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Correspondence Received
After July 20, 2016 Hearing

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
Fax: (707) 299-1358

RECEIVED

JUL 20 2016

Napa County Planning, Building
& Environmental Services

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

Dear Deputy Planning Director McDowell,

My name is Ashlie Benton and I live at 3398 Soda Canyon Road, Napa, CA 94558. My family purchased the property in (YEAR) to live in a quiet, rural area and escape the massive development of San Francisco, for us, our children and generations to follow. 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,

Ashlie Benton

July 18, 2016

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Fax: (707) 299-1358

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JUL 20 2016 *Clw*
Napa County Planning, Building
& Environmental Services

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

Dear Deputy Planning Director McDowell,

My name is Zack Smith and I live at 3398 Soda Canyon Road, Napa, CA 94558. My wife's family purchased the property in (YEAR) to live in a quiet, rural area and escape the massive development of San Francisco, for us, our children and generations to follow. 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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Sincerely,



July 19 2016

re: Mountain Peak Winery, Soda Canyon

Please reject the use permit application for Mountain Peak Winery. My Family lives here, my wife and I have resided here since 1986. Traffic has increased substantially since then. It's pretty bad now. Please don't support compromising our life styles even more. We all love our neighborhood and don't want it stolen by foreign interests. We don't want the animals' habitats destroyed. Many of us already have lowered water tables. Please do not support this use application.

Sincerely,

Gordon McComas

1204 SODA CANYON RD.

252-7599

RECEIVED

JUL 20 2016

Napa County Planning, Building
& Environmental Services