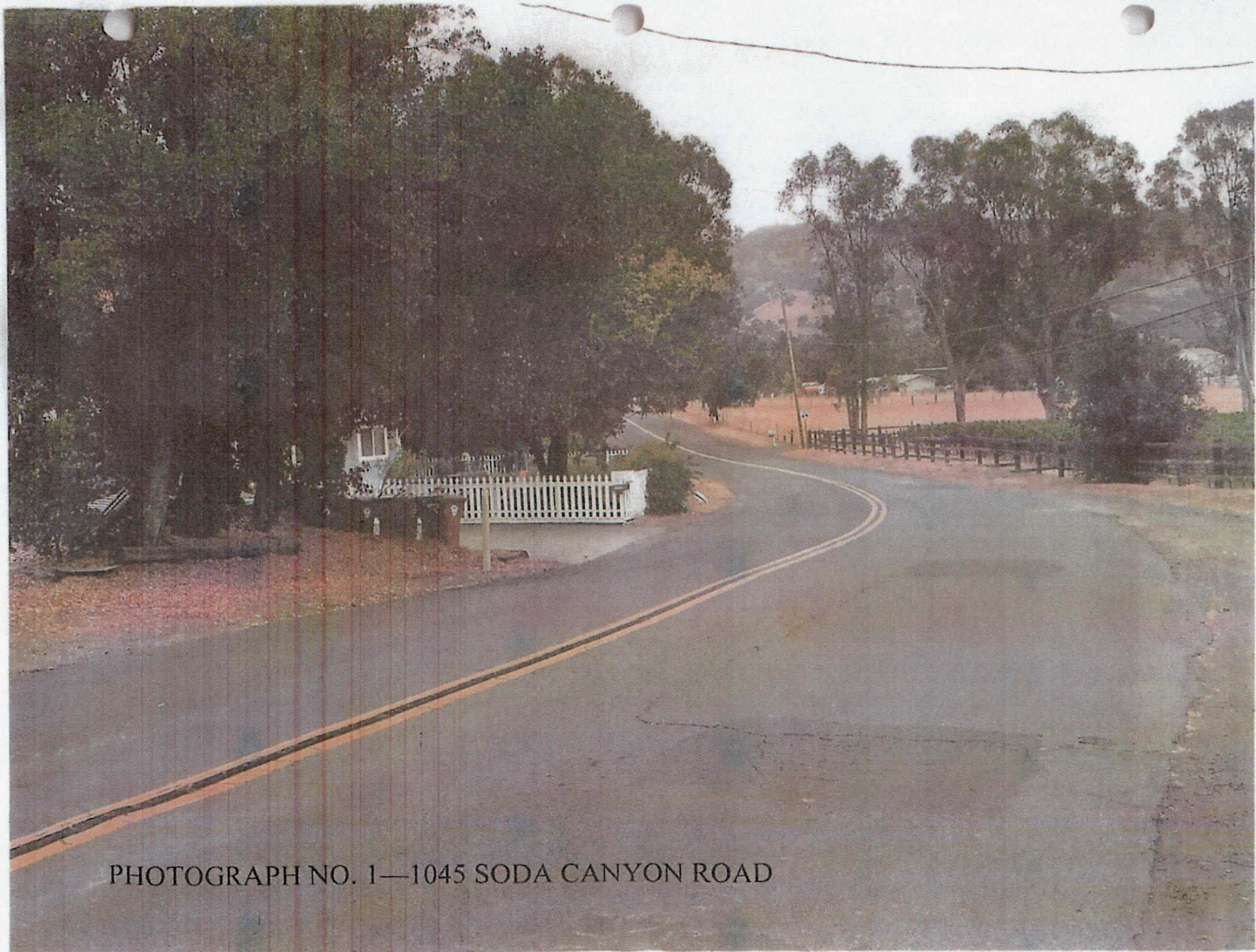
18. In just over 3 years, the above described 36 incidents took place either on Soda Canyon Road or at the intersection of Silverado Trail and Soda Canyon Road. Of particular note are the 18 total one and two car collisions, the 3 reports of reckless driving, the 2 semi-truck related incidents, and most importantly, the 7 driving under the influence reports. Incident number 140910GG01108 is also worthy of special attention because on September 9, 2014 at the height of the 2014 harvest season, it involved a semi-truck that overturned on the steepest part of the hill (around mile 4.5 of Soda Canyon road – below the proposed Mountain Peak Winery site) and blocked ALL ingress and egress to every property above that point for more than 5 hours and two tow trucks to remove it.<sup>1</sup> Had that truck started a wildfire, which can and does happen, or had there been an emergency incident above that location, ALL persons above that point would have been trapped. Again, this is just a sampling because it does not include the Sheriff's reports for Soda Canyon Road during the same period, but it certainly provides some insight as the type of accidents that regularly occur on or near Soda Canyon Road.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct except as to those matters that are stated on information and belief and as to those matters I believe them to be true. Executed in the County of Napa on July 19<sup>th</sup> 2016.

  
Yeoryios C. Apallas

<sup>1</sup> Here is what the Incident Report had to say: "1179- Traffic collision. Large semi truck on its side, white cab, single trailer, blocking the middle of the road, roadway is completely blocked, unable to get traffic by. Rear axle [sic] completely separated from the truck. Driver left vehicle, found at 2600 Soda Canyon Road on side of roadway with other people, has a broken shoulder. CalFire requested, heavy tow. Roadway may be blocked few hours. Soda Canyon Road 2 miles north of Soda Springs Road closed due to collision. First tow truck now hanging over cliff; trying to recover their own truck. Second tow company (Ramirez Tow) doing recovery on vehicle."





PHOTOGRAPH NO. 1—1045 SODA CANYON ROAD





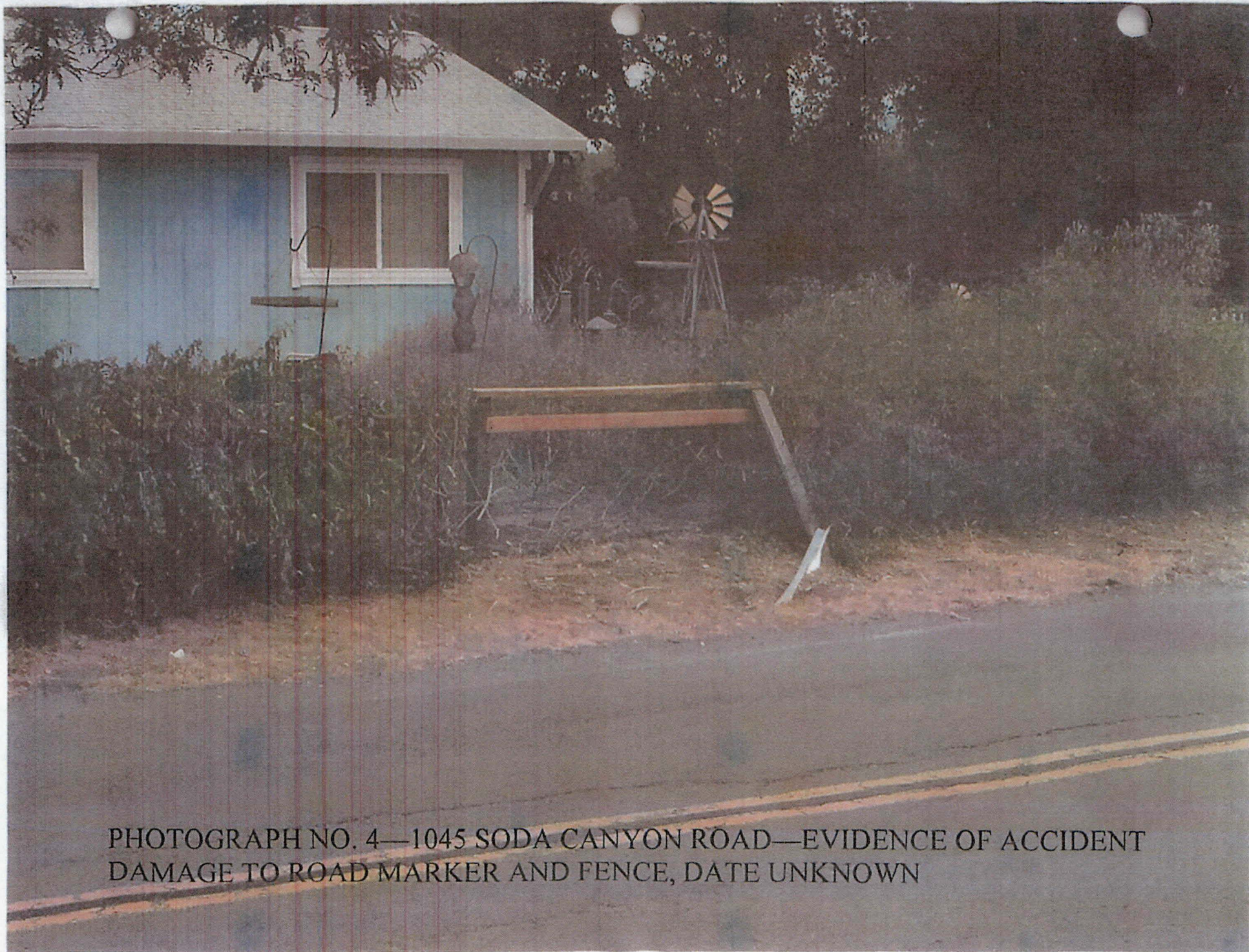
PHOTOGRAPH NO. 2—SERPENTINE SODA CANYON ROAD—30 MPH SIGN





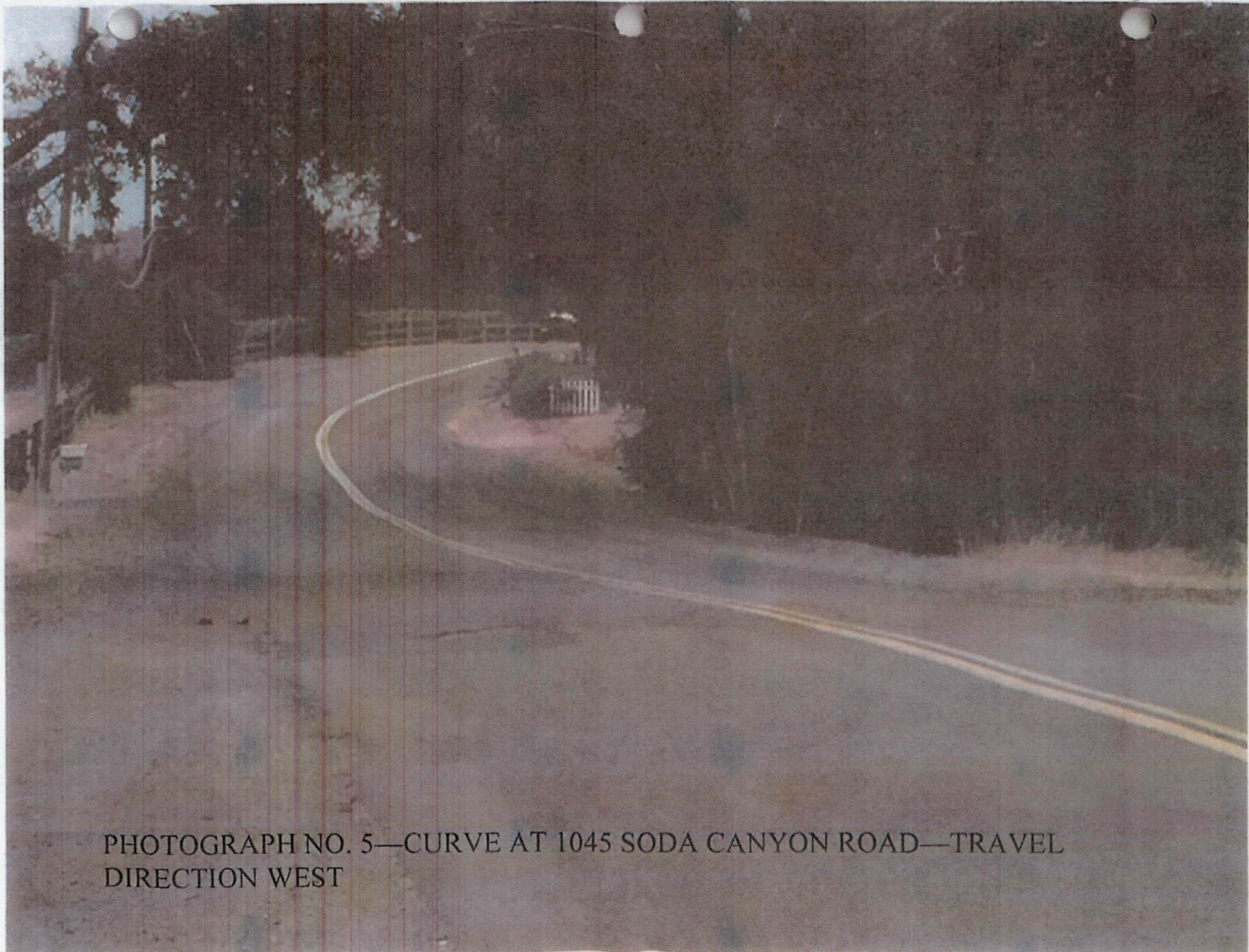
PHOTOGRAPH NO. 3—1035 SODA CANYON ROAD





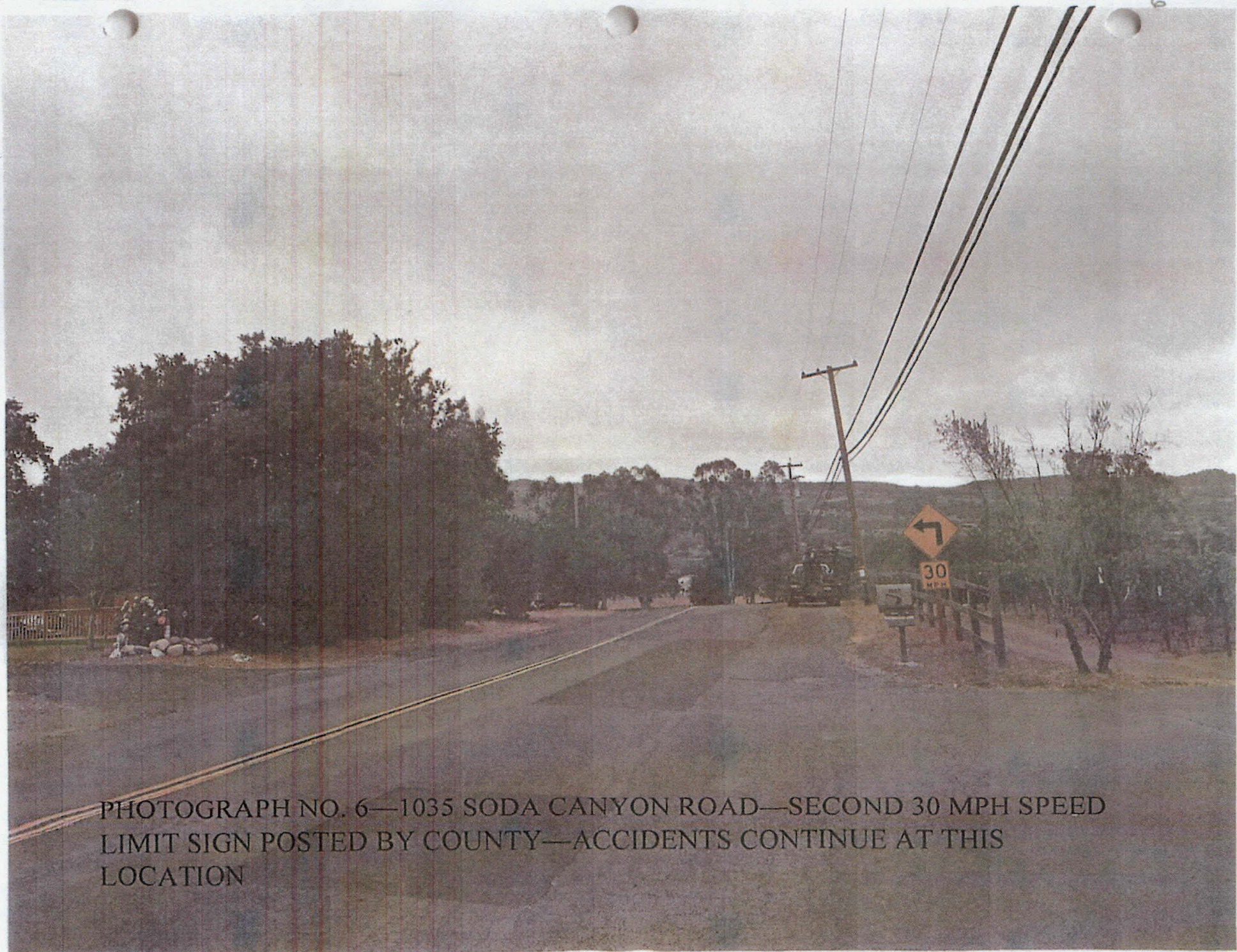
PHOTOGRAPH NO. 4—1045 SODA CANYON ROAD—EVIDENCE OF ACCIDENT  
DAMAGE TO ROAD MARKER AND FENCE, DATE UNKNOWN





PHOTOGRAPH NO. 5—CURVE AT 1045 SODA CANYON ROAD—TRAVEL  
DIRECTION WEST





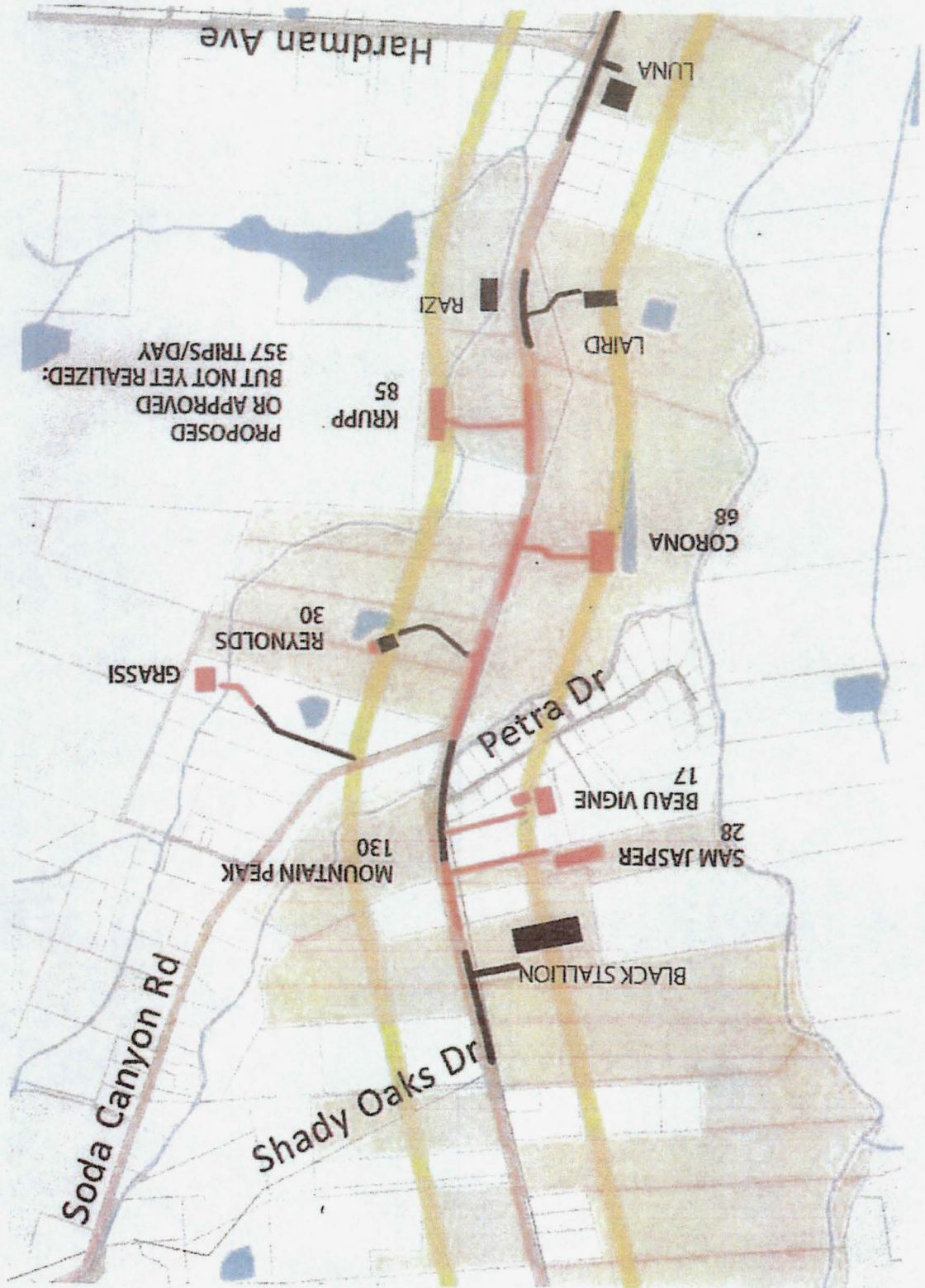
PHOTOGRAPH NO. 6—1035 SODA CANYON ROAD—SECOND 30 MPH SPEED  
LIMIT SIGN POSTED BY COUNTY—ACCIDENTS CONTINUE AT THIS  
LOCATION





