



# Application Neighbor Support Correspondence

WWW.Francosvineyardmanagement.com  
2404 Alice Street (707) 287-5499  
Napa, CA 94559 & (707) 287-2006

July 16, 2017

To Whom It May Concern,

The Carroll's have requested a letter confirming that I am the vineyard manager for their 2-acre vineyard on 1055 Monticello Rd. Napa, CA. I have managed the Carroll's vineyard since February of this year. All our practices for the vineyard are Organic. We spray sulfur for mildew and use organic fertilizers. We farm with the most neighbor friendly practices. We avoid windy conditions to prevent the spread of dust. We drive our tractors during hours to be as quiet as possible.

The Carroll's do the irrigation management so as to minimize the amount of water use. All vineyard irrigation is reclaimed water that David Carroll hauls from NSD in his water wagon trailer. I have recommended they maintain 1 to 2.5 gallons per plant per week depending on the weather and season. So far this season watering seems efficient and adequate.

In my opinion for such a small parcel a fan would not be necessary. We control the weeds early and prune late to protect against frost. Misters with reclaimed water could be used in the event of a severe frost. On the property there are only a very few and very small frost zones. The 10 thousand gallon reclaimed water storage on the property is more than adequate for these needs.

NICOLAS G. FRANCO

A handwritten signature in black ink, appearing to read 'Nicolas G. Franco', written in a cursive style.

NEIGHBORS IN SUPPORT OF REZONING CARROLL PROPERTY & AGRICULTURAL USES

NEIGHBOR	STREET	DATE OF SIGNING
1. Jay Brooks	1059 Monticello Road	12/3/2016
2. Thina Brooks	1059 Monticello Road	12/3/2016
3. Sharon Bressler	1051 Monticello Road	12/3/2016
4. William Giusti	47 Rosemont Circle.	8/6/2017
5. Jason Bradhurst	23 Rosemont Circle	8/6/2017
6. Owen Huddleston	35 Rosemont Circle	11/29/2016
7. Mary Huddleston	35 Rosemont Circle	11/29/2016
8. Michael Tuff	9 Rosemont Circle	8/6/2017
9. Dorthy Uboldi	15 Rosemont Circle	8/6/2017
10. Elizabeth Vicot	19 Rosemont Circle	8/6/2017
11. Kyle Rasmusen	1040 Rose Drive	8/6/2017
12. Paul Segas	1054 Rose Drive	8/1/2017
13. Karen Segas	1054 Rose Drive	8/1/2017
14. Leo Brault	1061 Rose Drive	8/6/2017
15. Atway G. Fraust	1064 Rose Drive	8/6/2017
16. Jennifer Hezusa	1075 Rose Drive	8/6/2017
17. Karl Wiley	1093 Rose Drive	8/6/2017
18. Marianne Wiley	1093 Rose Drive	8/6/2017
19. Ann McDanie	1097 Rose Drive	8/6/2017
20. Carla Pappas	1099 Rose Drive	8/6/2017
21. John Pappas	1099 Rose Drive	8/6/2017
22. Charlotte Christensen	1096 Rose Drive	8/22/2017
23. John Hunter	1020 Woodside Drive	8/6/2017
24. Scott Murphy	1023 Woodside Drive	8/6/2017
25. Bob Jewell	1026 Woodside Drive	8/6/2017
26. Larry Parks	1029 Woodside Drive	8/6/2017
27. Henry Frish	1032 Woodside Drive	8/6/2017

NEIGHBORS IN SUPPORT OF REZONING CARROLL PROPERTY & AGRICULTURAL USES

28. Joe Gerosa	1035 Woodside Drive	12/1/2016
29. Marlene Gerosa	1035 Woodside Drive	12/1/2016
30. Bob Niklewicz	1038 Woodside Drive	8/6/2017
31. Kery Frisch	1037 Woodside Drive	8/6/2017
32. John Pedish	1050 Woodside Drive	8/6/2017

**PETITION FOR CARROLL FAMILY VINEYARD**  
**OWNERS: Dr. David and Betsy Carroll**

We are applying to the County of Napa for a zoning change of our property at 1055 Monticello Rd. from RS (single family) to RC (Residential Country) or agriculture use of our property. We are urging your support to save our vineyard and preserve our property for agricultural use indefinitely. We intend to farm our vineyard organically, use recycled water to irrigate and use only neighborhood friendly practices to avoid dust and noise.

Your signature below shows support for our vineyard development.

