**\*\*\*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

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Napa, California 94559

Email: 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 18486 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 100,000-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,

 XXXXXXX XXXXXXX