PHOTOGRAPH NO. 7







### Winery Visitation from Current and Future Wineries on Soda Canyon Road & Intersection w/ Silverado Trail

Name	Status	County Approval Date	Has Cave	Cave Size (sf)	Production (Gallons)	Type of Tours, Tastings	Daily Visitation (Ppl/Day)	Daily Visitation (Ppl/Week)	Daily Visitation (Ppl/Year)	Marketing Visitation (Events/Year)	Marketing Visitation (Ppl/Year)	TOTAL Annual Visitation
<b>Producing Wineries: ACCESSED BY SODA CANYON RD</b>												
<b>ANTICA NAPA VALLEY</b> 3700 Soda Canyon Road	PROD	1987	x	36,000	450,000	PVT	20	100	5,200	-	-	5,200
<b>ASTRALE E TERRA/MEADOWROCK WINERY</b> 3148 Soda Canyon Road	PROD	1988		-	20,000	TST APPT	-	1	52	-	-	52
<b>LA VALLETTE WINERY</b> Soda Canyon Road	UNKNWN	1988		-	20,000	TST APPT	-	-	-	-	-	-
<b>ROY ESTATE VINEYARDS</b> 1220 Soda Canyon Road	APVD	2002	x	6,500	12,000	APPT	10	40	2,080	12	630	2,710
<b>THE CAVES AT SODA CANYON</b> 2275 Soda Canyon Road	PROD	2006	x	16,000	30,000	APPT	20	70	3,640	18	1,320	4,960
<b>V-12 WINERY</b> 2001 Soda Canyon Road	APVD	2009	x	7,000	22,500	APPT	16	36	1,872	5	300	2,172
<b>WHITE ROCK VINEYARDS</b> 1115 Loma Vista Drive	PROD	1987	x	6,000	20,000	TST APPT	2	10	520	-	-	520
<b>Total Existing Winery Visitors on/accessed by Soda Canyon Road</b>												<b>15,614</b>
<b>Producing Wineries: ON SILV. TR. At Intersect. w/ SCR</b>												
<b>REYNOLDS FAMILY WINERY (Existing)</b> 3265 Silverado Trail	PROD	2000		-	20,000	APPT	10	70	3,640	3	100	3,740
<b>BLACK STALLION WINERY</b> 4089 Silverado Trail	PROD	1985		-	100,000	PUB	50	350	18,200	-	-	18,200
<b>Total Existing Winery Visitors on Silverado Trail at Intersection w/ Soda Canyon Road</b>												<b>21,940</b>
<b>Pending Approval: ACCESSED BY SODA CANYON RD</b>												
<b>GRASSI FAMILY WINERY</b> 1044 Soda Canyon Road	PEND				25,000	APPT	12	70	3,640	3	155	3,795
<b>MOUNTAIN PEAK WINERY</b> 3265 Soda Canyon Road	PEND		x	33,424	100,000	APPT	80	320	16,640	78	1,846	18,486
<b>RELIC WINERY (Pending ABC Approval)</b> 2400 Soda Canyon Road	PEND	2010	x	2,458	20,000	APPT	20	*	4,180	11	278	4,458
<b>Total Pending Winery Visitors on/accessed by Soda Canyon Road</b>												<b>26,739</b>
<b>Pending Approval: ON SILV. TR. At Intersect. w/ SCR</b>												
<b>J VIGNE WINERY</b> 4057 Silverado Trail	PEND				14,000	APPT	15	105	5,460	14	360	5,820
<b>CORONA WINERY</b> 3165 Silverado Trail	PEND				100,000	APPT	48	336	17,472	80	2,428	16,988
<b>REYNOLDS FAMILY WINERY (Expansion of Existing)</b> 3260 Silverado Trail	PEND				40,000	APPT	40	280	14,560	10	618	15,178
<b>SAM JASPER WINERY</b> 4059 Silverado Trail	PEND				20,000	APPT	25	160	8,320	23	550	8,870
<b>Total Pending Winery Visitors on Silverado Trail at Intersection w/ Soda Canyon Road</b>												<b>46,856</b>
<b>Subtotal EXISTING WINERY VISITORS at/near Intersection of Silverado Tr. &amp; Soda Canyon Rd.</b>												<b>37,554</b>
<b>Subtotal PROPOSED WINERY VISITORS at/near Intersection of Silverado Tr. &amp; Soda Canyon Rd.</b>												<b>73,595</b>
<b>GRAND TOTAL ANNUAL WINERY VISITORS at Intersection of Soda Canyon &amp; Silverado Trail IF ALL PERMITS APPROVED</b>												<b>111,149</b>
<b>Increase from Existing Traffic to Future Total if All Approved (as a percentage)</b>												<b>196%</b>

**Key**

APVD: Approved Winery, NOT producing

PEND: Winery pending approval

PROD: Active winery

UNKNWN: Status unknown, needs follow-up

**Key**

APPT: By appointment only

NO: No tours, no tasting

PUB: Open to public, no appointment necessary

PVT: Private

TST APPT: Tasting by appointment only

Date: July 15, 2016  
Data Compiled by: Amber Manfree, PhD  
Source: Napa County Winery Database & Napa County Documents

**STATEMENT OF YEORYIOS C. APALLAS**

**BEFORE THE NAPA COUNTY PLANNING COMMISSION  
IN THE MATTER OF THE MOUNTAIN PEAK WINERY/MOUNTAIN  
PEAK VINEYARDS, LLC USE PERMIT NO P13-00320-UP**

**WEDNESDAY, JULY 20, 2016 AT 9:00 A.M.**

1. My name is Yeoryios C. Apallas. I live at 4054 Silverado Trail, Napa, California. I am a lawyer, and from 1972 to 1999, I served as a deputy attorney general in the California Department of Justice. In early 1999 I had a dual appointment as Senior Assistant Attorney General and Special Counsel to the Governor's Office. In late 2000 I became the general counsel for S & P Company, its wholly owned subsidiaries, Pabst Brewing Company, and Falstaff Brewing Corporation and the umbrella organization—the Kalmanovitz Charitable Foundation, a nonprofit corporation with assets over half a billion dollars. I retired from this position in December 2013.

2. My family owns property at 4050, 4054 and 4060 Silverado Trail, (ST Property) and also at 1005, 1035, and 1045 Soda Canyon Road “(SCR Property)”. The ST and SCR property has been in the Johnston Family (my parents-in-law) since November 30, 1944.

3. The SCR Property is on the northwestern side of Soda Canyon Road and approximately 500 feet east from where Soda Canyon Road intersects with the Silverado Trail.

4. The ST Property is a twenty (20) acre parcel which, in 2006, we developed into a vineyard known as Soda Creek Vineyards. My wife, my three children and my grandson and I call this our home. It is located approximately 700 feet from the intersection of Soda Canyon Road and the Silverado Trail. My wife and I are the proprietors and operators of this family owned vineyard.

5. I am not opposed to reasonable and prudent vineyard development nor am I opposed to the manufacture of wine at appropriate, safe, and environmentally suitable sites. My statement should not be construed as opposing the manufacture of wine at the proposed Mountain Peak Winery facility, if it is properly scaled relative to other existing wineries in the Soda Canyon Road area. Rather, my concern and opposition to Mountain Peak Winery's proposed use permit arise from the scope, scale, and intensity of use of a pastoral setting where the night sky has stars that are luminous, and almost within reach, and are based on traffic safety issues and their impact on the quiet and safe enjoyment of our living space and overall environment.

6. Because of the narrow and serpentine nature of Soda Canyon Road (SCR), (See, Photographs 1 and 2) and more particularly where the 1035 and 1045 SCR Properties are located, (See, Photographs 3 and 4) there have been numerous accidents, (most unreported to the California Highway Patrol (CHP)) and the Napa County Sheriff's Office (NCSO) with cars crashing into the front yards of these properties causing



Protect Rural Napa Education Fund  
 California Office of Traffic Safety  
[http://www.ots.ca.gov/Media\\_and\\_Research/Rankings/](http://www.ots.ca.gov/Media_and_Research/Rankings/)

**Napa County vs. All Other California Counties**

Analysis of State-Wide Traffic Collision Rankings (Ranking # 1 is worst, 58 is best)

Website Data Query as of May 3rd, 2016

	2008	2009	2010	2011	2012	2013	2014
Population (Average)	136,818	138,320	136,978	137,744	138,057	139,004	Data Not Yet Published as of 05/03/16 (GJS)
Daily Vehicle Miles Traveled	3,197,854	3,182,812	3,181,033	2,946,675	3,172,109	3,210,480	
<b><u>Type of Collision, Ranking (Napa County vs. All Other California Counties):</u></b>							
Total Fatal and Injury	4/58	11/58	18/58	11/58	11/58	2/58	
Alcohol Involved	8/58	23/58	15/58	15/58	21/58	7/58	
Had Been Drinking Driver < 21	19/58	29/58	45/58	47/58	19/58	49/58	
Had Been Drinking Driver 21 - 34	5/58	18/58	15/58	18/58	33/58	25/58	
Motorcycles	14/58	35/58	14/58	14/58	24/58	16/58	
Pedestrians	33/58	17/58	37/58	54/58	46/58	3/58	
Pedestrians Under 15 Years of Age	49/58	11/58	21/58	44/58	45/58	13/58	
Pedestrians 65+	41/58	40/58	41/58	27/58	50/58	2/58	
Bicyclists	6/58	25/58	17/58	27/58	12/58	9/58	
Bicyclists Under 15 Years of Age	46/58	39/58	31/58	38/58	8/58	1/58	

(Any Ranking higher than "10" of 58 Counties is highlighted in Yellow).

**California Highway Patrol (CHP) Incident Report Summary (1/21/13 to 4/11/16)**

Date	Incident #	Incident Description	Location of Incident	Time of Day	Duration of Incident
1/21/2013	130121GG00952	1182 - 2 vehicle traffic Collision, non-injury. White Chevy truck TC'D into side of mountain, blocking road. Vehicle is not driveable. Tow required.	Soda Canyon Road at mile marker 2.	12:29 PM	58 minutes
4/8/2013	130408GG02563	1179 - 2 vehicle traffic collision, injury. Person hospitalized at Queen of the Valley for major injuries. Tow required.	Soda Canyon Road, 300 yards from Silverado Trail.	7:16 PM	2 hours 24 minutes
5/26/2013	130526GG03104	1182 - Traffic collision, non-injury. Toyota Prius partially blocking road. Two women were trying to turn around and ran off the roadway. Woman standing on Soda Canyon flagging down vehicles.	Soda Canyon Road at intersection with Soda Springs Road.	10:12 PM	2 hours, 26 minutes
7/3/2013	130703GG00933	1181 - Traffic collision, minor injuries. Xray on Moped vs. side of roadway. Xray in/out of consciousness.	2750 Soda Canyon Road.	11:35 AM	24 minutes
8/16/2013	130816GG00929	1182 - 2 vehicle traffic collision, non-injury. Air bags deployed, toyota corolla vs. truck, blocking lanes on silverado trail, damage to front end of vehicle.	Soda Canyon Road at intersection with Silverado Trail.	9:24 AM	49 minutes
10/16/2013	131016GG01412	1182 - 2 vehicle traffic collision, non-injury. 2 tires blown out on hill; trying to reverse; possibly trying to leave. Involved party told other driver not to call 911. Vehicle 1/4 mile up from fire station, vehicle reversed and pulled into ditch on roadway.	Soda Canyon Road at intersection with Silverado Trail.	2:18 PM	45 minutes
10/21/2013	131021GG00603	1182 - 2 vehicle traffic collision, non-injury. Blocking roadway. Tow required.	Soda Canyon Road at intersection with Silverado Trail.	7:59 AM	40 minutes
11/24/2013	131124GG02387	1182 - Traffic collision, non-injury. Car on side of road.	Soda Canyon Road, 1/2 mile from Loma Vista.	5:30 PM	33 minutes
12/17/2013	131217GG03587	1182 - Traffic collision, non-injury. PGE guide wire down, NW corner, not live.	Soda Canyon Road at intersection with Silverado Trail.	10:19 PM	1 hour, 38 minutes
1/10/2014	140110GG02717	1182 - Traffic collision, non-injury. BMW vs PGE pole, airbags deployed, rear wheel took off, unable to move vehicle off roadway.	Soda Canyon Road at intersection with Silverado Trail.	5:53 PM	2 hours, 57 minutes
9/10/2014	140910GG01108	1179 - Traffic collision. Large semi truck on its side, white cab, single trailer, blocking the middle of the road, roadway is completely blocked, unable to get traffic by. Rear axle completely separated from the truck. Driver left vehicle, found at 2600 Soda Canyon Road on side of roadway with other people, has a broken shoulder. CalFire requested, heavy tow. Roadway may be blocked few hours. Soda Canyon Road 2 miles north of Soda Springs Road closed due to collision. First tow truck now hanging over cliff; trying to recover their own truck. Second tow company (Ramirez Tow) doing recovery on vehicle.	Soda Canyon Road at 2600 block.	9:55 AM	5 hours, 11 minutes.
3/17/2015	150317GG00614	1179 - Traffic collision. White Nissan Pathfinder vs tree. Vehicle is off the roadway, into bushes. Tow required. Driver hospitalized.	Northbound Silverado Trail at Soda Canyon Road.	7:09 AM	1 hour, 40 minutes
3/28/2015	150328GG03563	1182 - Traffic collision, non-injury. Driver/vehicle gone on arrival. Vehicle off road in a creek. 2-3 people walking toward paved road.	3030 Soda Canyon Road, bridge area on the dirt road 200 yards down the dirt road.	7:25 PM	1 hour, 44 minutes
4/12/2015	150412GG03602	1125 - Traffic Hazard, 4x4 Quad on street at night, subject arrested for possession of guns and shot guns.	Soda Canyon Road (exact location not specified).	8:34 PM	7 minutes
4/15/2015	150415GG01631	1183 - Traffic collision, unknown injury. Possible diabetic shock. Small compact dark vehicle parked just before Stagecoach gate. Owner of vehicle being transported to Queen of the Valley hospital. Tow required. Driver cited for 14601(1)(A), vehicle was impounded per 14602.	3555 Soda Canyon Road near Stagecoach Vineyards (on dirt road).	1:07 PM	4 hours, 40 minutes
4/20/2015	150420GG00631	1125A - Animal Hazard, deer in roadway.	Silverado Trail at Soda Canyon Road.	7:39 AM	1 hour, 6 minutes
4/24/2015	150424GG03930	23103 - Reckless Driving, male on 4wheel drive vehicle almost hit dogs while man was out walking his dog.	Soda Canyon Road at Silverado Trail.	9:21 PM	29 minutes

## McDowell, John

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**From:** Susan Burchill <burchill99@aol.com>  
**Sent:** Tuesday, July 19, 2016 9:36 PM  
**To:** McDowell, John  
**Subject:** Soda Canyon

I am writing to voice my opinion regarding development of wineries up Soda Canyon. This road is so unsafe, already the traffic is dangerous. The idea of winery tasting room, 6 miles up the canyon is frightening. It is not a safe tourist destination. I will also state that we should protect Napa ~ let it remain rural, protect it from irresponsible development. Please let me know what will assist you to understand this issue. Regards, Susan Burchill. 1145 Soda Canyon Rd, 707-738-4677.

## McDowell, John

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**From:** Amber Manfree <admanfree@gmail.com>  
**Sent:** Wednesday, July 20, 2016 12:23 AM  
**To:** McDowell, John  
**Subject:** Re: Opposition to Mountain Peak Winery - Use Permit Application #P13-00320-UP  
**Attachments:** Amber Manfree MPW letter version2.pdf; 2013\_08\_MtPk\_stream\_disturbance.JPG; 2016\_07\_MtPk\_stream\_disturbance.JPG

Hello Mr. McDowell,

In proofreading my letter, I noticed that I left out the words "sunfish and bass" on line 26 of page 3. The attached version contains this minor correction with highlighting.

I also overlooked attaching a photo mentioned in the text. I am attaching the photo from August 2013, referenced in the text of my letter, as well as a photo of the same location taken today (July 20, 2016).

Best,

Amber Manfree

On Tue, Jul 19, 2016 at 5:18 PM, McDowell, John <[John.McDowell@countyofnapa.org](mailto:John.McDowell@countyofnapa.org)> wrote:

Thank you for your comments. They have been included in the administrative record, and will be provided to the Planning Commission prior to the hearing.

John McDowell

Deputy Planning Director

Napa County Planning, Building and Environmental Services Department

(707) 299-1354

**From:** Amber Manfree [mailto:[admanfree@gmail.com](mailto:admanfree@gmail.com)]  
**Sent:** Tuesday, July 19, 2016 4:08 PM

**To:** McDowell, John

**Subject:** Opposition to Mountain Peak Winery - Use Permit Application #P13-00320-UP

Amber Manfree

3360 Soda Canyon Road

Napa, CA 94558

[admanfree@ucdavis.edu](mailto:admanfree@ucdavis.edu)

July 19, 2016

John McDowell, Deputy Planning Director

Napa County Planning, Building, and Environmental Services Department

1195 Third Street Suite 210

Napa, CA 94559

Re: Opposition to Mountain Peak Winery - Use Permit Application #P13-00320-UP

Dear Mr. McDowell,

My name is Amber Manfree and I live at 3360 Soda Canyon Road. My family has been part of the community here since the early 1940s, and I have lived at the family home on and off throughout my life. I am presently assisting my grandmother so she can continue to live in her life-long home as she ages. In 2014 I earned my PhD in Geography at UC Davis with an emphasis in landscape change. My Masters degree is also in Geography with an emphasis in plant ecology. Before pursuing graduate studies I earned a Bachelor of Arts in Environmental Studies from Sonoma State University (1999).

The Mountain Peak project proposal should be rejected by Napa County primarily because the remote rural location is inappropriate for the business plan outlined. As proposed, the project would cause significant negative impacts on the safety, noise, and rural character of the neighborhood. There also may be significant impacts on groundwater and environmental resources on adjacent lands which warrant further attention.

I live in the second to last house on Soda Canyon Road, two miles past the applicant's site. In this location, every change along the eight miles between Silverado trail and our doorstep is something we see and experience. In the early 1980s, our house was surrounded by wildlands with an expansive wilderness stretching off to the northeast. The valley is small and quiet enough that noise carries for miles. At night, the silence is stunning.

Residents in our neighborhood are few and quiet, and tend to stay for a long time. We socialize, work together, and look out for one another. There are neighbors, now in their eighties, who helped build our family home when they were in high school. So far, those who have planted grapes here have forgone tourism-oriented business models. The shift to an agricultural landscape has negatively impacted our safety, the noise and dust levels, and the quality of the road, but at least we have managed to retain a sense of social cohesion. This has a lot to do with the fact that the place has not been overrun by tourists.

I have enjoyed this quiet, rural living experience and would like to continue on this way. It's not for everyone, and I'm not asking that you feel the same as I do; rather I am asking that you respect my pursuit of happiness and right to the peaceful enjoyment of my home, and that you honor that by rejecting the Mountain Peak Winery project for the reasons outlined below.

### **Scale and Scope**

The proposed project is out of keeping with current land uses in the immediate area and will substantially increase activity, noise, and disturbance in the area. The applicant wishes to operate an industrial-scale winery with an inordinately large tourist component (over 18,000 visitors per year). Every adjacent parcel is residential. Antica, the nearest large winery, is set into a hill on a 700 acre parcel, surrounded by another 524 acres that they own, with a significantly greater buffer between itself and residences. Antica is only permitted for 4,500 visits per year and, while Antica is permitted to produce more wine than the applicant hopes to, they own 570 acres of vineyards and produce enough grapes to support substantial production. In order for Mountain Peak to produce 100,000 gallons of wine, they will have to truck in an immense quantity of grapes or juice, exacerbating their impacts on traffic, noise, and quiet enjoyment experienced by their residential neighbors. Even if they can source grapes from other parcels in upper Soda Canyon, those trucks will be on roads shared with dozens of residents.

Tourist-oriented venues should be located in places with good roads and access to a variety of services. To locate a wine tasting facility on a location like this is a disservice both to the tourist and every resident along the length of the road. The road is dangerous, with many blind corners, potholes, animals, and large vehicles. I have driven the road regularly since 1997, and ridden as a passenger long before that, and have encountered situations ranging from stubborn burros and feral pigs to aggressive dogs, cyclists in tight spots, semi trucks which cannot stay within the lines to stalled buses (including the school bus I rode in the mid-1980s), and fires shutting down all traffic (twice in my lifetime). The addition of alcohol-imbibing persons unfamiliar with the road is not something I would like to add to the list of nuisances and dangers. It also means that these kinds of scenarios will be playing out with thousands of drivers inexperienced with our windy, narrow road every year.



Over the past 25 years or so, about 2,000 acres of new vineyards have been planted in the Soda and Rector Creek watersheds. Traffic has increased dramatically and the wear and tear on the road is a problem. There is simply no justification for adding 30% more traffic to this already ill-maintained roadway for what is essentially for a factory with a small theme park being constructed in a rural residential setting.

## Species

The project site is adjacent to a blueline creek on the western side and is bisected by a blueline creek on the eastern side. Both are tributaries to Rector Canyon with confluences 1,700 feet and 1,900 feet from the parcel, respectively. Development and land use practices on this parcel affect conditions in Rector Creek, for better or worse.

Rector Canyon is an unexpected oasis in a sea of chaparral, with numerous large, deep plunge pools and groundwater-fed perennial flow providing habitat for a wide array of native species, particularly those that require undisturbed and high-quality habitat. I have hiked Rector Creek consistently for the past twenty years and have observed changes stemming from development in the watershed.

Rector Creek provides excellent salmonid habitat with rainbow trout (*Oncorhynchus mykiss*) always present beginning in what residents call the “first pool” and continuing to Rector Reservoir. Rainbow trout require cool (15° - 18°C optimal), clear, fast-flowing permanent water and are sensitive to competition and predation by nonnative invasive species. Genetic dilution by rainbow trout stocked from hatcheries is a major conservation issue (Moyle 2002).

Rainbow trout are persisting as a wild population in this creek both up and downstream of probable natural fish passage barriers in Rector Canyon, despite having been dam-locked since the 1950s. Rainbow trout were stocked in the reservoir in the 1980’s but no trout have been stocked there at least since 2001. There is evidence that they persist and reproduce in the reservoir (Manfred Kittel, personal communication). Rainbow trout in Rector Canyon, particularly the ones found upstream of natural barriers, may be a relict population genetically.

Rector Creek is also habitat for yellow-legged frog (*Rana boylei*), a special status species as listed below (see California Herps webpage: <http://www.californiaherps.com/frogs/pages/r.boylei.html>).

