

From: Kirk P. Venge [kirk@vengevineyards.com]  
Sent: Tuesday, November 03, 2009 12:02 PM  
To: Hornisher, Trish  
Subject: letters to neighbors

Attachments: neighbor letter.docx

Hi Trish, Attached is a copy of what I've sent to the following neighbors:  
Freed, Mahoney, Chan, Donald, Fisher, Araujo and Czapleski/Duval.

I've kept in constant touch with Frediani, Fisher, Geeslin and Clark. They each  
know far more about this project than this letter depicts.

Cheers,  
Kirk

VENGE VINEYARDS  
4708 Silverado Trail  
Calistoga, Ca 94515  
ph. 707.942.9100  
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[www.vengevineyards.com](http://www.vengevineyards.com)

November 3<sup>rd</sup>, 2009

Dear Fisher Family,

This letter is in effort to introduce my wife Sarah and me and introduce you to future plans we are working towards on our Calistoga property.

I can truthfully say that I am a proud native of Napa Valley. The Venge family has been producing Napa Valley premium wines for over 40 years and I am a second generation winemaker who has returned to Napa Valley in effort to stay rooted and help preserve and contribute to Napa Valley's agricultural heritage. I was born at the St. Helena Hospital in 1976 and grew up just south in a small home in Rutherford. I remember working on the cellar floor of Villa Mt. Eden Winery in Oakville (now Plumpjack Winery) when I was just four years old. At that early age I was put to use for doing anything from soaking off damaged bottle labels to cleaning floors to holding the pump switch for my father while he was emptying barrels. Within the vineyard and winery was one of the places I grew up. I learned through the St. Helena grade school system and then ventured off to UC Davis to pursue a professional career in winemaking. I graduated with a B.S. in Viticulture and Enology in 1998. UC Davis is also where I met my wife Sarah. Originally from the Santa Cruz Mountains of California, she was studying to become a dietician and she currently holds a small practice on Main St., St. Helena. In 1999 I began working for the family business and in 2003 began making our reserve label, Venge Vineyards. In 2008 I took the label over and with the support of my mother, Candy Venge, we purchased 12.6 acres of Cabernet Sauvignon at 4708 Silverado Trail in Calistoga that same year. We searched high and low for just the right terroir and location. This property is a very special place and I am dedicated to doing all I can to preserve and better it. In 2009 we moved to farming organically with wonderful results. We employ cover crops and composting as well to build better vineyard health.

I am a local born and raised winegrower and brining fruit into the winery, from my own vineyard is what I have always dreamed of since the days of following my father around. This winter I am pursuing a small winery use permit. It calls for 20,000 gallons (or 8,300 cases) a year. This size is a minimum by many project standards, but perfect for our needs. All visitations will be by appointment only. The winery's design is very conservative and consistent to what has proven a timeless look in Napa Valley. We are hoping to re-create the traditional Napa Valley farm style winery. Simple and clean wood exterior with board and baton trim. In building the winery we will not be disturbing nor removing any pieces of nature as the winery will go in a small area where vines once were. Access to the winery will utilize the existing driveway just bordering south of Fisher's Vineyard to the east side of the Silverado Trail. Plans call for widening the driveway's north side in two places to facilitate safer ingress and egress of vehicles from the Silverado Trail. Months of thought have gone into each and every detail surrounding this project.

We currently we are awaiting a hearing date sometime in mid December. The Napa County Planning Department will be contacting neighbors describing the Venge Winery proposal in their own words via the mail in the coming weeks. I can be easily reached if you have any questions or comments regarding this use permit on my cell phone (707) 337-8320, office (707) 942-9100 or via email at [kirk@vengevineyards.com](mailto:kirk@vengevineyards.com).

Sincerely,  
Kirk and Sarah Venge

**From:** David Clark [mailto:david1343@sbcglobal.net]

**Sent:** Tuesday, March 10, 2009 2:50 PM

**To:** Lander, Drew

**Cc:** Hornisher, Trish; Kirk Venge

**Subject:** Venge Winery drive

Dear Mr. Lander,

I am a neighbor of the proposed Venge Winery in Calistoga. I have been in touch believe she has forwarded a letter of mine to you. In it I have expressed some of n entrance drive from the normal width requirements. As my family also uses this r I understand you are out of the office today, but I would like to speak with you in j Trish mentioned in her memo to you, I would like to meet at the site. Would you j meeting? Thanks.