Signature	Address	Date
<i>[Signature]</i>	47 Rosemont Cir	8/6/17
<i>Juan B. Borchert</i>	23 Rosemont Circle	8/6/17
<i>[Signature]</i>	9 Rosemont	8/6/17
<i>Thomas Z. B. Borchert</i>	12 Rosemont Cir	8/6/17
<i>[Signature]</i>	19 Rosemont Cir	8/6/17
<i>Cheryl Womack</i>	1040 Rose Dr	8/6/17
<i>Pat Borchert</i>	1061 Rose Dr	8/06/17
<i>Atena G. G. G.</i>	1064 Rose Dr	8/6/17
<i>[Signature]</i>	1075 Rose Dr	8/16/17
<i>[Signature]</i>	1093 Rose Dr	8/6/17
<i>Marianne Wiley</i>	1093 Rose Dr.	8/6/17
<i>[Signature]</i>	1097 Rose Dr	8/6/17
<i>[Signature]</i>	1099 Rose Dr	8/6/17
<i>[Signature]</i>	1099 Rose Drive	8/6/2017
<i>[Signature]</i>	1020 Woodside Dr	8/6/2017
<i>[Signature]</i>	1023 Woodside Dr	8-16/2017
<i>[Signature]</i>	1026 Woodside Dr	8/6/2017
<i>[Signature]</i>	1029 Woodside Dr	8/6/2017
<i>Henry Frisch</i>	1072 Woodside Dr.	8/6/2017
<i>Bob Lincoln</i>	1038 Woodside Dr.	8.6.17
<i>Kerry J. Frisch</i>	1037 Woodside Dr	8/6/17





Neighbors Questionnaire

We are asking for neighbors help in trying to save our vineyard. Proving our property (1055 Monticello Rd.) has always been a farm will help us in this effort.

Name: PAUL & KAREN SEGAS  
Address: 1054 ROSE DR, NAPA, CA 94558

I have lived at my present address for 12 years.

I remember seeing some of the following: Circle

Fruit trees  Cows  Goats  Sheep  Horses  Corn  Chickens  
Other farm animals \_\_\_\_\_ Other crops \_\_\_\_\_

Explain times frames and add some personal history:

We have SEEN & HEARD The Sheep. The former owner who grew up on the property told us his Parents grew PRUNES & WALNUTS AND he remembered HARVESTING them.

Do you know of if any of these animals, or crops were sold?

Yes  No

Explain:

BUT I ASSUME IF THE FAMILY WAS GROWING PRUNES AND WALNUTS ON A FARM, THEY WERE BEING SOLD

I would like the vineyard to stay.  Yes  No

Would it be OK to call you if we have questions? If so please enter your phone number: 707-328-5008

Comments:

THE VINEYARD ON THIS PROPERTY REALLY IMPROVES ITS APPEARANCE AND IT SHOULD STAY.

Signature: Paul Segas

Date: 8/1/17

## Neighbors Questionnaire

We are asking for neighbors help in trying to save our vineyard. Proving our property (1055 Monticello Rd.) has always been a farm will help us in this effort.

Name: Gay & Thina Brooks

Address:

1059 Monticello Rd. Napa, CA. 94558

I have lived at my present address for 25 years.

I remember seeing some of the following: Circle  
Fruit trees Cows Goats Sheep Horses Corn Chickens  
Other farm animals \_\_\_\_\_ Other crops \_\_\_\_\_

Explain times frames and add some personal history:

At one time we counted 20 goats and  
four horses. Our children loved giving them  
carrots!

Do you know of if any of these animals, or crops were sold?

Yes No

Explain:

(Walkers)  
They were ALWAYS selling eggs which  
we purchased many times

I would like the vineyard to stay. Yes No

Would it be OK to call you if we have questions? If so please enter your phone number: 707-570-8353

Comments:

The Carroll property is directly behind  
ours. We share a fence. The vineyard & olive trees  
they have planted are beautiful!

Signature:

Date:

Gay & Thina Brooks  
12/3/16

Neighbors Questionnaire

We are asking for neighbors help in trying to save our vineyard. Proving our property (1055 Monticello Rd.) has always been a farm will help us in this effort.

Name: Owen and Mary Huddleston  
Address: 35 Rosemont Cr.

I have lived at my present address for 60 years.

I remember seeing some of the following: Circle  
Fruit trees Cows Goats Sheep Horses Corn Chickens  
Other farm animals \_\_\_\_\_ Other crops \_\_\_\_\_

Explain times frames and add some personal history:

One horse for one day

Do you know of if any of these animals, or crops were sold?

Yes No

Explain:

I would like the vineyard to stay. Yes No

Would it be OK to call you if we have questions? If so please enter your phone number: 707-226-8535

Comments:

At this point the vineyard doesn't  
both us.