The yellow-legged frog requires high water quality, non-scouring flow conditions while eggs and tadpoles are maturing, and is sensitive to predation and competition from alien invasive species such as bullfrogs (*Lithobates catesbeianus* or *Rana catesbeian*), crayfish, sunfishes, and black bass. Pesticides from the agricultural fields

have been identified as a likely threat to this species. Habitat loss, increased susceptibility to disease due to worsening environmental conditions, introduced crayfish, and stream alteration are also threats.

Rector Creek presently provides the kind of high quality riparian habitat that Napa County is spending large sums of money to restore in nearby locations. By all measures, it is preferable to prevent destruction rather than rehabilitate damaged habitat.

Broad-scale landscape conversion has brought about negative consequences for the system. Alien invasive species including bullfrog, sunfishes, and black bass began to appear in Rector Creek and the tributary that bisects the Mountain Peak property for the first time in 2013. Presumably these fish species are moving in from vineyard ponds and irrigation facilities, where have been purposefully introduced for sport and where bullfrogs thrive in eutrophic aquatic habitat. All of these species prey on and compete with desirable natives species such as rainbow trout, yellow-legged frog, Western toad (*Anaxyrus boreas*), California giant salamander (*Dicamptodon ensatus*), roughskin newt (*Taricha granulosa*), and California newt (*Taricha torosa*).

The applicant proposes to construct a stormwater detention pond located only 100 feet from a blueline tributary to Rector Canyon. This pond will inevitably attract aquatic invasive species, particularly bullfrogs and plant species (*e.g.*, water primrose (*Ludwigia hexapetala*) has been a prolific invader in Napa County recently), and these issues are not addressed in planning documents.

The aquatic invaders listed are indicators of habitats that have been degraded and/or are in close proximity to extensive development. That they are recently appearing in Rector Canyon indicates a tipping point in environmental quality. The proposed project should be considered in the context of surrounding land use and the state-of-the-system today as cumulative impacts are a factor in this area, and biotic indicators suggest that the ecosystem is becoming less resilient. This would mean that impacts of new activities have relatively more impact than the same activities would if the system were not already damaged.

### **Applicant environmentally insensitive**

Emergency and enforcement services are a minimum half hour drive away from the project site, and there are no police patrols or routine checking-up on general safety and well-being. The only routine enforcement method is NSIB flyovers by the sheriff looking for marijuana grows. Any kind of disturbance, infringement, or noncompliance must be reported, and the common experience is that, even when enforcement officials do manage to locate the place with the issue, follow-up doesn't happen unless a resident takes it upon themselves to prod the process along. The remoteness of the neighborhood puts it "out of sight" and makes it possible for bad actors to get away with things that would never be allowed to happen in a city or on the floor of Napa Valley.

Shortly after assuming control of the property, project applicant bulldozed the creekbed of the blueline stream that bisects their property to create a road from one side of the creek to the other, removing rocks and vegetation from within the required stream setback as well as the bed of the creek (see photo). I reported this to the county on August 28<sup>th</sup>, 2013. After numerous emails and a phone calls, I received the follow-up information below in an email exchange with Patrick C. Ryan, Assistant Engineer, County of Napa, Engineering and Conservation Division on December 2<sup>nd</sup>, 2013.



Excerpt from email exchange:

“County Staff had an opportunity to visit the site and as you might expected [sic] we did see the current property owner utilizing some unauthorized vineyard avenues within the creek setback. As part of this divisions [sic] enforcement response the property owner was order [sic] to stop all vehicle traffic within the creek setback and to establish barricades at the creek crossing to prohibit use.”

I sent two follow-up emails with inquiries about a similar incident at a separate parcel the same staff person and received no response. When attempting to transmit information and digital content about these incidents, county staff failed to appear at a scheduled meeting. If I had been able to have a continuing conversation, I would have stressed that the rocks removed from the creekbed needed to be pushed back into the creek to prevent increases in erosion and turbidity. The rocks are still sitting in a pile beside the creek.

One of the first things the applicant did upon assuming management was to violate environmental protections. I took it upon myself to report the issue and had a disappointingly poor experience requesting follow-up from the County. Two and a half years later, the rocks have not been returned to the creek and as far as I can tell the County has not checked on whether or how mitigation measures were taken.

If the applicant thought they could “get away with it” right from the start, and their only repercussion was a weak response from the County, what will they do if the county gives them a green light for a massive winery project?

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Mountain Peak proposes to bury cave spoils in two locations on their property. These locations are 100 feet and 260 feet from adjacent waterways. Erosion and slumping into creek - even minor erosion - may affect habitat quality and this should be more carefully considered. Light, tourist traffic, and industrial-scale production

activity will be disruptive to animals for as long as the facility is operated. Blasting noise during cave construction will be disruptive to animals, especially birds, who rely on song for mating and communication. Blasting noises are one of the primary methods for disbanding unwanted rookeries, so there is every reason to expect that this impact will be significant.

### **Water budget for site**

Climate history in the San Francisco Bay region is characterized by long-term precipitation regimes either higher or lower than average tending to last hundreds of years (Malamud-Roam 2007). Since the gold rush, we have been experiencing a wetter-than-average climate regime. Characterizing the low precipitation totals observed in the past few years as a “drought” may be accurate, or it may be wishful thinking as we slip into a new climate regime. Climate change is expected to produce more extreme weather conditions, both wet and dry, over the near and long term.

In relation to the applicant’s project proposal, the possibility of a long-term lower precipitation regime or flashier conditions should be taken into account in water budgeting for the site. The quality of rainfall - whether occurring in intense infrequent storms or in slow-moving, steady precipitation - impacts potential groundwater recharge.

The applicant plans to rely predominantly on groundwater for irrigation and domestic supplies to yield  $\pm 16.5$  acre-feet of water annually. The groundwater report brackets recharge at a quantity roughly equivalent to anticipated demand, but this does not take into consideration recharge under reasonably likely flashier or drier long-term climate scenarios. Groundwater depletion due to agricultural irrigation is a very real concern in Napa County and state-wide. With numerous families living nearby who have wells shallower than the applicants, water demand on this site deserves careful scrutiny, as the applicant indicates that they plan to use about as much water as the site can steadily produce when precipitation is average or above-average. Under drier long-term conditions, which are well within the range of possibility, the applicant would be using more water than could be recharged annually, and could draw water away from adjacent wells.

While the applicant plans to protect their own water supply from surface flow contamination by installing a 50-foot sanitary seal that meets state and county standards for a public supply well, no attention is given to the potential water quality impacts due to the potential for surface water to flow into the wells of adjacent down-slope landowners.

Another condition to consider in relation to the applicant’s groundwater use proposal is that the site is located near a perennial creek providing habitat for sensitive and desirable species. This creek is groundwater fed, with water seeping from the canyon walls year-round. This flow is the only inflow during summer, and is critical for the health of the riparian system. If the applicant continually draws an amount of groundwater approximately equivalent with recharge, the riparian system may be impacted by reduced subsurface flow.

The groundwater report states that projected water use will be slightly more than existing water use, which could perhaps be seen as bolstering their claim that their groundwater draw is acceptable, but it should be noted that all of the issues raised here apply to practices by the former owner as well. It is noted that the groundwater report available to the public at this time is in draft form, and is incomplete.

## **Summary**

The Mountain Peak proposal is out-of-step with the character of upper Soda Canyon Road. Residents have opposed numerous projects over the years for the same reason, and it would be nice for a change if planning authorities took to heart the effect their decisions have on our everyday lives. Traffic, noise, environmental impacts and on and on - anyone who considers this “progress” is misguided. Poor governance is creating tension in our small community.

The riparian system adjacent to the site shows signs of being at a tipping point ecologically. Activities at the Mountain Peak parcel are therefore more likely to have significant negative environmental impacts.

The potential for harm should be investigated further, taking into consideration cumulative impacts.

Groundwater supplies are a finite resource. About 1,500 acres of vineyard have been planted in the Rector watershed and more permit applications are on the table today. I am concerned about our water supply, as are many of my neighbors. Given how vineyard expansion in eastern Napa was managed, we have good reason to expect that the County is not providing enough oversight to assure our well-being. Both climate change and regional climate trends could mean that drought is “the new normal,” and this should be considered explicitly by the applicant and Napa County.

Planning decisions have real, lasting impact on the environment and residents’ quality of life and quiet enjoyment of their homes. I hope you will preserve the rural character and intact riparian systems of upper Soda Canyon Road and reject the Mountain Peak Winery proposal.

Sincerely,

Amber Manfree

admanfree@gmail.com

707-758-0107

CONFIDENTIALITY NOTICE: This email message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If you are not the intended recipient of the message, please contact the sender immediately and delete this message and any attachments. Thank you.

1 Amber Manfree  
2 3360 Soda Canyon Road  
3 Napa, CA 94558  
4 admanfree@ucdavis.edu

5  
6 July 19, 2016

7  
8 John McDowell, Deputy Planning Director  
9 Napa County Planning, Building, and Environmental Services Department  
10 1195 Third Street Suite 210  
11 Napa, CA 94559

12  
13 Re: Opposition to Mountain Peak Winery - Use Permit Application #P13-00320-UP

14  
15 Dear Mr. McDowell,

16  
17 My name is Amber Manfree and I live at 3360 Soda Canyon Road. My family has been part of the  
18 community here since the early 1940s, and I have lived at the family home on and off throughout my  
19 life. I am presently assisting my grandmother so she can continue to live in her life-long home as she  
20 ages. In 2014 I earned my PhD in Geography at UC Davis with an emphasis in landscape change. My  
21 Masters degree is also in Geography with an emphasis in plant ecology. Before pursuing graduate  
22 studies I earned a Bachelor of Arts in Environmental Studies from Sonoma State University (1999).

23  
24 The Mountain Peak project proposal should be rejected by Napa County primarily because the remote  
25 rural location is inappropriate for the business plan outlined. As proposed, the project would cause  
26 significant negative impacts on the safety, noise, and rural character of the neighborhood. There also  
27 may be significant impacts on groundwater and environmental resources on adjacent lands which  
28 warrant further attention.

29  
30 I live in the second to last house on Soda Canyon Road, two miles past the applicant's site. In this  
31 location, every change along the eight miles between Silverado trail and our doorstep is something we  
32 see and experience. In the early 1980s, our house was surrounded by wildlands with an expansive  
33 wilderness stretching off to the northeast. The valley is small and quiet enough that noise carries for  
34 miles. At night, the silence is stunning.

35  
36 Residents in our neighborhood are few and quiet, and tend to stay for a long time. We socialize, work  
37 together, and look out for one another. There are neighbors, now in their eighties, who helped build our  
38 family home when they were in high school. So far, those who have planted grapes here have forgone  
39 tourism-oriented business models. The shift to an agricultural landscape has negatively impacted our  
40 safety, the noise and dust levels, and the quality of the road, but at least we have managed to retain a  
41 sense of social cohesion. This has a lot to do with the fact that the place has not been overrun by  
42 tourists.

43  
44 I have enjoyed this quiet, rural living experience and would like to continue on this way. It's not for  
45 everyone, and I'm not asking that you feel the same as I do; rather I am asking that you respect my  
46 pursuit of happiness and right to the peaceful enjoyment of my home, and that you honor that by  
47 rejecting the Mountain Peak Winery project for the reasons outlined below.

48



1 **Scale and Scope**

2 The proposed project is out of keeping with current land uses in the immediate area and will  
3 substantially increase activity, noise, and disturbance in the area. The applicant wishes to operate an  
4 industrial-scale winery with an inordinately large tourist component (over 18,000 visitors per year).  
5 Every adjacent parcel is residential. Antica, the nearest large winery, is set into a hill on a 700 acre  
6 parcel, surrounded by another 524 acres that they own, with a significantly greater buffer between itself  
7 and residences. Antica is only permitted for 4,500 visits per year and, while Antica is permitted to  
8 produce more wine than the applicant hopes to, they own 570 acres of vineyards and produce enough  
9 grapes to support substantial production. In order for Mountain Peak to produce 100,000 gallons of  
10 wine, they will have to truck in an immense quantity of grapes or juice, exacerbating their impacts on  
11 traffic, noise, and quiet enjoyment experienced by their residential neighbors. Even if they can source  
12 grapes from other parcels in upper Soda Canyon, those trucks will be on roads shared with dozens of  
13 residents.

14  
15 Tourist-oriented venues should be located in places with good roads and access to a variety of services.  
16 To locate a wine tasting facility on a location like this is a disservice both to the tourist and every  
17 resident along the length of the road. The road is dangerous, with many blind corners, potholes,  
18 animals, and large vehicles. I have driven the road regularly since 1997, and ridden as a passenger long  
19 before that, and have encountered situations ranging from stubborn burros and feral pigs to aggressive  
20 dogs, cyclists in tight spots, semi trucks which cannot stay within the lines to stalled buses (including the  
21 school bus I rode in the mid-1980s), and fires shutting down all traffic (twice in my lifetime). The  
22 addition of alcohol-imbibing persons unfamiliar with the road is not something I would like to add to the  
23 list of nuisances and dangers. It also means that these kinds of scenarios will be playing out with  
24 thousands of drivers inexperienced with our windy, narrow road every year.

25  
26 Over the past 25 years or so, about 2,000 acres of new vineyards have been planted in the Soda and  
27 Rector Creek watersheds. Traffic has increased dramatically and the wear and tear on the road is a  
28 problem. There is simply no justification for adding 30% more traffic to this already ill-maintained  
29 roadway for what is essentially for a factory with a small theme park being constructed in a rural  
30 residential setting.

31  
32 **Species**

33 The project site is adjacent to a blueline creek on the western side and is bisected by a blueline creek on  
34 the eastern side. Both are tributaries to Rector Canyon with confluences 1,700 feet and 1,900 feet from  
35 the parcel, respectively. Development and land use practices on this parcel affect conditions in Rector  
36 Creek, for better or worse.

37  
38 Rector Canyon is an unexpected oasis in a sea of chaparral, with numerous large, deep plunge pools and  
39 groundwater-fed perennial flow providing habitat for a wide array of native species, particularly those  
40 that require undisturbed and high-quality habitat. I have hiked Rector Creek consistently for the past  
41 twenty years and have observed changes stemming from development in the watershed.

42  
43 Rector Creek provides excellent salmonid habitat with rainbow trout (*Oncorhynchus mykiss*) always  
44 present beginning in what residents call the "first pool" and continuing to Rector Reservoir. Rainbow  
45 trout require cool (15° - 18°C optimal), clear, fast-flowing permanent water and are sensitive to  
46 competition and predation by nonnative invasive species. Genetic dilution by rainbow trout stocked  
47 from hatcheries is a major conservation issue (Moyle 2002).

1 Rainbow trout are persisting as a wild population in this creek both up and downstream of probable  
 2 natural fish passage barriers in Rector Canyon, despite having been dam-locked since the 1950s.  
 3 Rainbow trout were stocked in the reservoir in the 1980's but no trout have been stocked there at least  
 4 since 2001. There is evidence that they persist and reproduce in the reservoir (Manfred Kittel, personal  
 5 communication). Rainbow trout in Rector Canyon, particularly the ones found upstream of natural  
 6 barriers, may be a relict population genetically.

7  
 8 Rector Creek is also habitat for yellow-legged frog (*Rana boylei*), a special status species as listed below  
 9 (see California Herps webpage: <http://www.californiaherps.com/frogs/pages/r.boylei.html>).

Organization	Status Listing	
NatureServe Global Ranking	G3	Vulnerable—At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
NatureServe State Ranking	S3	Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the state.
California Department of Fish and Wildlife	SSC	Species of Special Concern
Bureau of Land Management	S	Sensitive
USDA Forest Service	S	Sensitive
IUCN	NT	Near Threatened

11  
 12  
 13 The yellow-legged frog requires high water quality, non-scouring flow conditions while eggs and  
 14 tadpoles are maturing, and is sensitive to predation and competition from alien invasive species such as  
 15 bullfrogs (*Lithobates catesbeianus* or *Rana catesbeian*), crayfish, sunfishes, and black bass. Pesticides  
 16 from the agricultural fields have been identified as a likely threat to this species. Habitat loss, increased  
 17 susceptibility to disease due to worsening environmental conditions, introduced crayfish, and stream  
 18 alteration are also threats.

19  
 20 Rector Creek presently provides the kind of high quality riparian habitat that Napa County is spending  
 21 large sums of money to restore in nearby locations. By all measures, it is preferable to prevent  
 22 destruction rather than rehabilitate damaged habitat.

23 Broad-scale landscape conversion has brought about negative consequences for the system. Alien  
 24 invasive species including bullfrog, sunfishes, and black bass began to appear in Rector Creek and the  
 25 tributary that bisects the Mountain Peak property for the first time in 2013. Presumably these fish  
 26 species are moving in from vineyard ponds and irrigation facilities, where sunfish and bass have been  
 27 purposefully introduced for sport and where bullfrogs thrive in eutrophic aquatic habitat. All of these  
 28 species prey on and compete with desirable natives species such as rainbow trout, yellow-legged frog,  
 29 Western toad (*Anaxyrus boreas*), California giant salamander (*Dicamptodon ensatus*), roughskin newt  
 30 (*Taricha granulosa*), and California newt (*Taricha torosa*).

31 The applicant proposes to construct a stormwater detention pond located only 100 feet from a blueline  
 32 tributary to Rector Canyon. This pond will inevitably attract aquatic invasive species, particularly  
 33 bullfrogs and plant species (e.g., water primrose (*Ludwigia hexapetala*) has been a prolific invader in  
 34 Napa County recently), and these issues are not addressed in planning documents.

35 The aquatic invaders listed are indicators of habitats that have been degraded and/or are in close  
 36 proximity to extensive development. That they are recently appearing in Rector Canyon indicates a

1 tipping point in environmental quality. The proposed project should be considered in the context of  
2 surrounding land use and the state-of-the-system today as cumulative impacts are a factor in this area,  
3 and biotic indicators suggest that the ecosystem is becoming less resilient. This would mean that  
4 impacts of new activities have relatively more impact than the same activities would if the system were  
5 not already damaged.

6  
7 **Applicant environmentally insensitive**

8 Emergency and enforcement services are a minimum half hour drive away from the project site, and  
9 there are no police patrols or routine checking-up on general safety and well-being. The only routine  
10 enforcement method is NSIB flyovers by the sheriff looking for marijuana grows. Any kind of  
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32 upper Soda Canyon Road and reject the Mountain Peak Winery proposal.  
33

34  
35 Sincerely,  
36  
37  
38

39 Amber Manfree











## McDowell, John

---

**From:** Glenn Schreuder <glennsch@wildblue.net>  
**Sent:** Wednesday, July 20, 2016 6:33 AM  
**To:** McDowell, John  
**Cc:** 'Daniel McFadden'  
**Subject:** Mountain Peak Winery P13-00320-UP Letter from Prof. Daniel McFadden on economics of wine tourism at MPV  
**Attachments:** Mountain Peak Winery, P13-00320-UP Letter from Resident Daniel McFadden.pdf

Dear Mr. McDowell,

Please find attached a letter from Professor Daniel McFadden in regard to Mountain Peak Winery P13-00320-UP.

Please confirm receipt of this important information for the administrative record.

Thank you very much,

Sincerely, Glenn Schreuder

(On behalf of Dan McFadden)



Virus-free. [www.avast.com](http://www.avast.com)

## **Mountain Peak Winery, P13-00320-UP Letter from Resident Daniel McFadden**

My name is Daniel McFadden. My wife Beverlee and I have lived at 2362 Soda Canyon Road since 1991, where we operate a small vineyard. I am a professor of health economics and policy at USC, and an emeritus professor of economics at UC Berkeley. I have served as President of the American Economics Association, and have testified before the Federal Trade Commission on the economics of direct wine sales. I am the recipient of a Nobel prize for my work in transportation economics.

The MPV proposal includes a visitation program for 18,486 visitors annually, adding more than 2000 nine-passenger tourist bus trips per year, or even more private vehicles, to the traffic on Soda Canyon Road. This 7.8 mile dead-end road is narrow, steep, and winding, without shoulders or guardrails, poorly paved, with crumbling margins and more than 500 filled potholes. Heavy truck and vineyard worker traffic is already degrading the pavement and creating traffic hazards. The additional wine tourist traffic on this road from the MPV proposal would create enormous risks for Soda Canyon residents and for the taxpayers of Napa County. When wine tourist buses accidents on this road inevitably happen, the County will be called to account for gross negligence if it permits this visitation program without requiring safe access. The only prudent way to accommodate the MPV tourist traffic on Soda Canyon road is to widen, regrade, and repave the road to the standards the county currently requires for industrial projects. One can show with a simple economic calculation that property and business taxes from the MPV operation will be insufficient to cover the cost of this road upgrade. MPV should either withdraw their proposed visitor request, or pay for the 7.5 mile road upgrade needed to make their visitor program safe. It is an unreasonable burden on the taxpayers of Napa County to ask them to subsidize MPV operations by paying for the road upgrade and liability for safe access to their plant.

MPV argues that their proposed visitor program is an important element in their business model. However, Peju-Provence Winery located on Highway 29 with easy access and extensive wine tourist facilities says direct wine sales are about 15 percent of total wine sales. The percentage for a remote plant like MPV would certainly be less. Calculation shows the income from direct sales originating in an on-site visitor program at MPV will be far below the cost of upgrading Soda Canyon Road to provide safe access. The MPV visitor proposal makes economic sense for them only if the taxpayers of Napa County subsidize them by assuming the enormous cost of upgrading the road, or assuming the liability for gross negligence if the MPV visitor program is approved without assuring safe access. Napa County government should not impose a massive, unfair burden on Napa County taxpayers to subsidize the business operations of a private industrial plant.



