

From: mike hackett <mhackett54@gmail.com>
Subject: open immediately please
Date: May 15, 2021 at 10:13:08 AM PDT
To: mike hackett <mhackett54@gmail.com>

Good morning friends,

As you may or may not be aware, the Mountain Peak Winery development at the very end of Soda Canyon Road comes before the Board this coming Tuesday, May 18, 2021 at 2:00pm. This is again before the Board because the initial approval was remanded back from the Court following the 2017 Atlas Fire. The Court (and even the Appellate Court – Mountain Peak filed 3 separate appeals that were all rejected) believes the fire safety issues were not addressed properly when this winery development was first approved.

Due to the importance and precedent-setting nature of this decision, the County is providing the following means to participate:

- (1) Attend the hearing in-person on Tuesday at the County building (1195 3rd Street, Napa CA);
- (2) Participate in the hearing by livestream by clicking and following instructions here: http://napa.granicus.com/ViewPublisher.php?view_id=2
- (3) Participate in the hearing by phone on Tuesday by calling (669) 900-6833 and entering the following “Meeting ID” 842-343-169;
- (4) Send written comments to publiccomment@countyofnapa.org in advance of the hearing; AND
- (5) Call (707) 299-1776 (a recorded line for the County) **this weekend or on Monday** to leave a voice message that will be transcribed and presented to the Board prior to Tuesday’s meeting.

While sending written comments and/or attending in-person or via Zoom/phone on Tuesday are the ideal options, the (new) call-in-

advance option will allow for those who cannot participate on Tuesday to quickly leave a message that will be included as comments for the Board's consideration.

Below is a very brief summary of the development proposal from the desk of a Soda Canyon activist and resident. In the simplest terms, this is all about the safety of winery visitors and the residents of those that live along this narrow, winding and narrow country road 6 miles up Soda Canyon Road.

The Proposed Mountain Peak Winery is to be located on the former Jan Krupp residence at [3265 Soda Canyon Road](#). The Use Permit was approved by the [Planning Commission](#) on Jan 4th, 2017, and the approval upheld by the Supervisors on Aug 22nd, 2017. A suit against the County to compel an EIR for the project was filed by neighbors Sep 20, 2017. The lawsuit is ongoing.

The project is for a 100,000 gal/yr winery, 33,400 sf of caves, 28 parking spaces, 19 full-time employees, above ground 8,000sf tasting room for 60 visitors per week (max 275 visitors per week), plus two, 75 person events and one, 125 person event each year. The total amounts to 21,510 tourist/employee users on the site each year. Mountain Peak projects it will add approximately 40,000 additional vehicle trips on the narrow, dead-end Soda Canyon Road per year, which translates to 769 additional vehicle trips per week, and 110 additional vehicle trips per day.

The issues raised by the project include the increased traffic that it will bring to an already dangerous road, insufficient consideration of fire danger on a dead-end road, the environmental danger of moving millions of cubic feet of earth within feet of two blue line creeks, a lack biologic resource analysis, insufficient and inaccurate analysis of groundwater extraction, and a disputed analysis of noise impacts.

For those who live on the road, the introduction of daily commercial activity that the winery will bring will be a quantum change to the remote and quiet sense of isolation that has made this place so special in an urbanizing world. And it will set a substantial precedent for further major tourism commercialization of our community and of the other remote areas throughout the county. The increased traffic of daily outside visitors will mean the death of a unique rural existence treasured by residents throughout the county, a quality of life worth fighting to retain.

For more information, visit: <https://sodacanyonroad.org/forum.php?t=1#2193>

If you cannot participate in the hearing “live” on Tuesday, please take a few minutes and call into the County’s recorded line this weekend and leave a voicemail: (707) 299-1776

Thank you.

Mike Hackett