Signature: Mary Huddleston

Date: 11-29-16

### **Summary of Enclosed Documents\*\*\***

Page 1: Email from Ron Walker, a member of the Walker family,, who was raised on the property since his family purchased it in 1961. Mr. Walker notes the history of agricultural uses on property, including farming and raising of animals and fruit trees.

Page 2: Margaret Walker's obituary in the Napa Valley Register. The obituary notes the historical agricultural uses on the property—stating that Mrs. Walker lived on a "small farm where she raised and cared for many animals during her lifetime."

Pages 3-6: Letter from Janice and Jerry Chaidez, who kept and raised their horses on the Property with the help of the Walker Family. The Chaidez family notes the raising of other animals on the Property and provides pictures of her and Mr. Walker with their horses.

Page 7: Questionnaire from John Anderson, who has lived next to the Property off and on again since 1962, noting the history of agricultural uses on the Property, including farming and raising of animals and fruit trees.

Pages 8-9: Questionnaire from Sharon Bressler, who has lived next to the Property since 1984, noting the history of agricultural uses on property, including farming and raising of animals and fruit trees. Ms. Bressler also shared a picture of a pig that was kept on the Property.

Page 10: Questionnaire from Joe and Marlene Gerosa, who has lived next to the Property since 1981, noting the history of agricultural uses on property, including farming and raising of animals and fruit trees.

Page 11: Questionnaire from Arelene Reynolds, who has lived next to the Property since 1995, noting the history of agricultural uses on property, including farming and raising of animals and fruit trees.

***\*\*\*This is not a comprehensive of list of evidence regarding the historic agricultural uses on the Property. In 2015, the Carrolls only spent a small amount of time trying to understand the history of the Property and the agricultural uses thereon, so other evidence showing the legal nonconforming use is likely available if further time , money, and resources were spent on such an endeavor.***

Sent from my iPhone

Begin forwarded message:

From: Janet Walker <[1rwalkerbuilder@gmail.com](mailto:1rwalkerbuilder@gmail.com)>  
Date: November 28, 2016 at 9:34:07 PM PST  
To: [winesnob4@hotmail.com](mailto:winesnob4@hotmail.com)  
Subject: Fwd: [walker-construction.info](http://walker-construction.info) Contact Us: Form Submission

Sent from my iPad

Begin forwarded message:

From: Ron Walker <[1rwalkerbuilder@gmail.com](mailto:1rwalkerbuilder@gmail.com)>  
Date: November 28, 2016 at 8:38:27 PM

Betsy and Dave.

We always had cows on the property, goats, a couple pigs, horses, geese and chickens. There was a large chicken coop and a barn and fruit trees we farmed. I personally do not have any pictures. My sisters are working on finding some pictures. Janice and Jerry had horses. They should have pictures. Laurine has contacted them to look for some. Before the folks bought the property it was a Lumber yard. I believe it was called Mahelich Lumber yard. I am not sure how it is spelled. Hope they can find something for you. thank you Ron

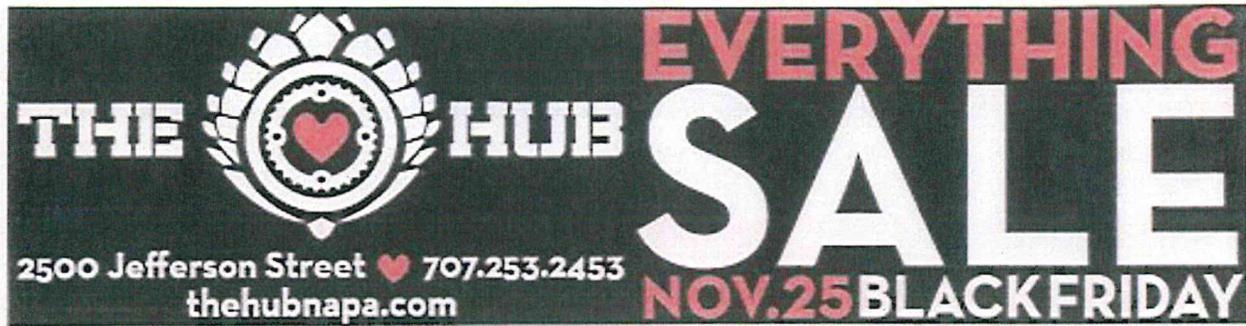
Sent from my iPad

On Nov 26, 2016, at 3:31 PM, Robyn Walker <[robyn@walker-construction.info](mailto:robyn@walker-construction.info)> wrote:

**ROBYN WALKER, VP - CFO**  
**CELL: 707.483.2977**

<image001.png>  
**CSLB:696833**

[WWW.WALKER-CONSTRUCTION.INFO](http://WWW.WALKER-CONSTRUCTION.INFO)