Daniel McFadden, July 20, 2016

7-20-16 PC  
Item 9A

**Frost, Melissa**

---

**Subject:** FW: Agenda Item 9A - Mountain Peak Winery Use Permit P13-00320  
**Attachments:** Mtn Peak Cave Plan3-17-16.pdf; Hocker-CaveComments7-15-16.pdf; Hocker-ProjectComments7-14-16.pdf

---

**From:** Gallina, Charlene  
**Sent:** Friday, July 15, 2016 3:16 PM  
**To:** Anne Cottrell; Heather Phillips ([heather@vinehillranch.com](mailto:heather@vinehillranch.com)); Jeri Gill; [napacommissioner@yahoo.com](mailto:napacommissioner@yahoo.com); Terry Scott  
**Cc:** McDowell, John; Morrison, David; Frost, Melissa; Darbinian, Silva  
**Subject:** Agenda Item 9A - Mountain Peak Winery Use Permit P13-00320

Good Afternoon Commissioners,

Attached is an updated Cave Plan proposal that was not provided in the Planning Commission Packet for your review. This was discovered when we received a public comment yesterday from Mr. Bill Hocker. I also have attached comments related to questions on the proposed 33,425 sf cave and additional information provided by the Winery's project team. In addition, Mr. Hocker requested that I forwarded you a copy of his comments sent to the Commission back in June 2014. On Monday, Melissa will download these into your I Pad and hard copies of these documents will be provided at the meeting. Please let me know if you have any questions.

Brown Act Communication – Please Do Not Reply All

Charlene Gallina  
Supervising Planner  
Napa County Planning, Building, & Environmental Services Department  
(707) 299-1355

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## Gallina, Charlene

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**From:** Bill Hocker <bill@wmhocker.org>  
**Sent:** Thursday, July 14, 2016 4:46 PM  
**To:** Gallina, Charlene  
**Subject:** Re: Response to Donna Oldford's MPV Use Permit Submission Letter

Charlene,

If you are going to forward it directly to the commissioners could you please let them know that this letter is 2 years old and based on the original conditions of the project. All of the points are still remarkably valid, though some numbers have changed slightly.

Bill Hocker

On Jul 14, 2016, at 4:27 PM, Gallina, Charlene <[Charlene.Gallina@countyofnapa.org](mailto:Charlene.Gallina@countyofnapa.org)> wrote:

Hello Bill

I will make sure that this letter will be forwarded to the Planning Commission before the meeting.

Thank you,

Charlene Gallina  
Supervising Planner  
Napa County Planning, Building, & Environmental Services Department  
(707) 299-1355

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**From:** Bill Hocker [<mailto:bill@wmhocker.org>]  
**Sent:** Thursday, July 14, 2016 3:25 PM  
**To:** Gallina, Charlene  
**Cc:** McDowell, John  
**Subject:** Fwd: Response to Donna Oldford's MPV Use Permit Submission Letter

Ms. Gallina

I just perused the correspondence for the MPV Jul 20th 2016 PC hearing and didn't see my original letter to Ms. Sharma concerning the project which I would like to include in the official record.

Bill Hocker

Begin forwarded message:

**From:** Bill Hocker <[bill@wmhocker.org](mailto:bill@wmhocker.org)>

**Subject: Response to Donna Oldford's Use Permit Submission Letter**

**Date:** June 10, 2014 at 3:39:18 PM PDT

**To:** "Sharma, Shaveta" <[Shaveta.Sharma@countyofnapa.org](mailto:Shaveta.Sharma@countyofnapa.org)>

**Cc:** Yeoryios Apallas <[yapallas@gmail.com](mailto:yapallas@gmail.com)>, Glenn Schreuder <[glennsch@wildblue.net](mailto:glennsch@wildblue.net)>,

Anthony Arger <[anthony.arger@gmail.com](mailto:anthony.arger@gmail.com)>, John McDowell

<[John.McDowell@countyofnapa.org](mailto:John.McDowell@countyofnapa.org)>, Alan Shepp

<[alanmshepp@gmail.com](mailto:alanmshepp@gmail.com)>, [diane.dame.shepp@gmail.com](mailto:diane.dame.shepp@gmail.com), "Gallina, Charlene"

<[Charlene.Gallina@countyofnapa.org](mailto:Charlene.Gallina@countyofnapa.org)>, [David.Morrison@countyofnapa.org](mailto:David.Morrison@countyofnapa.org)

Ms. Shaveta Sharma  
Planner III  
Dept of Planning Building & Environmental Services  
Napa County  
1195 Third St, Suite 210  
Napa CA, 94559

Ms. Sharma,

I have received a copy of a letter dated May 27th 2014 addressed to you by Ms. Donna Oldford relating to their resubmission of documents for the Mount Peak Vineyards Project. I have taken the liberty of uploading it here: <http://sodacanyonroad.org/docs/oldford5-27-14.pdf>. It gave a summary description of the project and included a timeline of meetings held between myself and the Argers and various representatives of the applicant and the county and a list of mitigations proposed by the developer.

While I will be raising questions concerning the specifics of the project proposal once the final submission has passed to public review, I would like to comment on the issues mentioned in the letter here.

#### **Regarding the reduction in grape truck transport**

The letter mentions that 88 grape truck trips are saved per year up Soda Canyon Road. Rather than looking at that number in a vacuum, I would ask that you compare it with the numbers for materials, supplies and case goods that must be transported to and from the remote site. If I interpret the county's trip generation formulas properly, they would amount to 500 trips per year. More importantly, you might compare the number to the 46700 trips made up and down the road by the visitors, employees and part-time employees each year. All of these trips would be unnecessary if the winery were located in a more accessible place. While 88 trips may be saved in grape transport, they are dwarfed by other deliveries necessitated, and they are statistically miniscule compared to the trips necessitated by locating a tourism facility in such a remote location.

#### **Regarding LEED Certification**

LEED certification is a score of potential building energy conservation that will no doubt emphasize the reduced refrigeration and air conditioning costs in this project created by the caves. But many energy expenditures are not reflected in the LEED score. Not considered are the fuel energy costs of mining the caves and relocating the spoils. Not considered also is the cost in fuel energy and road maintenance necessary to accommodate years of construction equipment and contractors making the trip up and down the road. Nor does it consider the fuel for 47000 trips/year made by visitors and employees to such a remote location. Nor is the

wasted energy involved in new construction to replace a perfectly good structure factored into the score. (It is worth noting here that the former owner of this property, Jan Krupp, plans to reuse the house on his new winery property on the Silverado Trail as his tasting room). And most important what is not considered is that the grapes currently on the site and on the owners other property are already being processed by another winery, and that the huge amount of energy consumed for the project's construction, maintenance and access is completely unnecessary in the first place. In fact, 4-5 acres of existing grapes are being removed to make way for the project resulting in less Napa wine being produced as a result of the massive amounts of energy being expended.

Finally, LEED is at best an unreliable metric of energy conservation. You might take a look at this article: <http://www.usatoday.com/story/news/nation/2012/10/24/green-building-leed-certification/1650517/>. (Sorry for the advert) As with J.D. Powers ratings, a company or developer pays money to a rating company to give a favorable review based mostly on nonessential minutia. The rating can, of course, translate into tax breaks, a marketing or public opinion advantage, or a planning commission approval that justifies the high price paid for the rating. The actual benefit in energy conservation based on LEED criteria is often arguable or non-existent.

#### **Regarding the LYVE wastewater treatment system.**

It is commendable that a system is being put in place to reduce water consumption on the site. But the employment of such an initially expensive and energy consumptive system is in fact recognition that there may not be enough water on the site to maintain the groundwater necessary to supply the needs of a winery-tourism project. I would again ask the county if permitting a project that actually reduces the acreage of Napa grapes in the county, while potentially exacerbating water availability in a time of global warming, is a wise decision. It is an argument that I will return to at the appropriate time.

#### **Regarding minimal visual impact**

I would ask that the county weigh the minimal visual impact of the buried winery to other aspects of the project that are not so minimal. There is nothing minimal about the outdoor 15000 sf. crush pad where the actual noise and light and unsightly visual impacts of a winery are generated. There is nothing minimal about the 1,200,000 cf. being extracted to make way for the largest wine caves ever proposed in the county. (At 65,000 sf. this is probably the largest 100,000 gal/year winery in the county.) There is nothing minimal in moving 2,000,000 cf. of dirt around the site, or of the backup beeps and grumbling of heavy machines during years of construction and re-grading. There is nothing minimal about the 2-100000 gal tanks (each 35' dia. x 25' high) on my property line or the container cargo sized wastewater treatment plant next to them with its 2 -10000 gal tanks and pumps and motors always churning. There is nothing minimal about the 4' platform of spoils adjacent to my property or of the 10' of spoils adjacent to the blue line creek that crosses their property. There is nothing minimal about the 20' high berm next to my property line for the crush pad entry road. There is nothing minimal about the lights and noises of the cars in the parking lots accommodating 25000 visitors and employees per year or of the 10000 sf. of lighted glass pavilions and their terraces filled with happy and noisy wine consumers until 10:00pm. Minimal is not a word easily applied to this project.

#### **Regarding the marketing plan of similarly sized facilities in the area**

There are no marketing plans in the area to compare to. The only winery on the watershed,

Antica Napa Valley, has no marketing plan. They are permitted 100 tasting/tours per week that they seldom use. They seem to have survived quite well (and have been a good neighbor) without the necessity of a marketing plan. I would suggest that their formula be applied to this project as well.

The nearest similar winery is the newly permitted and not yet built Corona winery 6 miles down that winding road on the Silverado Trail. The capacity is the same. The marketing plan IS comparable. Corona, of course, creates none of the impacts of trying to accommodate its hundreds of deliveries and thousands of visitors each year up a 6 mile winding road.

But while making the comparison, you should also note that the Corona winery is only about 2/5ths the size of this project in enclosed area. In fact, looking at the 4 – 100,000 gal/year wineries that have come before the planning commission in the last 2 years, the range of enclosed space is from 13000 to 49000 sf., nowhere near the nearly 80,000 sf. proposed for this project. The enclosed space of the Antica winery is 47000 sf. and it is permitted 450,000 gals/yr. This raises the question of why this proposal is so large in area (and hence in potential capacity). It is a question I will return to at a later time.

### **Regarding our meetings with the developer**

All of the meetings, save the first and the last, were undertaken to discuss the proposed project entry access point to be used by 18500 tourists/year off of a one-lane gravel road that currently serves perhaps 30 residences and all of the daily operations of over 1000 acres of vineyards. A variance would be necessary to avoid cutting down trees that line the road. Considering the County's normal fastidiousness about the traffic impacts and mitigations relating to new projects, it was a little discouraging that such a proposal had survived so long. The county should have nixed it long before and it should not have been an issue for neighbors and the developer to spend time and money on.

Regarding my own conversations with the developer, at my first meeting with Mr. Rea I asked if he would be willing to omit the tourism component of his project. That mitigation was not acceptable. At our last meeting I asked the same question. The answer was still no. As I mentioned, the one winery on the Rector watershed, Antica Napa Valley, has managed to be a profitable business, and a good neighbor, since 1987 with no marketing plan and only a few infrequently used tasting/tour slots. Antica shows that a marketing plan on this remote watershed is unnecessary to justify profitably (often cited as a reason for its inclusion). Absent the willingness to eliminate or very drastically reduce the tourism component, which represents by far the most egregious of the impacts presented by this project to the Soda Canyon Road community, I have seen no purpose yet in discussing more specific issues or mitigations.

### **Regarding the mitigations proposed**

-The 100000 water tank at the entry was to my understanding already proposed to be underground to the benefit of the appearance of the approach to the project and was not discussed in any of the meetings.

-The temporary tunnel speeds up the project completion to the benefit of the developer as well as residents. This was also not talked about in meetings.

-Dust mitigation in the form of shade cloth on the fence, while an appreciated suggestion, is unlikely to be effective. Given the amount of earth being moved around it is unlikely that even

watering will have much effect.

-The proposed mitigation on visitations is a pretty convoluted calculation, but I assume that the 320 per week limit would still be allowed, and that any appointments reduced on an event day could just be added to a non-event day resulting in the same 18500 number at the end of the year.

-The removal of the tractor barn was, I believe, related to the acquisition of greater additional acreage some distance from the project site, and the barn's more logical location there. Frankly I would much prefer to have the barn remain and the LYVE system and its gargantuan tanks removed.

-The landscaped berm is the only real mitigation proposed. When we get to the point of discussing specific mitigations on our property it is one that I would also welcome between my property and the crush pad, wastewater treatment plant, worker parking lot, and Stagecoach Vineyards picnic area.

### **In Conclusion (and probably outside the realm of your review)**

As Ms. Oldford highlights, this process represents the investment of a significant amount of money, as does the project as a whole. But the amount of money invested should not be the basis for the County's decisions. I feel, quite frankly, that given the inappropriateness of tourism in this remote location, given the unnecessary size of the facility and given the lack of any functional necessity for a winery to be located here, that the project mostly represents the vanity of an owner interested in investing in an ostentatious display of wealth in a county so conducive to such preening. The impacts of that vanity will change the lives of all the residents of Soda Canyon Road. The project will create a precedent for future tourism developments on the road that will continue to debase the remoteness and privacy that are the reasons we, grape growers and mere residents alike, have chosen to live here. I am dismayed (and as you can tell from the tone of this letter, a little angry) that the county seems to consider the imposition of this individual extravagance to be more worthy of governmental support and protection than the maintenance of a rural community of hundreds of people that have called this road their home, some like me for only 20 years, many for most of their lives and some for generations.

Sincerely,

Bill Hocker

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## Gallina, Charlene

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**To:** Gallina, Charlene  
**Subject:** RE: Mountain Peak Questions

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**From:** Gallina, Charlene  
**Sent:** Thursday, July 14, 2016 1:30 PM  
**To:** 'Bill Hocker'  
**Cc:** Trippi, Sean; McDowell, John  
**Subject:** RE: Mountain Peak Questions

Hello Bill,

There is no updated cave data and feasibility document on file with the Planning Division. Since the cave was reduced from 63,000 sf to the current proposal of 33,425 sf, the study was not updated by the Applicant because it already analyzed a worst case scenario. It should be further noted that although the cave data and feasibility document have not been updated and should the project be approved, the cave size will be limited to 33,425 sf as stated in the final Conditions of Approval for the project.

Please take a look at the Initial Study/Negative Declaration (Description of Project – Pages 1-2) for updated information regarding cave development. It provides information regarding the proposed amount of cave spoils to be generated by the 33,425 sf cave along with a description on the disposal of soils during winery construction. I am not sure the timing for cave construction – John will have that information and get back to you on Monday. As for an updated Cave Plan – I did find a plan set in John's office and have attached for your review. Furthermore, I will upload this Plan on Agenda Net for Commission and public review prior to the meeting.

If you have any more comments, John will be back in the office on Monday.

Best Regards,

Charlene Gallina  
Supervising Planner  
Napa County Planning, Building, & Environmental Services Department  
(707) 299-1355

---

**From:** Bill Hocker [<mailto:bill@wmhocker.org>]  
**Sent:** Thursday, July 14, 2016 11:04 AM  
**To:** Gallina, Charlene  
**Cc:** Trippi, Sean  
**Subject:** Fwd: Mountain Peak Questions

Ms. Gallina or Mr. Trippi,

Mr. McDowell is out of the office - perhaps you can help with this.

Bill Hocker



Begin forwarded message:

**From:** Bill Hocker <[bill@wmhocker.org](mailto:bill@wmhocker.org)>

**Subject:** Re: Mountain Peak Questions

**Date:** July 14, 2016 at 10:57:00 AM PDT

**To:** "McDowell, John" <[John.McDowell@countyofnapa.org](mailto:John.McDowell@countyofnapa.org)>

**Cc:** Anthony Arger <[anthony.arger@gmail.com](mailto:anthony.arger@gmail.com)>, Amber M <[admanfree@ucdavis.edu](mailto:admanfree@ucdavis.edu)>

Mr. McDowell,

I hate to keep bringing up questions. The cave data and feasibility document and plans on the website are still for the 63,000sf caves. I couldn't find any plans for the revised caves.

Are the fill areas shown on the site plan to be stripped of their topsoil before the spoils are distributed with the topsoil then replaced over the spoils? what depth of topsoil?

Is the built up area at soda canyon road and the berms also to be built of cave spoils and will the topsoil be stripped from under them first? Will there be imported topsoil brought to the site?

We would like to figure out exactly how much earth is being moved around the site. And as you might expect, the sheer quantity of earth being moved, the time it will take to move it, and the inevitable amount of dust created is an important concern to the adjacent neighbors.

Bill Hocker

## Gallina, Charlene

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**From:** Gallina, Charlene  
**Sent:** Friday, July 15, 2016 1:32 PM  
**To:** 'Bill Hocker'  
**Cc:** McDowell, John  
**Subject:** FW: Response to questions from Bill Hocker

Hello Mr. Hocker,

I reached out to the Project Team for assistance in responding to your comments yesterday, and provided below is their response. Once again, please contact John McDowell on Monday if you have any more questions.

Best Regards,

Charlene Gallina  
Supervising Planner  
Napa County Planning, Building, & Environmental Services Department  
(707) 299-1355

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**From:** Paul Bartelt [<mailto:PaulB@barteltengineering.com>]  
**Sent:** Friday, July 15, 2016 12:28 PM  
**To:** Gallina, Charlene; McDowell, John  
**Cc:** 'Donna Oldford ([dboldford@aol.com](mailto:dboldford@aol.com))'; [steven@acumenwine.com](mailto:steven@acumenwine.com); [bmcMahon@perkinscoie.com](mailto:bmcMahon@perkinscoie.com); Michael Grimes; Paul Bartelt  
**Subject:** Response to questions from Bill Hocker

Charlene/John:

At the request of Donna Oldford I have been asked to respond to several questions presented to you by Mr. Bill Hocker.

My responses are as follows:

**Bill Hocker:** Are the fill areas shown on the site plan to be stripped of their topsoil before the spoils are distributed with the topsoil then replaced over the spoils? what depth of topsoil?

**Bartelt Engineering Response:** All cut and fill performed as part of this project will be performed in conformance with Napa County regulations as well as with the project Geotechnical Investigation Report. It is standard construction practice to strip the top soil from areas to receive fill. In this case, the top two feet of soil will be removed from the fill site, temporarily stockpiled onsite, the cave spoils placed in the fill area to the depths shown on the plans and then the top soil replaced over the cave spoils. Performing the fill placement in this manner will allow the fill areas to be replanted in vineyard.

**Bill Hocker:** Is the built up area at Soda Canyon Road and the berms also to be built of cave spoils and will the topsoil be stripped from under them first? Will there be imported topsoil brought to the site?

**Bartelt Engineering Response:** The driveway to the winery tasting room will primarily be constructed with native soil. Cave spoils may be used to strengthen the underlying subgrade as needed or as directed by the Geotechnical Engineer in the field. The production driveway will be primarily constructed with the material excavated from the construction of the cave portal and crush pad. The production driveway will need to be

constructed and useable prior to the start of drilling of the cave therefore cave spoils will not be used in this area. All cut and fill performed as part of this project will be performed in conformance with Napa County regulations as well as with the project Geotechnical Investigation Report. It is standard of practice to strip the top soil from areas to receive fill. We do not foresee the need to import topsoil to this project site.

Bill Hocker: How much earth is being moved around the site....the quantity of earth being moved, the time it will take to move it, and the amount of dust...

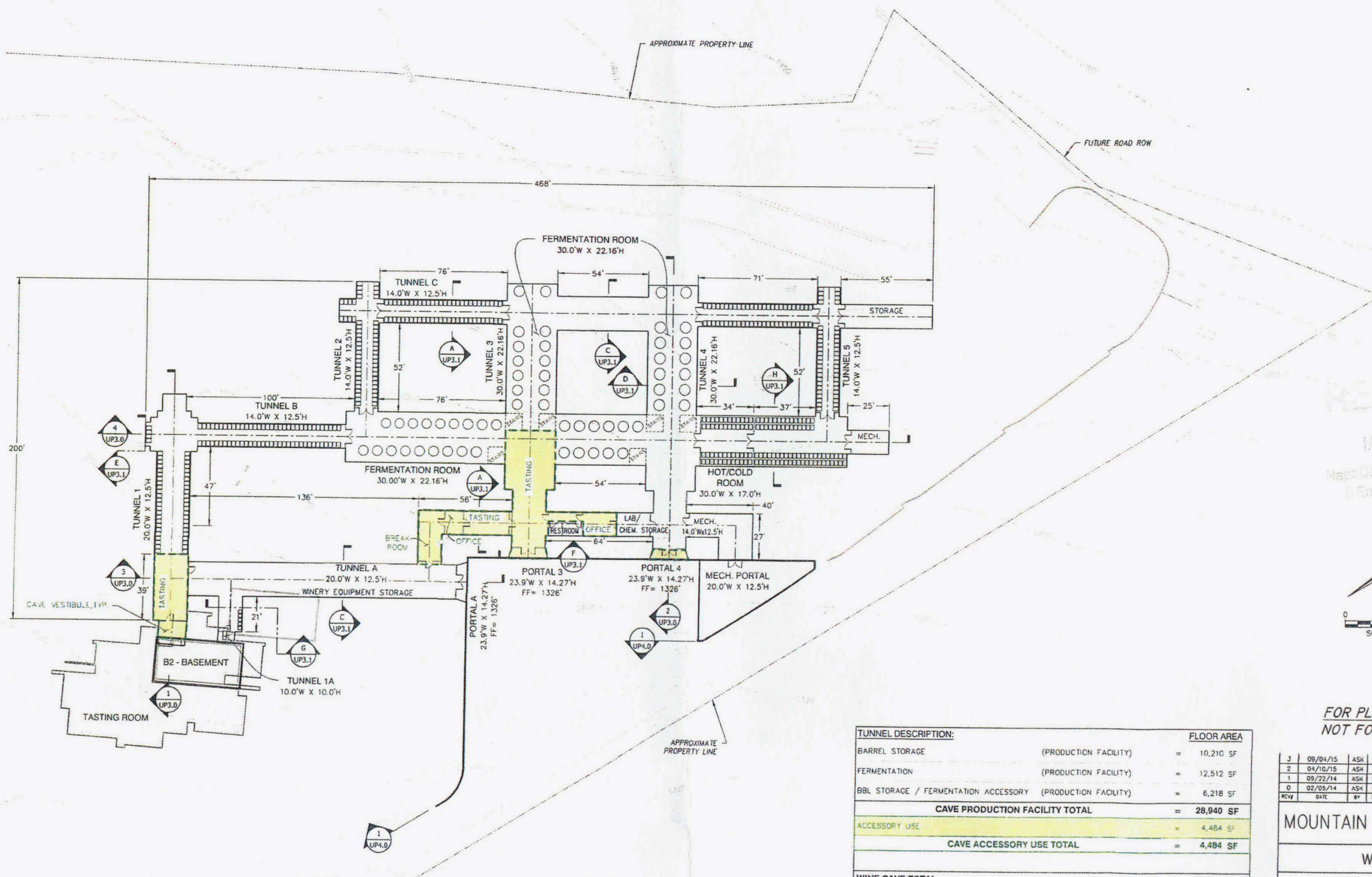
Bartelt Engineering Response: The quantity of material being moved at the site is listed in the Staff Report. At this time the Applicant does not have completed construction drawings or a General Engineering Contractor engaged to perform the grading required for this project therefore exact quantities of material moved and a construction schedule have not been determined. Typically, grading for a project similar to this one would take three to six months to perform. Cave construction for a project similar to the proposed cave could take six to twelve months. An erosion and sediment plan as well as dust mitigation measures will be prepared and implemented at this project site as required by Napa County, the State of California Regional Water Quality Control Board and the Bay Area Air Quality Management District.