This is an extremely dangerous driveway at the entrance from Silverado Trail, and solution for that. As a potential high speed collision would occur on Silverado Tra concern your department. I have over twenty years experience using this driveway address my concerns. There is more danger approaching from the south and turnir private drive is widened, I believe we have a huge problem here, and I don't wish t pay the price for poor planning or oversight. To exempt this road from county sta casualty or fatality would be a tragedy that could be avoided now with the proper j

Please let me know a convenient time for you.

Respectfully,

David Clark  
4704 Silverado Trail  
963-0239 office  
942-0727 home

03/10/2009

Kirk Venge  
4708 Silverado Trail  
Calistoga, CA 94515

12/23/08

Dear Kirk,

I called you a couple of weeks ago when I heard that you were planning a winery on your property next to ours. You said you were in the initial stages of talking to county about it. I wished you well, and asked that you keep me informed, as there are often things to be worked out as neighbors. I understand you're a talented and respected winemaker, and welcome you here.

I picked up your winery application from county, and see that you requested a road exception over the driveway easement we share into our mutual properties. I wish you had brought that up when we spoke. I would have pointed out some real problems with such an exception that will adversely affect my family and anyone else using this road, including yourselves and anyone working at or visiting your winery.

I've used this driveway for over 20 years and have encountered challenges daily; here are some of the things to consider:

- 1) Exiting onto Silverado Trail, the view of approaching, northbound, 60 mph traffic to the left is blind, obscured by trees and vegetation. Pulling out onto Silverado to see, we've almost been hit by that traffic.
- 2) Exiting onto Silverado, northbound traffic can't see you until very close.
- 3) Northbound traffic also has curves obscuring their view.
- 4) Entering right (northbound) into the drive, requires almost a stop; following traffic is fast, isn't used to stopping on Silverado, can't see the blind entry, and often swerves out to avoid rear ending the turning car; oncoming southbound traffic is also 60 mph.
- 5) Entering left (southbound) there is no left turn lane, nor a shoulder or turnout for following cars to bypass.
- 6) A single exiting vehicle (or one stopped in the driveway for another purpose) can currently block the entrance, causing a northbound entering vehicle to wait, stopped on Silverado, blocking the view of traffic to the exiting vehicle. This is extremely dangerous if the exiting car is trying to turn left because it must leave before the northbound vehicle (which blocks the view) can enter; exiting left, it may be hit by an unseen vehicle passing around the waiting vehicle, often at speeds exceeding 60 mph.

There are combinations I haven't listed. With the increased traffic of winery employees, visitors, deliveries, and gondolas, the dangers will increase dramatically. People unfamiliar with these dangers are the greatest risk, and most of your traffic will fall into that category, as will the visitors to the existing bed and breakfast on the driveway.

This driveway is very long, and has no turnouts. The only right of way is the existing paved "hammerhead" at the end of the drive, just before our respective private driveways. There is an existing parking area next to the Mahoney/Rogers house, but I don't know what their position would be regarding regular use of their shallow space. As the driveway is in their front yard they have had issues with traffic speed, hence the speed bumps.

You may, as you indicate in your letter to Public Works, not be concerned with fire danger at your valley floor site. However, I assure you I am intensely concerned about the fire danger on my parcel, and not just because my family actually lives there. Our property has burned in the past, with at least two fires along our borders since we've lived here. Our home was the staging site for CDF during one. Please understand, we can't have access into our property restricted by your project.

It may be that in the future we will replant our vineyard, and if there is access, we, or a subsequent owner could build a winery. So your request for an exception must consider not just one, but two wineries. I don't believe this is possible with the current driveway.

I'd be happy to meet with you do discuss any of this, or any other issues that may come up. After the first of the year would be best, as I have a retail business, and things are crazy right now. Let me know; thanks.

Best regards,

David Clark

PO Box 92  
St. Helena, CA 94574  
963-0239 work  
942-0727 home