

## FACT SHEET & CONCERNS

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

(revised 7-18-16)

#### 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  $\pm 700$  tons grapes;  $\pm 45,000$  cases per year). Parcel only has 28 acres of vineyards (equates to  $\pm 80$  tons grapes, meaning  $\pm 620$  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: 18486 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 1846 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:**  $\pm 15,200$  gallons per day pumped entirely from Groundwater Wells; 20,000 storage tank.

**Waste System:** On-site waste water treatment plant with two (2), 100,000 gal. storage tanks. Current Waste Generation: 450 gal./day; Future Waste generation: up to  $\pm 3,800$  gal./day

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

- Traffic and Road Safety:
  - Significant increases in daily traffic/congestion ( $\pm 24,000$  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  $\pm 80$  tons of grapes/year;  $\pm 620$  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 and light Pollution:
  - Significant increases in noise and light pollution from visitor & truck traffic, winery operations, and tourist visitation

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**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!