Paul N. Bartelt, P.E.  
Principal Engineer

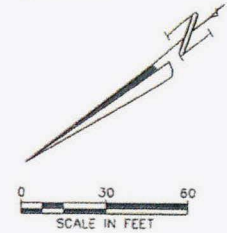
Bartelt Engineering  
1303 Jefferson Street, 200 B  
Napa, CA 94559

707.258.1301 telephone  
[paulb@barteltengineering.com](mailto:paulb@barteltengineering.com)

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 Maps/Design/Engineering  
 & Environmental Services



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REV	DATE	BY	DESCRIPTION
3	09/04/15	ASK	USE PERMIT RESUBMITTAL
2	04/10/15	ASK	USE PERMIT RESUBMITTAL
1	09/22/14	ASK	USE PERMIT RESUBMITTAL
0	02/05/14	ASK	FOR PERMIT

**MOUNTAIN PEAK VINEYARDS**  
 WINE CAVE  
 CAVE PLAN

**CONDOR EARTH TECHNOLOGIES, INC.**  
 21863 Birch Lane  
 P.O. Box 2005  
 Sonoma, CA 95370  
 (209) 531-0261  
 fax (209) 532-0723  
 www.condorert.com

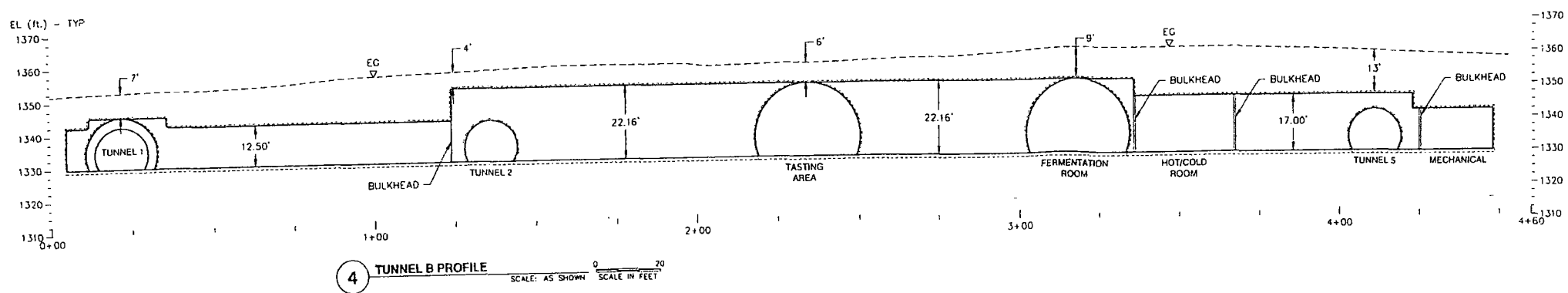
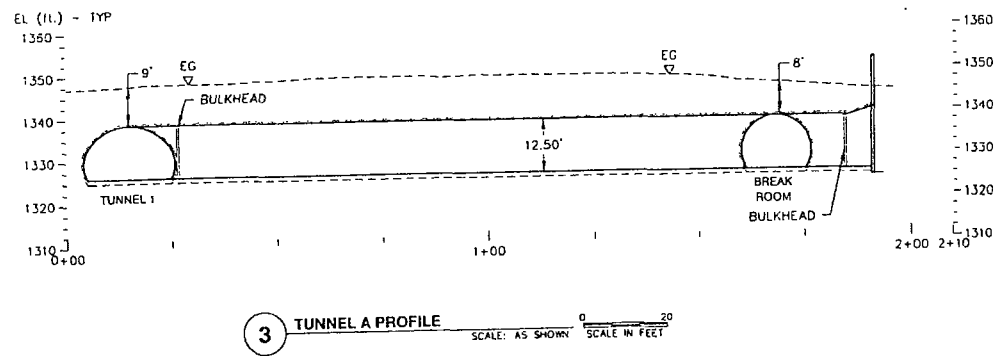
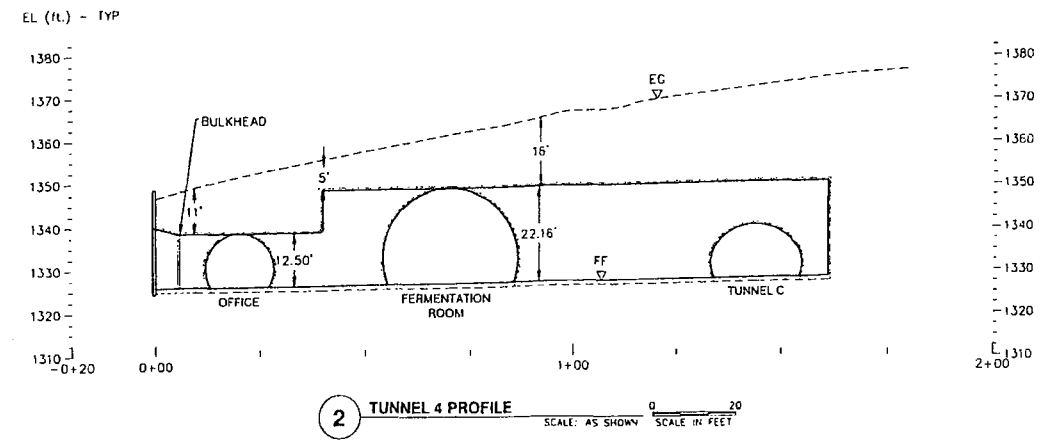
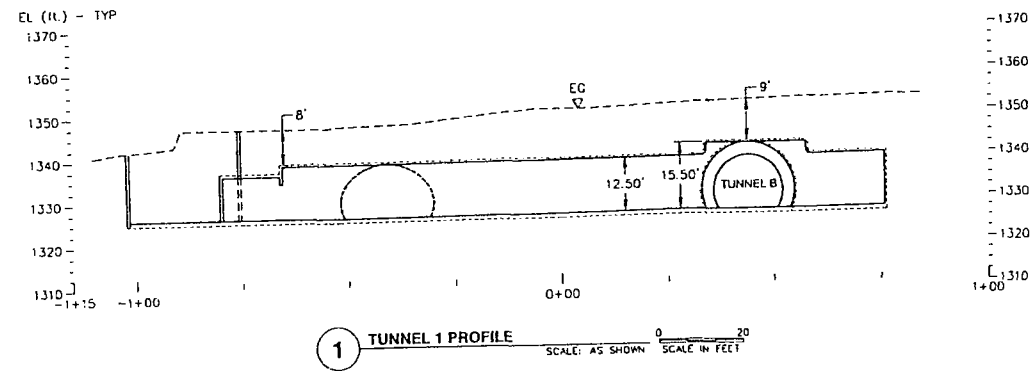
**SHEET UP2.0**

TUNNEL DESCRIPTION:		FLOOR AREA
BARREL STORAGE	(PRODUCTION FACILITY)	= 10,210 SF
FERMENTATION	(PRODUCTION FACILITY)	= 12,512 SF
BBL STORAGE / FERMENTATION ACCESSORY	(PRODUCTION FACILITY)	= 6,218 SF
<b>CAVE PRODUCTION FACILITY TOTAL</b>		<b>= 28,940 SF</b>
ACCESSORY USE		= 4,484 SF
<b>CAVE ACCESSORY USE TOTAL</b>		<b>= 4,484 SF</b>
<b>WINE CAVE TOTAL</b>		<b>= 33,424 SF</b>

ESTIMATED SPOILS VOLUME:	
RAW TUNNEL VOLUME (UN-FACTORED)	= 21,070 CY
BULKING FACTOR	= 1.40
<b>TOTAL FACTORED (LOOSE) TUNNEL SPOILS</b>	<b>= 29,498 CY</b>

DISCLAIMER: THIS PLAN REPRESENTS FEATURES FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT A LEGAL SURVEY AND IS NOT INTENDED FOR USE IN DETERMINING BOUNDARIES. ANY USE OF THIS PLAN FOR PURPOSES OTHER THAN FOR APPROXIMATE LOCATION OF FEATURES IS DONE SO AT THE USER'S RISK AND WITHOUT THE CONSENT OF CONDOR EARTH TECHNOLOGIES, INC.

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REV	DATE	BY	DESCRIPTION
3	09/04/15	ASK	USE PERMIT RESUBMITTAL
2	04/10/15	ASK	USE PERMIT RESUBMITTAL
1	09/22/14	ASK	USE PERMIT RESUBMITTAL
0	02/05/14	ASK	FOR PERMIT

MOUNTAIN PEAK VINEYARDS  
WINE CAVE  
TUNNEL PROFILES

CONDOR EARTH TECHNOLOGIES, INC.  
21663 Brian Lane  
P.O. Box 3905  
Sonoma, CA 95370  
(709) 537-0341  
fax (709) 532-0773  
www.condorearth.com

**CONDOR**

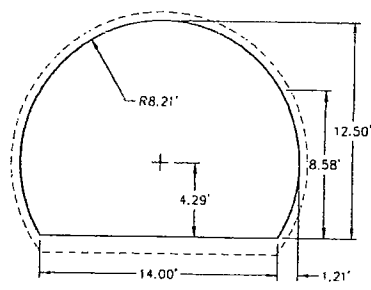
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**SHEET UP3.0**

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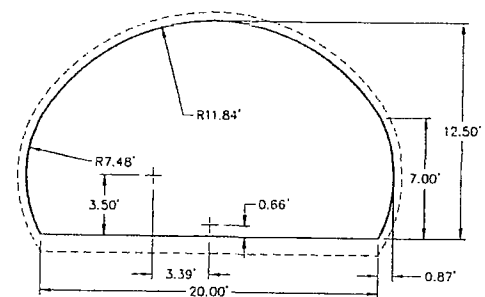




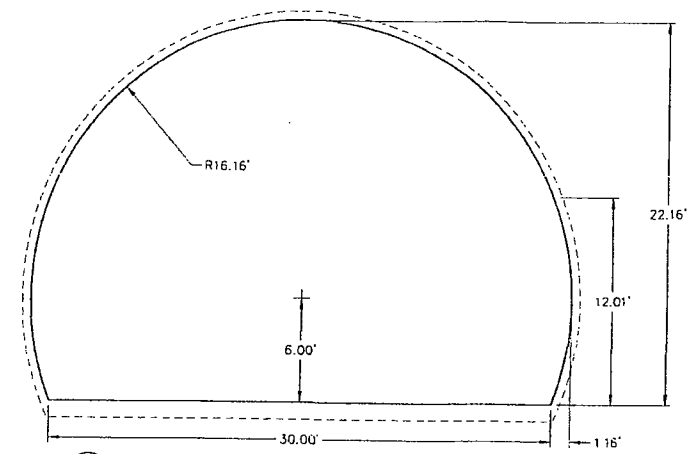
**A** 14'W X 12.5'H TUNNEL  
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**B** NOT USED

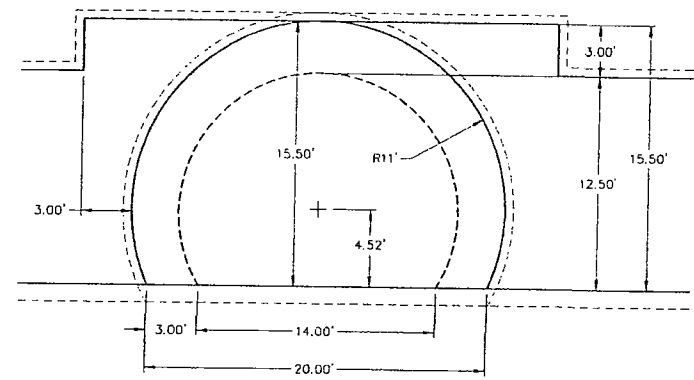
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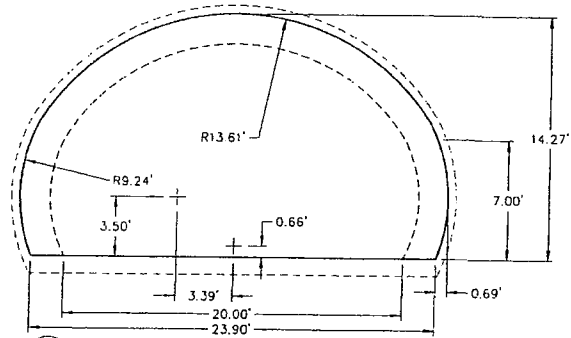
**C** 20.0'W X 12.5'H TUNNEL  
SCALE: AS SHOWN



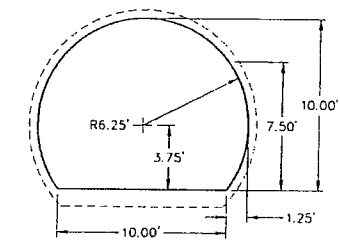
**D** 30.0'W X 22.16'H FERMENTATION TUNNEL  
SCALE: AS SHOWN



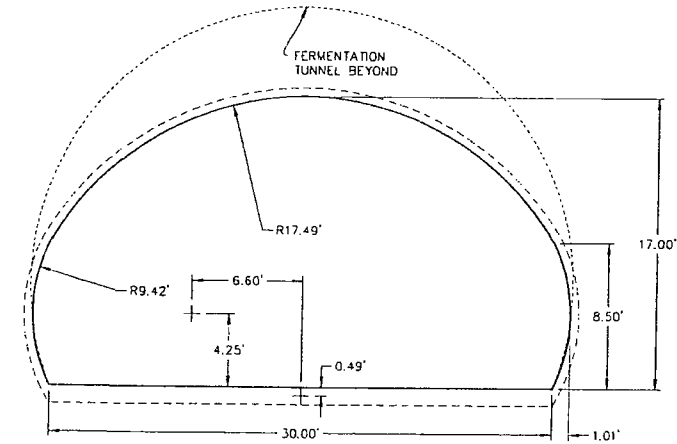
**E** 20.0'W X 15.5'H TUNNEL  
SCALE: AS SHOWN



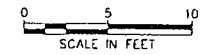
**F** 23.90'W X 14.27'H TUNNEL  
SCALE: AS SHOWN



**G** 10.0'W X 10.0'H TUNNEL  
SCALE: AS SHOWN



**H** 30.0'W X 17.0'H HOT/COLD TUNNEL  
SCALE: AS SHOWN



FOR PLAN REVIEW ONLY  
NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION
3	09/04/15	ASK	USE PERMIT RESUBMITTAL
2	04/10/15	ASK	USE PERMIT RESUBMITTAL
1	09/22/14	ASK	USE PERMIT RESUBMITTAL
0	02/05/14	ASK	FOR PERMIT

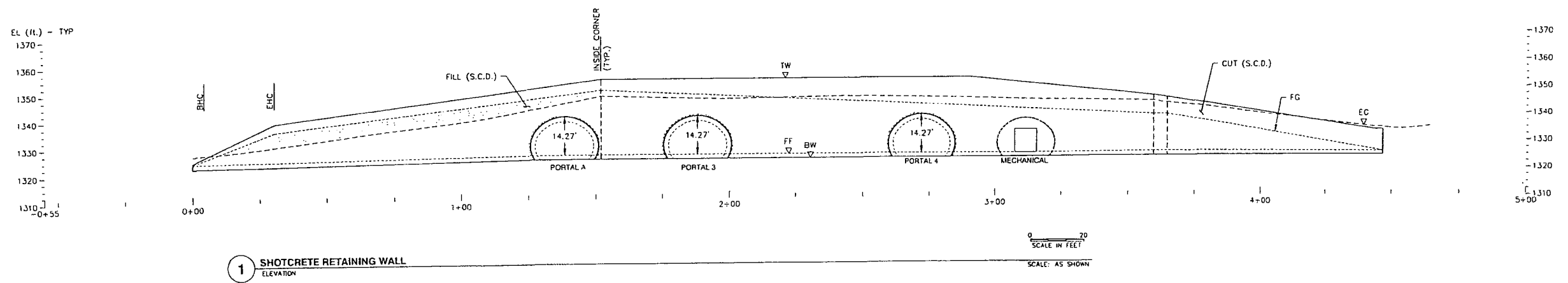
MOUNTAIN PEAK VINEYARDS  
WINE CAVE  
TUNNEL SECTIONS

CONDOR EARTH TECHNOLOGIES, INC.  
21663 Dixon Lane  
P.O. Box 3905  
San Diego, CA 92170  
(209) 522-9281  
fax(209) 522-0773  
www.condorearth.com

SHEET  
UP3.1

CONDOR  
JOB#: 6500 DRAWN: KAN SCALE: AS SHOWN  
PRINTED: CHECKED: SWK FILE: 4320\_10\_3

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1 SHOTCRETE RETAINING WALL  
ELEVATION

0 20  
SCALE IN FEET  
SCALE: AS SHOWN

FOR PLAN REVIEW ONLY  
NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION
3	09/04/15	ASK	USE PERMIT RESUBMITTAL
2	04/10/15	ASK	USE PERMIT RESUBMITTAL
1	09/22/14	ASK	USE PERMIT RESUBMITTAL
0	02/05/14	ASK	FOR PERMIT

MOUNTAIN PEAK VINEYARDS  
WINE CAVE  
PORTAL ELEVATION

**CONDOR EARTH TECHNOLOGIES, INC.**  

 21863 Brian Lane  
 P.O. Box 3905  
 Sonoma, CA 95370  
 (707) 532-0381  
 fax (707) 532-0373  
 www.condorearth.com

**SHEET UP4.0**

JOB# 6500	DRAWN: HAH	SCALE: AS SHOWN
PRINTED:	CHECKED: SWL	DATE: 09/04/15

K:\Project\6500\_Mountain Peak Vineyards\6500\_CAD\DWG\Use\_Permit-3\6500\_UP\_3.dwg 9-15-15 02:47:00 PM lmseliny

# CCOF

## *Certification Services, LLC*

*hereby certifies that*

**MOUNTAIN PEAK VINEYARDS, LLC DBA ATTELAS VINEYARD**

3267 Soda Canyon Rd.

Napa, CA 94558 US

Meets National Organic Standards established by the  
USDA National Organic Program for:

**Crops (06/16/2016)**

*Since the Date of:*

**June 16, 2016**

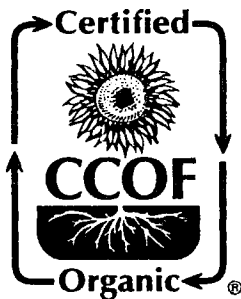
Certification is valid until surrendered, suspended, or revoked per  
USDA NOP section 205.404(c). Certified operations are required to  
submit annual updates to CCOF by January 1 of each year.

Information regarding products, crops, parcels, etc.,  
is available on the CCOF Client Profile.

Client Code: nc562

CCOF certified since: 06/16/2016

Certificate issued: 07/15/2016



A handwritten signature in black ink, appearing to read "Jake Lewin".

Jake Lewin  
President

Additional information and a directory of certified operations available from CCOF at [www.ccof.org](http://www.ccof.org).  
Use MyCCOF: Supplier Management to track current certification status and access certificates directly.  
Visit [www.ccof.org/myccof](http://www.ccof.org/myccof) to sign up.

CS-G-02, v4, 12/17/13

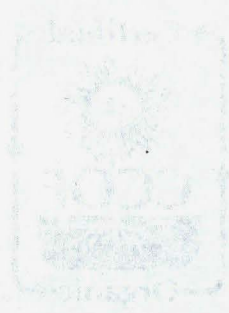
2016-90211-2263

2155 Delaware Avenue, Suite 150, Santa Cruz, CA 95060 · (831) 423-2263 · fax (831) 423-4528 · [ccof@ccof.org](mailto:ccof@ccof.org) · [www.ccof.org](http://www.ccof.org)

Planning Commission Mtg.

JUL 20 2016

Agenda Item # 9A



Dear Neighbor,

**NOW IS THE TIME TO ACT TO SAVE the Soda Canyon/Loma Vista Community!**

**WHAT: The Mountain Peak Winery Planning Commission Hearing**

**WHERE: County Administration Building, 1195 Third Street, Suite 305, Napa, CA**

**WHEN: July 20, 2016 at 9:00AM**

**WHY:** The use permit sought by Mountain Peak would allow a massive (100,000 gallon) winery event center to be built 6.1 miles up Soda Canyon Road. Owned by Mr. Hua Yuan, and run by Los Angeles developer Steven Rea, this project will attract 17,298 visitors on an annual basis, allow for 78 marketing events per year (all lasting until 10pm!), and construct caves the size of a large Safeway grocery store (more than 33,000 square feet!), making Mountain Peak one of the largest winery projects currently being proposed in the Napa Valley. A project of this size gives unprecedented visitor and event allowances over most other Napa wineries, and especially over all existing Soda Canyon wineries. The community must unite to stop this oversized, aggressive, and unprecedented project that could truly destroy this remote and peaceful neighborhood.

**What You Can Do:**

1. **Attend the Permit Hearing & VOICE YOUR OPPOSITION** on July 20, 2016 at 9am! Strength in numbers!
2. **Write and submit a letter to John McDowell by 4:45pm on July 19, 2016!**
  - See enclosed fact sheet and sample opposition letter to help get you started!
  - Please Address & Mail Your Letter To:  
**John McDowell, Deputy Planning Director, Napa County Planning  
Building & Environmental Services Dept.  
1195 Third Street, Suite 210  
Napa, CA 94559**
  - You can also email your letter to: [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org),
  - You can also fax your letter to: (707) 299-1358
3. **Sign and return the Petition** (enclosed)!
  - Encourage your neighbors and family members to sign!
  - We must present all signed petitions at the hearing on July 20, 2016, so please promptly return!
  - Please mail your signed petitions to:  
**Protect Rural Napa C/o Treasurer  
P.O. Box 2385, Yountville, CA 94599**
  - Or scan and email to [protectruralnapa@gmail.com](mailto:protectruralnapa@gmail.com)
4. **Donate** to Protect Rural Napa Education Fund to assist in the effort to help further educate the public and our county leaders regarding the potential environmental impacts of this project.
  - Please make your donation check payable to "Protect Rural Napa Education Fund"
  - On the memo line, write "MPW"
  - Please donate online at [www.ProtectRuralNapa.org/edfund.php](http://www.ProtectRuralNapa.org/edfund.php) OR mail your donations to:  
**Protect Rural Napa Education Fund, c/o Treasurer P.O. Box 2385, Yountville, CA 94599**
  - Donations made to Protect Rural Napa Education Fund, 501(c)(3) are tax deductible and your donation will remain anonymous if you so desire.
  - **All donations will be used help to fund experts and other necessary reports!**

For more information on this massive project, visit: [www.SodaCanyonRoad.org](http://www.SodaCanyonRoad.org) OR to [www.ProtectRuralNapa.org](http://www.ProtectRuralNapa.org)  
If you have any questions, please call Doreen Leighton at (707) 255-5651

## FACT SHEET & CONCERNS

### for the Proposed Mountain Peak Winery (DBA-Acumen) on Soda Canyon Road:

#### General Concern

The general concern with regards to the Mountain Peak project is its sheer magnitude, particularly given its *remote and rural location* approximately 6.1 miles up Soda Canyon Road – a steep, dead-end, two-lane country road.

Location: 3265 Soda Canyon Road; 41.76acre parcel (APN 032-500-033); 28 acres of existing vineyard (less when done)

Winery Production: 100,000 gallons/year (equates to ±700 tons grapes; ±45,000 cases per year). Parcel only has 28 acres of vineyards (equates to ±80 tons grapes, meaning ±620 tons of grapes will be trucked in/out each year!)

Facility: 103,016 SF coverage by "Phase II" of project, including a 37,704 SF Production facility, 13,610 SF for Accessory Use, a 9,824 SF crush pad, 33,424 SF caves, 2 new driveways, 26 parking spaces, a terrace, and large water storage tanks

Employees: 19 full-time employees; 4 part-time employees (year-round); 4 seasonal employees during harvest/crush; (excludes vineyard workers, delivery truck drivers, catering trucks, buses and limos to deliver tourists, equipment, etc.)

#### Hospitality/Marketing/Tasting Room: 17,298 Winery Visitors permitted annually

- Daily Tasting Room Visitation: 80 visitors/day or max. 320 visitors/week, 16,640 visitors/year, **10am-6pm**
- Marketing Events: 78 per year (ranging from 12 to 125 people/event, totaling 658 visitors/year), **10am-10pm**
- Full service tasting room, office, and outdoor picnic areas open 7 days/week, **10am-6pm**
- Full-size Commercial Kitchen for Catering any/all marketing and tasting events

Caves: 33,425 SF (equivalent to the square footage of a large Safeway shopping center!)

Water Usage: ±15,200 gallons per day pumped entirely from Groundwater Wells; Two (2), 100,000 gal. water tanks

Waste System: One (1), 20,000 gal. waste system; Current Waste Use: 450 gal./day; Future Waste Use: ±3,800 gal./day

#### Specific Concerns Relating to the Mountain Peak Project

- Traffic and Road Safety:
  - Significant increases in daily traffic/congestion (±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
  - Existing 28 acres can only produce ±80 tons of grapes/year; ±620 tons of grapes to be trucked to/from site
  - Open for alcohol consumption 7 days/week, 10am-6pm and 78 evenings/year until 10pm
- Fire & Emergency Services:
  - Soda Canyon is a **high fire danger area** - Experiences 2nd highest number of "incidents" in the county
  - Increased traffic on dead-end road w/ no cell service creates serious fire and emergency evacuation issues
- Water & Environmental Impacts:
  - Potential for depletion of the local aquifer, causing neighboring wells to go dry
  - Adverse impacts of cave excavation "tailings" on groundwater, Rector Canyon Reservoir, and environment
- Noise Pollution:
  - Significant increases in noise pollution from visitor & truck traffic, winery operations, and tourist visitation

Precedent – The **winery event center** currently proposed by Mountain Peak is massively out-of-scope considering its extremely **remote location** at the end of a 6.75 mile, 2-lane, steep, serpentine, dangerous, dead-end country road. If Mountain Peak is permitted in its current form, all residents and property owners of the Soda Canyon/Loma Vista community can expect numerous other large winery operations to move into the area with dire consequences for all. We sincerely hope you will join the fight to preserve our rural and quiet community!



**\*\*\*This is a sample letter to give you some facts and talking points.  
Please make YOUR letter personal, with your issues and opinions...\*\*\***

[July XX, 2016] - NOTE THAT LETTERS MUST BE RECEIVED (mail/email/fax) at the COUNTY BY 4:45PM ON JULY 19, 2016!!

John McDowell, Deputy Planning Director, Napa County Planning,  
Building & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, California 94559  
Email: [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)  
Fax: (707) 299-1358

RE: PROTESTING/OPPOSING MOUNTAIN PEAK WINERY-USE PERMIT #P13-00320-UP

Dear Deputy Planning Director McDowell,

[My name is \_\_\_\_\_ and I live at \_\_\_\_\_, Napa, CA 94558. I moved to (Soda Canyon / Loma Vista / Chimney Rock / Petra Road) in (YEAR) to live in a quiet, rural area and escape the massive development of (Name of Big City). It seems that such a development is trying to follow me into the outer most reaches of the Napa mountains. I strongly oppose the Mountain Peak project below and humbly request that you deny or significantly reduce this use permit for the following reasons.] - **Make this your own letter!**

***Choose/add any facts that fit your personal issues/opinions regarding the Mountain Peak Winery project:***

- The size and scope of the project is way out of proportion with the size of the parcel and remote location. Soda Canyon Road is narrow, steep, winding, dangerous, dead-ends, often foggy, and is filled with wildlife.
- Current residents and workers will all be overwhelmed with the 17,298 anticipated new annual visitors plus additional big rig trucks hauling grapes, wine shipments, and construction equipment along this road. Potentially drunk drivers on this steep, curvy road are a danger to all of us.
- Requested permit is for 100,000 gallons, which would require ~700 tons of grapes to satisfy. The project parcel has only 28 acres of planted vines, producing a maximum of ~80 tons of grapes per year (a mere 11% required to produce 100,000 gallons!). Big rig trucks would be required to haul the additional ~620 tons of grapes up and down SCR!
- Large trucks are regularly stuck along Soda Canyon because it is narrow & steep, causing accidents and traffic delays!
- There is a major drought throughout California. Allowing a 100-gallon winery and event center will severely stress the limited water resources in our area and potentially suck the water resources dry no matter how elaborate a proposed LYVE wastewater treatment system sounds.
- Winery would be operational 7 days a week with up to 320 tourists/week, creating additional traffic and noise EVERY day in this rural area with no days off to enjoy the quiet. **Marketing events go until 10pm!**
- The peace and tranquility that I chose by moving into the mountains is being threatened. There are already busy commute hours with hundreds of vineyard worker cars coming and going, plus the prevalent big rigs. Adding 17,298 tourists, plus 19 more full time workers, more trucks and equipment to this busy/dangerous road is a bad idea!
- Soda Canyon has history of major fires. Because Soda Canyon Road is a dead-end road, there are MAJOR public safety concerns with regard to fire, and all emergencies for that matter. There is essentially zero cell service on Soda Canyon Road, offering the potential for disaster for **drunk driver incidents**, and the common jackknifed & stuck trucks.

For all of the reasons above, among many others, the County must deny this project and reduce the size to one that fits the rural environment and road conditions. Please protect our community's safety and preserve the quickly dwindling natural resources that Napa has left, particularly in the remote hillsides.

Sincerely,  
XXXXXXXX XXXXXXXX

Planning Commission Mtg.

JUL 20 2016

Agenda Item # 9A

TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS

PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP TO MOUNTAIN PEAK WINERY

(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)

The undersigned Soda Canyon/Loma Vista area neighbors and other concerned citizens oppose Mountain Peak Winery proposed Use Permit # P13-00320-UP. We feel strongly that approval of the use permit application for a 100,000 gallon winery would cause significant adverse impacts to our remote and rural neighborhood, including but not limited to, the health and safety of the residents and visitors, due to increased traffic from tens of thousands of winery visitors and accidents arising therefrom, an increased fire risk in a high fire danger area, an increase in noise levels, as well as significant environmental impacts, including but not limited to the probability of local groundwater pollution and depletion, disruption of local plant and animal species, and the possibility of disturbing archaeological sites including remains and remnants from Native American populations indigenous to Napa that spent summers on Atlas Peak. In addition to the increase in traffic resulting from winery employees and vendors, the proposed public tours, tastings, and industry marketing events are expected to bring tens of thousands of visitors to our quiet peaceful neighborhood each year. The site is located in a remote rural high fire danger area served by a single narrow, winding, dead-end road. We respectfully request that the Planning Commission and the Board of Supervisors protect our remote and rural neighborhood by denying the use permit requested by Mountain Peak Winery or at least imposing significant and meaningful restrictions on this project.

Signature: [Handwritten Signature]
Print Name: MICHELLE MONTGOMERY
Address: 343 Circle Oaks Dr.
City, State, Zip: Napa CA 94558
e-mail: m.montgomery1967@gmail.com

Signature:
Print Name:
Address:
City, State, Zip:
e-mail:

Signature: [Handwritten Signature]
Print Name: Dana Smith
Address: 3300 Powell St
City, State, Zip: Emeryville CA 94597
e-mail: dana@danasmith.com

Signature:
Print Name:
Address:
City, State, Zip:
e-mail:

Signature:
Print Name:
Address:
City, State, Zip:
e-mail:

Signature:
Print Name:
Address:
City, State, Zip:
e-mail:

Signature:
Print Name:
Address:
City, State, Zip:
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Print Name:
Address:
City, State, Zip:
e-mail:

Signature:
Print Name:
Address:
City, State, Zip:
e-mail:

originals

Signature:
Print Name:
Address:
City, State, Zip:
e-mail:

TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS

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Signature: Tamara L Vineyard  
Print Name: Tamara L Vineyard  
Address: 290 Circle Oaks Dr  
City, State, Zip: Napa CA 94558  
e-mail tamvineyard@aol.com

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Heidi L Vineyard  
Print Name: Heidi L Vineyard  
Address: 290 Circle Oaks Dr  
City, State, Zip: Napa CA 94558  
e-mail h.l.vineyard@gmail.com

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Tim E. Fry  
Print Name: Tim E. Fry  
Address: 343 Circle Oaks  
City, State, Zip: Napa, Ca 94558  
e-mail tim.babyk2@yahoo.com

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Annette Kramer  
Print Name: ANNETTE KRAMMER  
Address: 351 Circle Oaks Dr  
City, State, Zip: NAPA, CA 94558  
e-mail ANNETTE.KRAMMER@GMAIL.COM

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Peter Kramer  
Print Name: PETER KRAMMER  
Address: 351 Circle Oaks Dr  
City, State, Zip: NAPA, CA 94558  
e-mail BLUESPHERE42@GMAIL.COM

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS

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Signature: Eric Johnson  
Print Name: Eric Johnson  
Address: 1113 Dillon Drive  
City, State, Zip: Napa CA 94558  
e-mail \_\_\_\_\_

Signature: Fred Johnson  
Print Name: Fred Johnson  
Address: 1115 Dillon Dr  
City, State, Zip: Napa, CA 94558  
e-mail fridj@comcast.net

Signature: Sylvia Shannon  
Print Name: SYLVIA SHANNON  
Address: 1113 Dillon Dr  
City, State, Zip: NAPA, CA 94558  
e-mail \_\_\_\_\_

Signature: Monica Brown  
Print Name: Monica Brown  
Address: 1116 Marina Dr  
City, State, Zip: Napa CA 94559  
e-mail \_\_\_\_\_

Signature: Donald Horton  
Print Name: DONALD HORTON  
Address: 1117 Dillon Dr  
City, State, Zip: NAPA CA 94558  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Greg Ciapponi  
Print Name: Greg Ciapponi  
Address: 1125 Dillon Drive  
City, State, Zip: Napa, Ca 94558  
e-mail gregciapponi@comcast.net

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Barbara A. Ciapponi  
Print Name: Barbara A. Ciapponi  
Address: 1125 Dillon Dr.  
City, State, Zip: Napa, CA 94558  
e-mail gciapponi@me.com

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_



TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS

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Signature: LA  
Print Name: Loreena Flores  
Address: 66 Juniper Dr  
City, State, Zip: NAPA CA 94558  
e-mail: LoreenaFlores@aol.com

Signature: Cindy Heitzman  
Print Name: CINDY HEITZMAN  
Address: 13 Rockrose Ct  
City, State, Zip: NAPA CA 94558  
e-mail: cheitzman@gmail.com

Signature: John Wagner  
Print Name: J. ROLAND WAGNER  
Address: 66 Juniper Dr  
City, State, Zip: Napa, Ca 94558  
e-mail: johnwagner@yahoo.com

Signature: Gina Rendon  
Print Name: Gina Rendon  
Address: 80 Ridgecrest Dr  
City, State, Zip: Napa CA 94558  
e-mail: gina.rendon1@gmail.com

Signature: Harry Jackson  
Print Name: Harry Jackson  
Address: 10 Juniper Drive  
City, State, Zip: Napa, Ca  
e-mail: mj3kinut@yahoo.com

Signature: Liam Carr  
Print Name: Liam Carr  
Address: 16 Dogwood Ct  
City, State, Zip: Napa, CA, 94559  
e-mail:

Signature: Deborah Jackson  
Print Name: Deborah Jackson  
Address: 70 Juniper Drive  
City, State, Zip: Napa, Ca  
e-mail: deborah222estabk@aol.net

Signature:  
Print Name:  
Address:  
City, State, Zip:  
e-mail:

Signature: Nancy Wagner  
Print Name: Nicole "Nicky" Wagner  
Address: 66 Juniper Drive  
City, State, Zip: NAPA CA 94558  
e-mail: leftyleo22@yahoo.com

Signature:  
Print Name:  
Address:  
City, State, Zip:  
e-mail:

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
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Signature: Bruce R. Blondin  
Print Name: Bruce R. Blondin  
Address: 5310 Monticello Rd.  
City, State, Zip: NAPA CA 94558  
e-mail brbphotography@napa.us

Signature: Leslie DeGrange  
Print Name: Leslie DeGrange  
Address: 75 Ridgecrest Dr.  
City, State, Zip: Napa Ca 94558  
e-mail Degrab@aol.com

Signature: Jeanette Cheeseman  
Print Name: J Cheeseman  
Address: 3 Ridgecrest Ct  
City, State, Zip: Napa, CA 94558  
e-mail \_\_\_\_\_

Signature: CeCe Short  
Print Name: CeCe Short  
Address: 1168 Guide Dogs  
City, State, Zip: NAPA CA 94558  
e-mail guide svcs@jnwand.com

Signature: Nicholas Sloan  
Print Name: Nicholas Sloan  
Address: 47 Sunny Hill Lane  
City, State, Zip: NAPA CA 94558  
e-mail SLANNICH@GMAIL.COM

Signature: Allie Ortiz  
Print Name: Allie Ortiz  
Address: 48 Sunny Hill Lane  
City, State, Zip: NAPA 94558  
e-mail \_\_\_\_\_

Signature: Lisa R. Culverwell  
Print Name: Lisa R. Culverwell  
Address: 60 Juniper Drive  
City, State, Zip: Napa, CA 94558  
e-mail lisa28wst@yahoo.com

Signature: Donna S. Brothers  
Print Name: Donna S. Brothers  
Address: 6 Lookout Dr.  
City, State, Zip: Napa, Ca, 94558  
e-mail Dona bro@aol.com

Signature: Ruth A. Palmer  
Print Name: Ruth A. Palmer  
Address: 44 Juniper Dr.  
City, State, Zip: Napa, Ca 94558  
e-mail \_\_\_\_\_

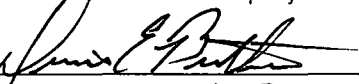
Signature: David Hertzman  
Print Name: DAVID HERTZMAN  
Address: 23 Rockrose Ct.  
City, State, Zip: NAPA, CA  
e-mail napaguitar@gmail.com

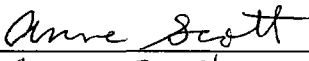
**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

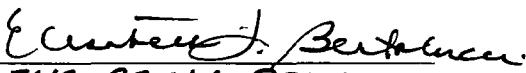
**PÉTITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**


**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

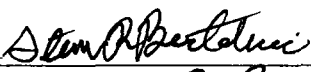
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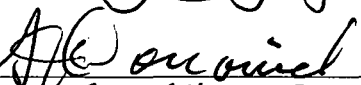
Signature:   
Print Name: DENNIS E. BERTOLUCCI  
Address: 1627 MEEK AVE.  
City, State, Zip: NAPA, CA 94559  
e-mail debe@napanet.net


Signature:   
Print Name: Anne Scott  
Address: 4281 Scott Way  
City, State, Zip: Calistoga, CA 94515  
e-mail annescot@napanet.net

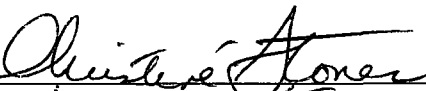
Signature:   
Print Name: ELISABETH L. BERTOLUCCI  
Address: 1627 MEEK AVE  
City, State, Zip: NAPA CA 94559  
e-mail dabe@napanet.net

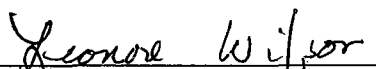
Signature:   
Print Name: Nancy Tamarisk  
Address: 11 Rockrose Ct  
City, State, Zip: Napa CA  
e-mail nancy@aya.yale.edu

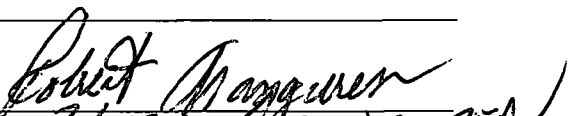
Signature:   
Print Name: Steven R. Bertolucci  
Address: 1627 Meek Ave.  
City, State, Zip: Napa, CA 94559  
e-mail srbertol@mtu.edu

Signature:   
Print Name: STEPHEN DONOU  
Address: 1177 RAGNITZ LN  
City, State, Zip: NAPA, CA 94559  
e-mail

Signature:   
Print Name: CHRIS MALAN  
Address: 2945 ATLAS Peak Rd  
City, State, Zip: Napa Ca. 94558  
e-mail

Signature:   
Print Name: CHRISTINE STONER  
Address: 1814 FOOTHILL BLVD.  
City, State, Zip: CALISTOGA, CA 94515  
e-mail

Signature:   
Print Name: Leonore Wilson  
Address: 5000 Monticello Rd  
City, State, Zip: Napa, CA 94558  
e-mail boet707@aol.com

Signature:   
Print Name: ROBERT HIRONAKA  
Address: 57 LEARNER DR.  
City, State, Zip: CALISTOGA, CA  
e-mail





**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**


**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**


**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**


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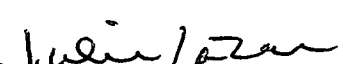
Signature:   
Print Name: Elizabeth Swisher  
Address: 547 Page St  
City, State, Zip: SF CA 94117  
e-mail: buckyswisher@uicwa.com


Signature:   
Print Name: Ron Tamarisk  
Address: 11 Rockrose Ct  
City, State, Zip: Napa, CA 94558  
e-mail: NapaGuy20@gmail.com


Signature:   
Print Name: Patricia Damery  
Address: 3185 Duane Road  
City, State, Zip: Napa CA 94558  
e-mail: pdamery@patriudadamery.com

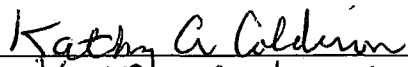
Signature:   
Print Name: Susan R. Sittins-Hart  
Address: 73 Garfield Ln  
City, State, Zip: NAPA CA 94558  
e-mail:

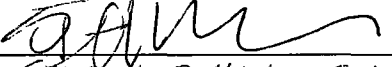
Signature:   
Print Name: E. Amy Martenson  
Address: 85 Franklin St  
City, State, Zip: Napa CA 94559  
e-mail: eamartenson@sbcglobal.net

Signature:   
Print Name: Julie Lazar  
Address: 395 Clark Way  
City, State, Zip: Angwin, CA 94508  
e-mail:

Signature:   
Print Name: THOMAS FREEMAN  
Address: 1300 Barnett Rd.  
City, State, Zip: NAPA, CA 94567  
e-mail:

Signature:   
Print Name: Ken Stanton  
Address: 395 Clark Way  
City, State, Zip: Angwin CA 94508  
e-mail: stanvin@fcs.net

Signature:   
Print Name: Kathy Calderin  
Address: 1380 Grove Ct  
City, State, Zip: St. Helena CA  
e-mail: faurfinder@mac.com

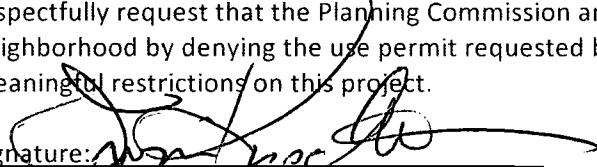
Signature:   
Print Name: SHARON DELLAMONICA  
Address: 2510 ROEBOD LA  
City, State, Zip: ST. HELENA, CA 94574  
e-mail: dellamonica@sharon@yohoo.com


**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**


**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

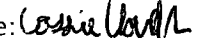
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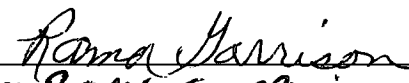
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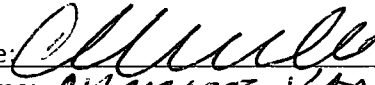
Signature:   
Print Name: IRV. KIRSCHBAUM  
Address: 234 Green Oaks  
City, State, Zip: Napa, CA 94558  
e-mail irv.kirschbaum@

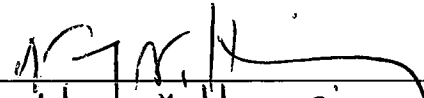
Signature:   
Print Name: Cecilia E. Lee  
Address: 120 Ridgecrest Dr.  
City, State, Zip Napa CA 94558  
e-mail cecilia@wildblue.net

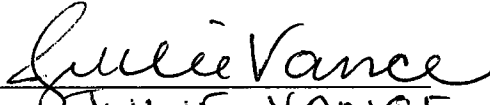
Signature:   
Print Name: BILL GARRISON  
Address: 258 Circle Oaks Dr  
City, State, Zip: Napa Ca 94558  
e-mail billrarr@AOL.COM

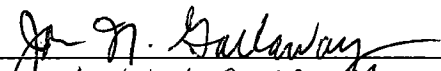
Signature:   
Print Name: CASSIE VAUGHN  
Address: 163 Ridgecrest Dr  
City, State, Zip NAPA, CA 94558  
e-mail ccvaughn@gmail.com

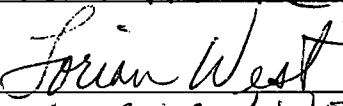
Signature:   
Print Name: RAMA GARRISON  
Address: 258 Circle Oaks Dr  
City, State, Zip: NAPA Ca 94558  
e-mail billrarr@AOL.COM

Signature:   
Print Name: ORLENE VANCE  
Address: 190 RIDGECREST  
City, State, Zip NAPA, CA 94558  
e-mail ORLENE.VANCE@GMAIL.COM

Signature:   
Print Name: Nancy Harris  
Address: 50 Ridgecrest Dr.  
City, State, Zip: Napa, CA 94558  
e-mail nancyhbt@gmail.com

Signature:   
Print Name: JULIE VANCE  
Address: 190 Ridgecrest Dr.  
City, State, Zip Napa, CA 94558  
e-mail aristoncat@gmail.com

Signature:   
Print Name: JOHN N. GALLOWAY  
Address: 120 RIDGECREST DR.  
City, State, Zip: NAPA CA 94558  
e-mail NORTEJING@WLDBLUE.NET

Signature:   
Print Name: LORIAN WEST  
Address: 907 ROSA DEL VILLA CT  
City, State, Zip RICHMOND TX 77406  
e-mail

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**  
**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP**  
**TO MOUNTAIN PEAK WINERY**  
**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

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Signature: Robert A. Calvin  
 Print Name: Robert Calvin  
 Address: 176 Ridgecrest Dr  
 City, State, Zip: NAPA CA 94559  
 e-mail: RobertCalvin94@gmail.com

Signature: GREG HOWDEN  
 Print Name: Greg Howden  
 Address: 168 COUNTRY CLUB LN  
 City, State, Zip: NAPA 94558  
 e-mail: \_\_\_\_\_

Signature: Crystal Pettigrew  
 Print Name: Crystal Pettigrew  
 Address: 446 Country Club Ln  
 City, State, Zip: Napa, CA 94558  
 e-mail: pett, grew2007@gmail.com

Signature: Mary Howden  
 Print Name: MARY HOWDEN  
 Address: 168 COUNTRY CLUB LN  
 City, State, Zip: NAPA CA 94558  
 e-mail: \_\_\_\_\_

Signature: Jaurie Grisham  
 Print Name: Jaurie Grisham  
 Address: 466 Country Club Ln  
 City, State, Zip: Napa, CA, 94558  
 e-mail: \_\_\_\_\_

Signature: GREG ODELL  
 Print Name: GREG ODELL  
 Address: 4721 MONTICELLO RD  
 City, State, Zip: NAPA CA 94558  
 e-mail: \_\_\_\_\_

Signature: Mr. Charles Grisham  
 Print Name: MR CHARLES GRISHAM  
 Address: 466 COUNTRY CLUB LN  
 City, State, Zip: NAPA, CA, 94558  
 e-mail: \_\_\_\_\_

Signature: Anita Odell  
 Print Name: ANITA ODELL  
 Address: 4721 MONTICELLO RD  
 City, State, Zip: NAPA CA 94558  
 e-mail: \_\_\_\_\_

Signature: Charles Pettigrew  
 Print Name: Charles Pettigrew  
 Address: 446 Country Club Lane  
 City, State, Zip: Napa, CA, 94558  
 e-mail: \_\_\_\_\_

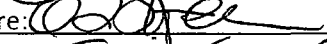
Signature: Susan Bolelli  
 Print Name: Susan Bolelli  
 Address: 165 Country Club Lane  
 City, State, Zip: Napa, Ca, 94558  
 e-mail: wlinebaby7@aol


**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

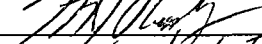
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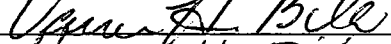
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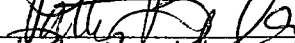
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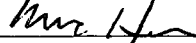
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Print Name: Erin Sawyer  
Address: 167 Ridgecrest Dr  
City, State, Zip: Napa CA 94558  
e-mail erins.sawyer@yahoo.com

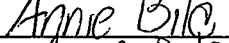
Signature:   
Print Name: Jon Sawyer  
Address: 167 Ridgecrest Dr  
City, State, Zip: Napa, Ca. 94558  
e-mail jonsawyer@aol.com

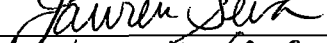
Signature:   
Print Name: Michael Reeder  
Address: 159 Ridgecrest Drive  
City, State, Zip: Napa CA 94558  
e-mail dmike@ix.netcom.com

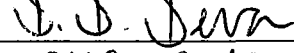
Signature:   
Print Name: Vance H. Bile  
Address: 154 Ridgecrest Dr.  
City, State, Zip: Napa, CA 94558  
e-mail Vancebile@gmail.com

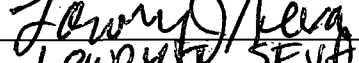
Signature:   
Print Name: Patricia M. Taylor Bile  
Address: 154 Ridgecrest Dr.  
City, State, Zip: Napa, CA 94558  
e-mail patybile@gmail.com

Signature:   
Print Name: Alex Hesser  
Address: 161 Ridgecrest Dr  
City, State, Zip: Napa CA 94558  
e-mail alexhesser@hotmail.com

Signature:   
Print Name: Annie Bile  
Address: 154 Ridgecrest Dr.  
City, State, Zip: Napa, CA 94558  
e-mail bileannie3@gmail.com

Signature:   
Print Name: Lauren Seva  
Address: 161 Ridgecrest Dr  
City, State, Zip: Napa 94558  
e-mail donya@aol.com

Signature:   
Print Name: Sue Seva  
Address: 179 Ridgecrest Dr.  
City, State, Zip: Napa CA 94558  
e-mail sseva@aol.com

Signature:   
Print Name: Lowry D. Seva  
Address: 179 Ridgecrest Dr  
City, State, Zip: NAPA CA 94558  
e-mail mrpapo46@aol.com

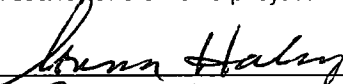


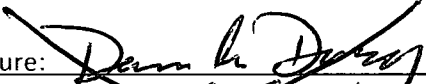
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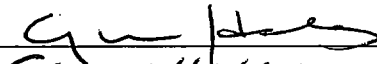
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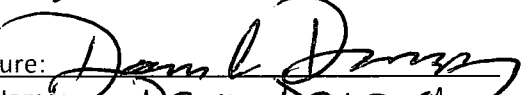
**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

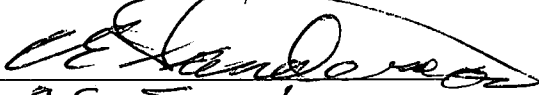
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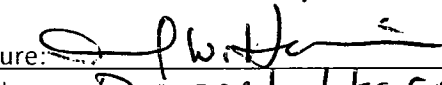
Signature:   
Print Name: Anna Haley  
Address: 171 Country Club Ln.  
City, State, Zip: Napa, CA 94558  
e-mail To Anna Haley@gmail.com.

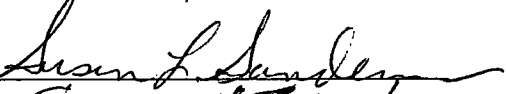
~~Signature: ~~  
~~Print Name: 275 Country Club LN~~  
~~Address: \_\_\_\_\_~~  
~~City, State, Zip \_\_\_\_\_~~  
~~e-mail \_\_\_\_\_~~

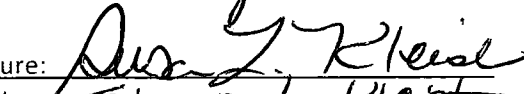
Signature:   
Print Name: GLENN HALEY  
Address: 171 Country Club Lane  
City, State, Zip: Napa, 94558  
e-mail \_\_\_\_\_

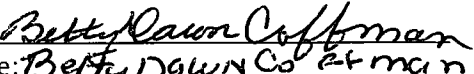
Signature:   
Print Name: Dawn Danzig  
Address: 275 Country Club Lane  
City, State, Zip: Napa CA 94558  
e-mail dd944@yahoo.com

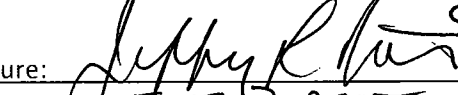
Signature:   
Print Name: CE SANDERSON  
Address: 242 COUNTRY CLUB LN  
City, State, Zip: NAPA, CA 94558  
e-mail CES94558@AOL.COM

Signature:   
Print Name: Darrel Harris  
Address: 50 Ridgecrest Dr.  
City, State, Zip: Napa, CA 94558  
e-mail darrel@hcgassociates.com

Signature:   
Print Name: SUSAN L. SANDERSON  
Address: 242 COUNTRY CLUB LN  
City, State, Zip: NAPA CA 94558  
e-mail \_\_\_\_\_

Signature:   
Print Name: Susan L. Kleist  
Address: 20 Ironwood Ct  
City, State, Zip: Napa CA 94558  
e-mail Wmountain@circle-dats.com

Signature:   
Print Name: Betty Dawn Coffman  
Address: 275 Country Club Lane  
City, State, Zip: Napa CA 94558  
e-mail laveda1895@gmail.com

Signature:   
Print Name: JEFF ROBERTS  
Address: 111 RINGCREST  
City, State, Zip: NAPA CA 94558  
e-mail jrobertshall@gmail.com

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

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Signature: *Sydney Harris*  
Print Name: Sydney Harris  
Address: 1216 Ridgeway Dr  
City, State, Zip: Napa CA 94558  
e-mail: *sydneygrace910@yahoo.com*

Signature: *Linda McLeish*  
Print Name: Linda McLeish  
Address: 295 Country Club Ln  
City, State, Zip: Napa CA 94558  
e-mail: \_\_\_\_\_

Signature: *George H. Sturges*  
Print Name: George H. Sturges  
Address: 325 Country Club Ln  
City, State, Zip: NAPA CA 94558  
e-mail: *Geojo@wrekenvalley.net*

Signature: *Stephen Gort*  
Print Name: STEPHEN GORT  
Address: 54 Zinnia Ln.  
City, State, Zip: NAPA  
e-mail: *SPGORT@GMAIL.COM*

Signature: *Joan Sturges*  
Print Name: JOAN STURGES  
Address: 375 Country Club Ln  
City, State, Zip: NAPA CA 94558  
e-mail: \_\_\_\_\_

Signature: *Jan Quade*  
Print Name: Jan Quade  
Address: 252 Country Club Lane  
City, State, Zip: Napa CA 94558  
e-mail: *DanandJan@aol.com*

Signature: *Kathleen Matthews*  
Print Name: Kathleen Matthews  
Address: 13 Juniper DR  
City, State, Zip: Napa, CA 94558  
e-mail: *Jonkatgagnon@gmail.com*

Signature: *Brooke Quade*  
Print Name: Brooke Quade  
Address: 252 Country Club Ln  
City, State, Zip: Napa Ca 94558  
e-mail: *brookequade252@gmail.com*

Signature: *Carol Eator*  
Print Name: Carol Eator  
Address: 346 Country Club  
City, State, Zip: Napa, CA 94558  
e-mail: *Carol.eator@consulting@gmail.com*

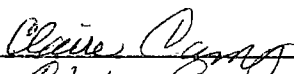
Signature: *Daniel Quade*  
Print Name: Dan Quade  
Address: 252 Country Club Lane  
City, State, Zip: Napa CA 94558  
e-mail: *DANANDJAN@aol.com*

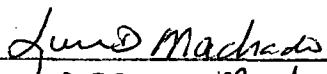
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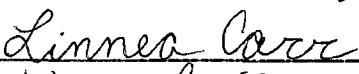
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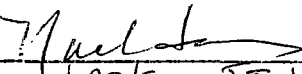
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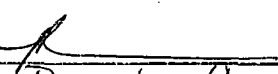
Signature:   
Print Name: Claire Perry  
Address: 4964 Monticello Rd  
City, State, Zip: Napa, Ca 94558  
e-mail \_\_\_\_\_


Signature:   
Print Name: Lorraine Machado  
Address: 114 Sunny Hill Ln  
City, State, Zip: Napa CA 94558  
e-mail: Ldmachado@yahoo.com

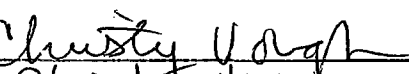
Signature:   
Print Name: Ernest Wilson  
Address: 635 Page St. #2  
City, State, Zip: San Francisco, CA 94117  
e-mail: erniewilson@gmail.com

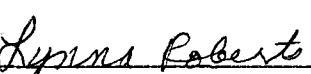
Signature:   
Print Name: Linnea Carr  
Address: 16 Dogwood Court  
City, State, Zip: Napa, CA 94558  
e-mail \_\_\_\_\_

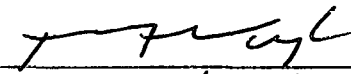
Signature:   
Print Name: NADKO JENKINS  
Address: 1877 Atlas Peak Rd  
City, State, Zip: Napa CA 94558  
e-mail \_\_\_\_\_

Signature:   
Print Name: Pamela Cannon  
Address: 153 Ridgecrest Dr.  
City, State, Zip: Napa  
e-mail: richc010447@msn.com

Signature:   
Print Name: Anna MARGADANT  
Address: 1402 Mt. Veeder Rd  
City, State, Zip: NAPA, CA 94558  
e-mail \_\_\_\_\_

Signature:   
Print Name: Christy Vaughn  
Address: 1163 Ridgecrest Dr.  
City, State, Zip: Napa, CA, 94558  
e-mail \_\_\_\_\_

Signature:   
Print Name: LYNNA ROBERTS  
Address: 111 Ridgecrest Dr.  
City, State, Zip: Napa 94558  
e-mail \_\_\_\_\_

Signature:   
Print Name: Russ Vaughn  
Address: 1163 Ridgecrest Dr  
City, State, Zip: NAPA CA 94558  
e-mail \_\_\_\_\_

TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS

PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP TO MOUNTAIN PEAK WINERY

(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)

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Signature: Gale Graham - Giorgi  
Print Name: Gale Graham - Giorgi  
Address: 25 Juniper Dr  
City, State, Zip: Napa, CA 94558  
e-mail

Signature: Leslie Parante  
Print Name: LESIE PARANTE  
Address: 5790 Canyon Crest Dr  
City, State, Zip: SAN RAMON, CA  
e-mail 94580

Signature: Lori Hickman  
Print Name: LORI HICKMAN  
Address: 35 Juniper Dr  
City, State, Zip: Napa, CA 94558  
e-mail

Signature: Robert Vollmer  
Print Name: Robert Vollmer  
Address: 366 Circle Oaks  
City, State, Zip: Napa Ca 94558  
e-mail robvnapa@yahoo.com

Signature: Steven R. Hickman  
Print Name: STEVEN R. HICKMAN  
Address: 35 JUNIPER DR  
City, State, Zip: NAPA, CA 94558  
e-mail

Signature: Lori Estoller  
Print Name: Lori Estoller  
Address: 366 Circle Oaks  
City, State, Zip: Napa Ca  
e-mail vollmerlori@yahoo

Signature: Julie Murphy  
Print Name: Julie Murphy  
Address: 27 Catalpa Ct  
City, State, Zip: Napa, Ca. 94558  
e-mail

Signature: David Rost  
Print Name: David Rost  
Address: 145 Ridgcrest Dr  
City, State, Zip: Napa Ca 94558  
e-mail

Signature: Haley Murphy  
Print Name: Haley Murphy  
Address: 27 Catalpa Ct.  
City, State, Zip: Napa CA 94558  
e-mail

Signature: Connor Harris  
Print Name: Connor Harris  
Address: 126 Ridgecrest Dr  
City, State, Zip: Napa CA 94558  
e-mail georgeharris@gmail.com



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Signature: Kellie Anderson  
Print Name: Kellie Anderson  
Address: 445 Lloyd Ln  
City, State, Zip: Angwin Ca 94508  
e-mail Kellie Anderson

Signature: Don Ritchie  
Print Name: DON RITCHIE  
Address: 145 RIDGECREST DR  
City, State, Zip NAPA CA 94558  
e-mail

Signature: Greg Feder  
Print Name: GREG FEDER  
Address: 162 RIDGECREST DR  
City, State, Zip: Hopa CA 94558  
e-mail

Signature: Terry Ritchie  
Print Name: Terry Ritchie  
Address: 145 Ridgecrest Dr  
City, State, Zip NAPA, CA 94558  
e-mail

Signature: Kathy Feder  
Print Name: Kathy Feder  
Address: 162 Ridgecrest Dr  
City, State, Zip: NAPA, CA 94558  
e-mail

Signature: Brandon Ritchie  
Print Name: Brandon Ritchie  
Address: 145 Ridgecrest Dr  
City, State, Zip Napa, CA, 94558  
e-mail

Signature: Carla S. Gould  
Print Name: Carla S. Gould  
Address: 147 Ridgecrest Dr  
City, State, Zip: Napa, Ca. 94558  
e-mail

Signature: Richard Larkin  
Print Name: Richard Larkin  
Address: 187 Ridgecrest  
City, State, Zip Napa CA, 94558  
e-mail

Signature: Barry Gould  
Print Name: BARRY GOULD  
Address: 147 RIDGECREST DRIVE  
City, State, Zip: NAPA CA 94558  
e-mail


Signature: Jessi Loring  
Print Name: JESSI LORING  
Address: 147 Ridgecrest Dr  
City, State, Zip NAPA CA 94558  
e-mail


**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

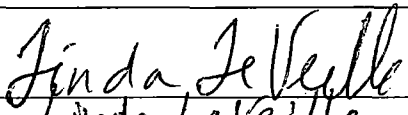
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Signature:   
Print Name: Kristen Tamms  
Address: 448 Country Club Ln  
City, State, Zip: Napa CA 94558  
e-mail Kristen.Driscoll@Hainst.com

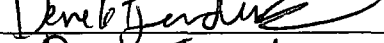
Signature:   
Print Name: Syd Tamms  
Address: 448 Country Club Ln  
City, State, Zip: Napa CA 94558  
e-mail \_\_\_\_\_

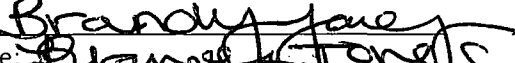
Signature:   
Print Name: Linda LeVeille  
Address: 456 Country Club Ln  
City, State, Zip: Napa, CA 94558  
e-mail leveille@mac.com

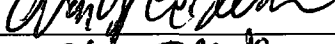
Signature:   
Print Name: JAY EVANS  
Address: 174 Country club Ln  
City, State, Zip: NAPA, CA 94558  
e-mail JAYand174@aol.com


Signature:   
Print Name: Lisa M Evans  
Address: 174 Country Club Ln  
City, State, Zip: NAPA Ca: 94558  
e-mail \_\_\_\_\_

Signature:   
Print Name: Cindy Tjeerdema  
Address: 310 Country Club Ln  
City, State, Zip Napa CA 94558  
e-mail thecindysue@aol.com

Signature:   
Print Name: Derek Tjeerdema  
Address: 310 Country Club Ln  
City, State, Zip Napa, CA, 94558  
e-mail derek77777@gmail.com

Signature:   
Print Name: Brandy Jones  
Address: 506 Lincoln Ave  
City, State, Zip Napa, CA 94558  
e-mail larelle.jones@gmail.com

Signature:   
Print Name: Elna Tjeerdema  
Address: 310 Country Club Lane  
City, State, Zip Napa, CA 94558  
e-mail elnat107@gmail.com

Signature:   
Print Name: RONALD TJEERDEMA  
Address: 310 COUNTRY CLUB LN  
City, State, Zip NAPA, CA 94558  
e-mail rs.tjeerdema@ukdavis.edu

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Signature: BRE O  
Print Name: Brianna Quade  
Address: 252 Country Club Lane  
City, State, Zip: Napa Ca 94558  
e-mail \_\_\_\_\_

Signature: 28 22 e  
Print Name: Ellen Gort  
Address: 54 Zinnia Ln  
City, State, Zip: Napa CA  
e-mail \_\_\_\_\_

Signature: Brent Quade  
Print Name: Brent Quade  
Address: 252 Country Club Lane  
City, State, Zip: Napa, CA 94558  
e-mail \_\_\_\_\_

Signature: Pierre Pulling  
Print Name: Pierre PULLING  
Address: 149 Circle Oaks Dr.  
City, State, Zip: Napa  
e-mail pierre.pulling@gmail

Signature: Brandon Quade  
Print Name: Brandon Quade  
Address: 252 Country Club Lane  
City, State, Zip: Napa, CA 94558  
e-mail \_\_\_\_\_

Signature: MW Hong  
Print Name: Martha Hong  
Address: 2 Rockrose Ct  
City, State, Zip: Napa, CA 94558  
e-mail marthahong@gmail

Signature: Sandra Cox  
Print Name: Sandra Cox  
Address: 233 Country Club Ln  
City, State, Zip: NAPA, CA 94558  
e-mail \_\_\_\_\_

Signature: KS Schmitt  
Print Name: Dr Karl Schmitt  
Address: 2 Rockrose Ct  
City, State, Zip: Napa CA 94558  
e-mail marthahong@gmail.com

Signature: Marcus Cox  
Print Name: MARCUS COX  
Address: 233 Country Club Ln  
City, State, Zip: Napa, CA 94558  
e-mail \_\_\_\_\_

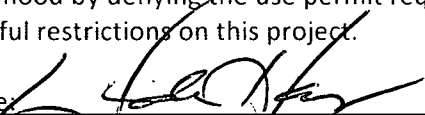
Signature: PAUL HIEFER  
Print Name: PAUL HIEFER  
Address: 254 Circle Oaks Dr  
City, State, Zip: NAPA CA 94558  
e-mail pauljh4@aol.com

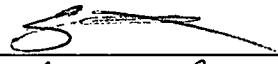
**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**


**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

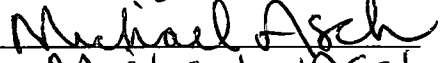
**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

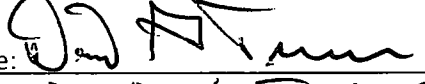
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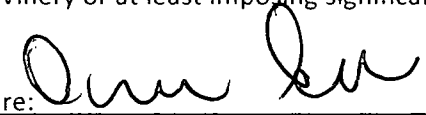
Signature:   
Print Name: V. A. HARRIS  
Address: 1214 Ridgecrest Dr.  
City, State, Zip: Napa CA 94558  
e-mail: V.A.HARRIS@gmail.com

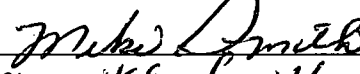
Signature:   
Print Name: STEPHEN GORDON  
Address: 80 RIDGECREST DR  
City, State, Zip: NAPA CA 94558  
e-mail: \_\_\_\_\_

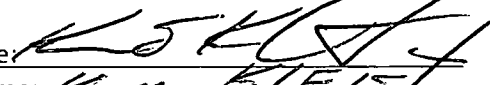
Signature:   
Print Name: ISADORA ASCH  
Address: 74 Ridgecrest  
City, State, Zip: NAPA CA 94558  
e-mail: 1224034@gmail

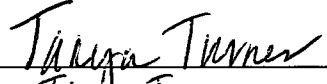
Signature:   
Print Name: Michael Asch  
Address: 74 Ridgecrest Dr  
City, State, Zip: Napa, Ca. 94558  
e-mail: \_\_\_\_\_

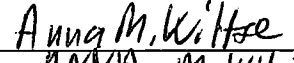
Signature:   
Print Name: DAVID S TURNER  
Address: 433 Country Club Ln  
City, State, Zip: Napa CA 94558  
e-mail: \_\_\_\_\_

Signature:   
Print Name: Denise Gibb  
Address: 115 Sunny Hill Ln  
City, State, Zip: NAPA CA  
e-mail: gibb-d@msk.com

Signature:   
Print Name: MIKE SMITH  
Address: 115 Sunny Hill  
City, State, Zip: Napa 94558  
e-mail: GIANTSWINERS56@aol.

Signature:   
Print Name: KIM KLEIST  
Address: 20 Ironwood  
City, State, Zip: Napa  
e-mail: Kim@Circle-Oaks.com

Signature:   
Print Name: Tanya Turner  
Address: 455 Country Club Ln  
City, State, Zip: Napa, CA 94558  
e-mail: TanyaTurner52@gmail.com

Signature:   
Print Name: ANNA M. WILTSE  
Address: 374 Country Club Lane  
City, State, Zip: Napa, CA 94558  
e-mail: amwiltsemd@gmail.com



TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS

PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP TO MOUNTAIN PEAK WINERY

(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)

~ The undersigned Soda Canyon/Loma Vista area neighbors and other concerned citizens oppose Mountain Peak Winery proposed Use Permit # P13-00320-UP. We feel strongly that approval of the use permit application for a 100,000 gallon winery would cause significant adverse impacts to our remote and rural neighborhood, including but not limited to, the health and safety of the residents and visitors, due to increased traffic from tens of thousands of winery visitors and accidents arising therefrom, an increased fire risk in a high fire danger area, an increase in noise levels, as well as significant environmental impacts, including but not limited to the probability of local groundwater pollution and depletion, disruption of local plant and animal species, and the possibility of disturbing archaeological sites including remains and remnants from Native American populations indigenous to Napa that spent summers on Atlas Peak. In addition to the increase in traffic resulting from winery employees and vendors, the proposed public tours, tastings, and industry marketing events are expected to bring tens of thousands of visitors to our quiet peaceful neighborhood each year. The site is located in a remote rural high fire danger area served by a single narrow, winding, dead-end road. We respectfully request that the Planning Commission and the Board of Supervisors protect our remote and rural neighborhood by denying the use permit requested by Mountain Peak Winery or at least imposing significant and meaningful restrictions on this project.

Signature: Meredith Mulligan  
Print Name: MEREITH MULLIGAN  
Address: 18 LOOKOUT DRIVE  
City, State, Zip: NAPA, CA 94558  
e-mail

Signature: Timothy Mulligan  
Print Name: TIMOTHY MULLIGAN  
Address: 18 Lookout Dr.  
City, State, Zip: Napa, CA 94558  
e-mail

Signature: T Schaeffer  
Print Name: TERI SCHAEFFER  
Address: 38 JUNIPER DR.  
City, State, Zip: NAPA CA. 94558  
e-mail TCS150@gmail.com

Signature: Jon P Gagnon  
Print Name: JON P GAGNON  
Address: 13 JUNPER DR  
City, State, Zip: NAPA, CA 94558  
e-mail JON KAT GAGNON @GMAIL.COM

Signature: Tonya Martinez  
Print Name: Tonya Martinez  
Address: 20 COLUMBINE CT  
City, State, Zip: Napa CA 94558  
e-mail

tonyamartinez38@yahoo.com

Signature: Dan Valt  
Print Name: Damon Martinez  
Address: 20 COLUMBINE CT  
City, State, Zip: Napa CA 94558  
e-mail tonya.martinez38@yahoo.com

Signature: Gary Jensen  
Print Name: GARY JENSEN  
Address: 218 COUNTRY CLUB LN  
City, State, Zip: NAPA CA  
e-mail

Signature: Debra Jensen  
Print Name: Debra Jensen  
Address: 268 Country Club Dr.  
City, State, Zip: Napa, Ca. 94558  
e-mail

Signature: Bonnie Wiltsie  
Print Name: Bonnie Wiltsie  
Address: 274 Adventure Club Ln  
City, State, Zip: Napa CA 94558  
e-mail B24410@aol.com

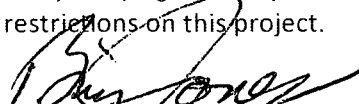
Signature: Hayden Vaughn  
Print Name: Hayden Vaughn  
Address: 163 Ridgcrest Dr.  
City, State, Zip: Napa, CA. 94558  
e-mail vhshayden.vough@gmail.com


**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

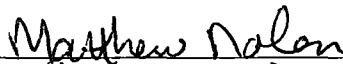
**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

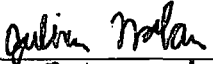
**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

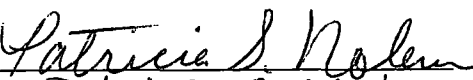
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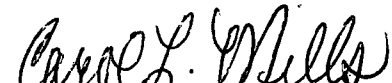
Signature:   
Print Name: Brian Jones  
Address: 58 Juniper dr  
City, State, Zip: Napa CA 94558  
e-mail: bjones@circle-oaks.com

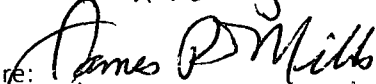
Signature:   
Print Name: Carole Jones  
Address: 58 Juniper dr  
City, State, Zip: Napa, CA 94558  
e-mail: bcjones@circle-oaks.com


Signature:   
Print Name: Matthew Nolan  
Address: 24 Boxelder Ct  
City, State, Zip: Napa, CA 94558  
e-mail: loucyclus@hotmail.com


Signature:   
Print Name: Julian Nolan  
Address: 24 Boxelder Ct  
City, State, Zip: Napa, CA, 94558  
e-mail: \_\_\_\_\_


Signature:   
Print Name: Patricia S. Nolan  
Address: 24 Boxelder Court  
City, State, Zip: Napa, CA 94558  
e-mail: \_\_\_\_\_

Signature:   
Print Name: Carol L. Mills  
Address: 141 Ridgcrest Dr.  
City, State, Zip: Napa, CA 94558  
e-mail: carolmills@gmail.com

Signature:   
Print Name: James P. Mills  
Address: 141 Ridgcrest Dr.  
City, State, Zip: Napa CA 94558  
e-mail: jp Mills007@gmail.com

Signature:   
Print Name: Carol Jean St. Aubin  
Address: 16 Juniper Dr  
City, State, Zip: Napa, CA 94558  
e-mail: caroljean98@gmail.com

Signature:   
Print Name: Colette St. Aubin  
Address: 16 Juniper Dr  
City, State, Zip: Napa, CA, 94558  
e-mail: rainbowjean12@gmail.com

Signature:   
Print Name: Glyn Rixon  
Address: 5310 Monticello Road  
City, State, Zip: Napa, CA 94558  
e-mail: garn121@gmail.com

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

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Signature: Tower C. Snow Jr  
Print Name: Tower C. Snow, Jr.  
Address: 177 Ridge Drive  
City, State, Zip: Napa, CA 94558  
e-mail Tower.snow@gmail.com

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Morgan Snow  
Print Name: Morgan A. Snow  
Address: Same as above.  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

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Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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e-mail \_\_\_\_\_

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Print Name: \_\_\_\_\_  
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Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

~ The undersigned Soda Canyon/Loma Vista area neighbors and other concerned citizens oppose Mountain Peak Winery proposed Use Permit # P13-00320-UP. We feel strongly that approval of the use permit application for a 100,000 gallon winery would cause significant adverse impacts to our remote and rural neighborhood, including but not limited to, the health and safety of the residents and visitors, due to increased traffic from tens of thousands of winery visitors and accidents arising therefrom, an increased fire risk in a high fire danger area, an increase in noise levels, as well as significant environmental impacts, including but not limited to the probability of local groundwater pollution and depletion, disruption of local plant and animal species, and the possibility of disturbing archaeological sites including remains and remnants from Native American populations indigenous to Napa that spent summers on Atlas Peak . In addition to the increase in traffic resulting from winery employees and vendors, the proposed public tours, tastings, and industry marketing events are expected to bring tens of thousands of visitors to our quiet peaceful neighborhood each year. The site is located in a remote rural high fire danger area served by a single narrow, winding, dead-end road. We respectfully request that the Planning Commission and the Board of Supervisors protect our remote and rural neighborhood by denying the use permit requested by Mountain Peak Winery or at least imposing significant and meaningful restrictions on this project.

Signature: *Kenneth E. Chopping*  
Print Name: Kenneth E. Chopping  
Address: 3576 Soda Canyon Rd.  
City, State, Zip: Napa Ca 94558  
e-mail: Redrock1@DIRECTV.net

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
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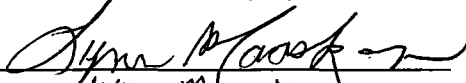


**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

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Signature:   
Print Name: Lynn Maaskamp  
Address: 1174 Loma Vista Dr  
City, State, Zip: Napa, CA 94558  
e-mail lmaaskamp@hotmail.com

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
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Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
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e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
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e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_


Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY  
(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

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Signature:   
Print Name: RANDALL KATZ  
Address: 1543 VALLEJO ST.  
City, State, Zip: SAN FRANCISCO, CA 94109  
e-mail: REKATZ49@YAHOO.COM

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

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Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

~ The undersigned Soda Canyon/Loma Vista area neighbors and other concerned citizens oppose Mountain Peak Winery proposed Use Permit # P13-00320-UP. We feel strongly that approval of the use permit application for a 100,000 gallon winery would cause significant adverse impacts to our remote and rural neighborhood, including but not limited to, the health and safety of the residents and visitors, due to increased traffic from tens of thousands of winery visitors and accidents arising therefrom, an increased fire risk in a high fire danger area, an increase in noise levels, as well as significant environmental impacts, including but not limited to the probability of local groundwater pollution and depletion, disruption of local plant and animal species, and the possibility of disturbing archaeological sites including remains and remnants from Native American populations indigenous to Napa that spent summers on Atlas Peak. In addition to the increase in traffic resulting from winery employees and vendors, the proposed public tours, tastings, and industry marketing events are expected to bring tens of thousands of visitors to our quiet peaceful neighborhood each year. The site is located in a remote rural high fire danger area served by a single narrow, winding, dead-end road. We respectfully request that the Planning Commission and the Board of Supervisors protect our remote and rural neighborhood by denying the use permit requested by Mountain Peak Winery or at least imposing significant and meaningful restrictions on this project.

Signature: [Signature]  
Print Name: Skylar White  
Address: 1245 Stanley Ave, E  
City, State, Zip: San Diego, CA 92115  
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Signature: [Signature]  
Print Name: Allegra Jaro  
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Signature: [Signature]  
Print Name: Courtney Peunier  
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e-mail: courtlopez@hotmail.com

Signature: [Signature]  
Print Name: ALEXIS WIMER  
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Signature: [Signature]  
Print Name: Alexandra Roberts  
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City, State, Zip: San Diego CA 92101  
e-mail: alexandra.scorine@gmail.com

Signature: [Signature]  
Print Name: Margot Fux Kahn  
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City, State, Zip: La Jolla, CA 92037  
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Signature: [Signature]  
Print Name: Holly Talcott  
Address: 918 E. Hingham St  
City, State, Zip: San Diego CA  
e-mail: hollytalcott@yahoo.com

Signature: [Signature]  
Print Name: Jennifer Loi  
Address: 1020 Grass Valley Road  
City, State, Zip: Orinda Vista, CA 91913  
e-mail: jennifer.c.loi@gmail.com

Signature: [Signature]  
Print Name: Bernadette Enajo  
Address: 119 Arrow Dr.  
City, State, Zip: San Diego, CA 92103  
e-mail: bernadette.enajo@gmail.com

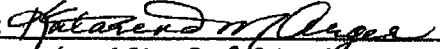
Signature: [Signature]  
Print Name: Mariah McQueen  
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City, State, Zip: San Diego, CA 92105  
e-mail: craydancer1224@aol.com


**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**


**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**


**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**


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Signature:   
Print Name: KATARENA ARGER  
Address: 3030 SODA CANYON ROAD  
City, State, Zip: NAPA, CA 94558  
e-mail Katarena.arger@gmail.com


Signature:   
Print Name: ALEXINA CLARKE  
Address: 404 tide way dr.  
City, State, Zip: Alameda CA 94501  
e-mail alexina@mail.sfsu.edu

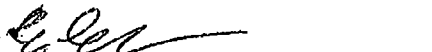
Signature:   
Print Name: Gabrielle Clarke  
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City, State, Zip: 2380 California St  
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Signature:   
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Signature:   
Print Name: Anna Jean Berman  
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Signature:   
Print Name: Lauren Trompeter  
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Signature:   
Print Name: ERIN MCCANTARA  
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Signature:   
Print Name: Angelina Ahern  
Address: 5524 DUNSTON STREET  
City, State, Zip: SAN DIEGO, CA 92105  
e-mail angelina.mahern@msd.edu




**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

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Signature:   
Print Name: Arie Barendrecht  
Address: 1916 Brentwood Dr  
City, State, Zip: Fullerton, CA, 92831  
e-mail arie.barendrecht@gmail.com

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

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TO MOUNTAIN PEAK WINERY  
(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

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Signature: *Sandra Booth*  
Print Name: Sandra S. Booth  
Address: 2100 Seville Dr.  
City, State, Zip: Napa CA 94559  
e-mail juniperbooth@hotmail.com

Signature: *Steven Booth*  
Print Name: Steven Booth  
Address: 2100 Seville Dr.  
City, State, Zip: Napa, CA 94559  
e-mail juniperbooth@gmail.com

Signature: *Vera Gekov*  
Print Name: Vera Gekov  
Address: 71 Linnell Ave.  
City, State, Zip: Napa CA 94559  
e-mail veragekov@gmail.com

Signature: *Dayna Adams*  
Print Name: DAYNA ADAMS  
Address: 3200 Soda Canyon Rd  
City, State, Zip: NAPA CA 94558  
e-mail dayna-adams123@sbcsbcal.net

Signature: *Andy Adams*  
Print Name: ANDY ADAMS  
Address: 3265 Soda Canyon Road  
City, State, Zip: Napa CA 94558  
e-mail adams.8173@gmail.com

Signature: *Juan Argueta*  
Print Name: Juan Argueta  
Address: 7 Short St  
City, State, Zip: Vallejo CA 94590  
e-mail Argueta76@yahoo.com

Signature: *Todd Adams*  
Print Name: Todd Adams  
Address: 3200 Soda Canyon Rd  
City, State, Zip: Napa, CA 94558  
e-mail toddadams77@gmail.com

Signature: *Vivian Manfree*  
Print Name: VIVIAN MANFREE  
Address: 3360 SODA CANYON Rd.  
City, State, Zip: Napa 94558  
e-mail

Signature: *Susan Adams*  
Print Name: Susan Adams  
Address: 3200 Soda Canyon Rd  
City, State, Zip: Napa, CA 94558  
e-mail Sodacyn@yahoo.com

Signature: *Andrew Adams*  
Print Name: Andrew Adams  
Address: 3200 Soda Canyon Rd  
City, State, Zip: Napa, CA 94558  
e-mail Berrypaw44@yahoo.com

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**

**PETITION OPPOSING THE ISSUANCE OF PROPOSED USE PERMIT # P13-00320-UP  
TO MOUNTAIN PEAK WINERY**

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Signature: Julian Bass  
Print Name: Julian Bass  
Address: 3265 Soda Canyon Road  
City, State, Zip: Napa Ca 94558  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Wanda A. Richardson  
Print Name: Wanda A. Richardson  
Address: 2557 Pinot Way  
City, State, Zip: St. Helena, CA 94574  
e-mail: tangerinehouse@sbcglobal.net

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Donald Richardson  
Print Name: Donald Richardson  
Address: 2557 Pinot Way  
City, State, Zip: St. Helena, CA 94574  
e-mail: tangerinehouse@sbcglobal.net

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Linda Best  
Print Name: Linda Best  
Address: 3260 Soda Canyon Rd  
City, State, Zip: NAPA, Ca 94558  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: Ann Ann Best  
Print Name: Ann Ann Best  
Address: 694 Concord Dr.  
City, State, Zip: Napa, CA 94558  
e-mail: ta2tea@yahoo.com

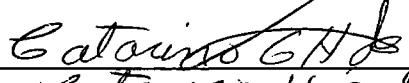
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

**TO: THE NAPA COUNTY PLANNING COMMISSION & BOARD OF SUPERVISORS**


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TO MOUNTAIN PEAK WINERY**

**(Located at 3265 Soda Canyon Road, Napa, CA; APN: 032-500-033)**

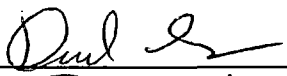
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Signature:   
Print Name: Catalina Hernandez  
Address: Napa, CA 94558  
City, State, Zip: 794 S. Freeway Dr.  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature:   
Print Name: BRIAN KRUEGER  
Address: 2541 main st  
City, State, Zip: NAPA CA 94558  
e-mail BK66427@hotmail.com

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature:   
Print Name: David Lopez  
Address: 2034 Morlan Dr  
City, State, Zip: Napa Ca 94558  
e-mail lopez.david@katt.net

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
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Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
e-mail \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
e-mail \_\_\_\_\_



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**TO MOUNTAIN PEAK WINERY**  
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Signature: Teresa Hamilton  
 Print Name: Teresa Hamilton  
 Address: 130 Brown St  
 City, State, Zip: Napa Ca 94559  
 e-mail: THamilton@integrity.com

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 e-mail: \_\_\_\_\_

Signature: Michael Russ  
 Print Name: Michael Russ  
 Address: 3091 Soda Canyon Rd.  
 City, State, Zip: Napa CA 94558  
 e-mail: mmr@netzero.com

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 e-mail: \_\_\_\_\_

Signature: Joseph M. Russ  
 Print Name: Joseph M. Russ  
 Address: 3091 Soda Canyon Rd.  
 City, State, Zip: Napa, CA 94558  
 e-mail: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 e-mail: \_\_\_\_\_

Signature: Richard P. MacCabe  
 Print Name: Richard P. MacCabe  
 Address: 3366 Soda Cyn Rd  
 City, State, Zip: Napa CA 94558  
 e-mail: richmaccabe@yahoo.com

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 e-mail: \_\_\_\_\_

Signature: Nora MacCabe  
 Print Name: Nora MacCabe  
 Address: 3366 Soda Cyn Rd  
 City, State, Zip: Napa CA 94558  
 e-mail: Noramaccabe@yahoo.com

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 e-mail: \_\_\_\_\_