[http://napavalleyregister.com/news/local/obituaries/margaret-walker/article\\_35551913-b64d-567b-8f6e-78728c80b7a1.html](http://napavalleyregister.com/news/local/obituaries/margaret-walker/article_35551913-b64d-567b-8f6e-78728c80b7a1.html)

# Margaret Walker

Aug 29, 2002

Margaret Marie Walker was born Sept. 4, 1918. She passed away Saturday, Aug. 24, 2002, at the age of 83. Margaret was reared and educated in Detroit and after her marriage to Willard in 1935, they moved to Southern California. In 1940, she moved to Napa, where she raised 10 children. **She lived on a small farm where she raised and cared for many animals during her lifetime.**

She was employed at Napa State Hospital as a psychiatric technician for 18 years.

Margaret is survived by her husband of 68 years, Willard S. Walker; her daughters: Laurine Fuqua of Napa; Ilene McGrath of Las Vegas; Carol Schuler of Roseville; Janice Chaldez of Napa; her sons: William (Bill) Walker of Pine Mt. Lake; Ron Walker, Dave Walker and Tom Walker, all of Napa; and Norman (Pete) Walker of Fort Bragg. She is also survived by 26 grandchildren, 27 great-grandchildren, numerous step-grandchildren, step-great-grandchildren and many nieces, nephews and friends. She was preceded in death by her son, James (Jim) Walker, in 1988. She was a loving wife, mother, grandmother and great-grandmother and will be missed by her family and friends.

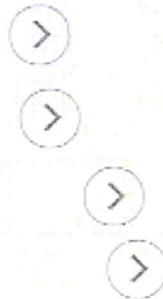
Memorial services will be held Saturday at 3:30 p.m. at the Jehovah's Witnesses Kingdom Hall at 1976 Wise Drive, Napa.

Arrangements are under the direction of Richard Pierce Funeral Service, 1660 Silverado Trail, Napa.

2017 Best Media Plans

Man Great Credit Score

Walk with Friends



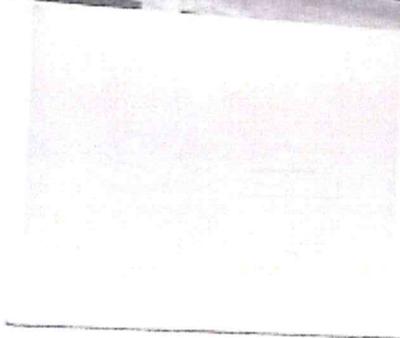
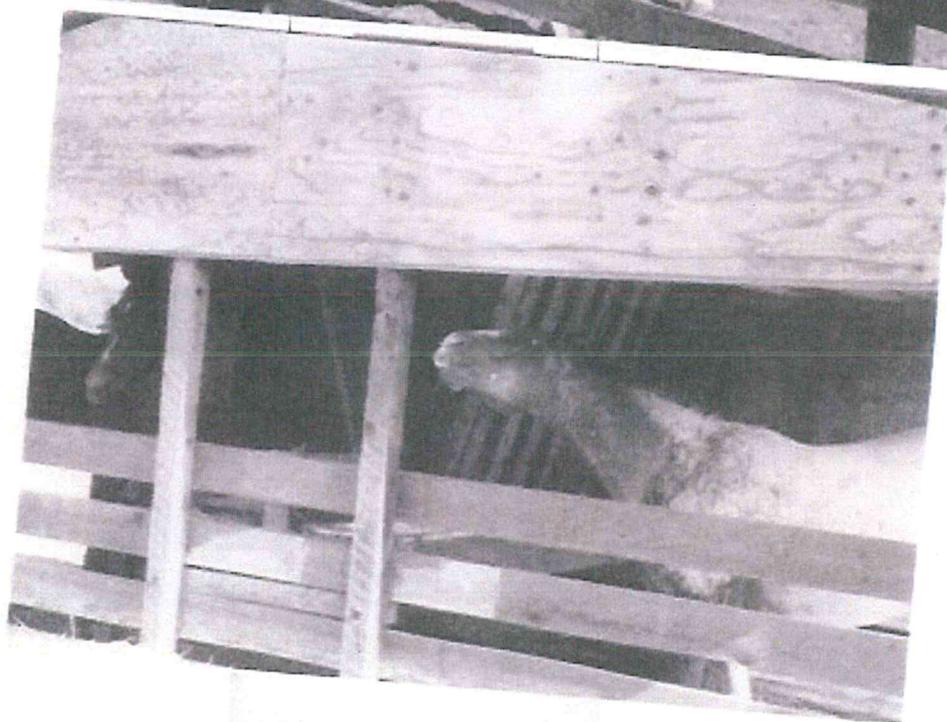
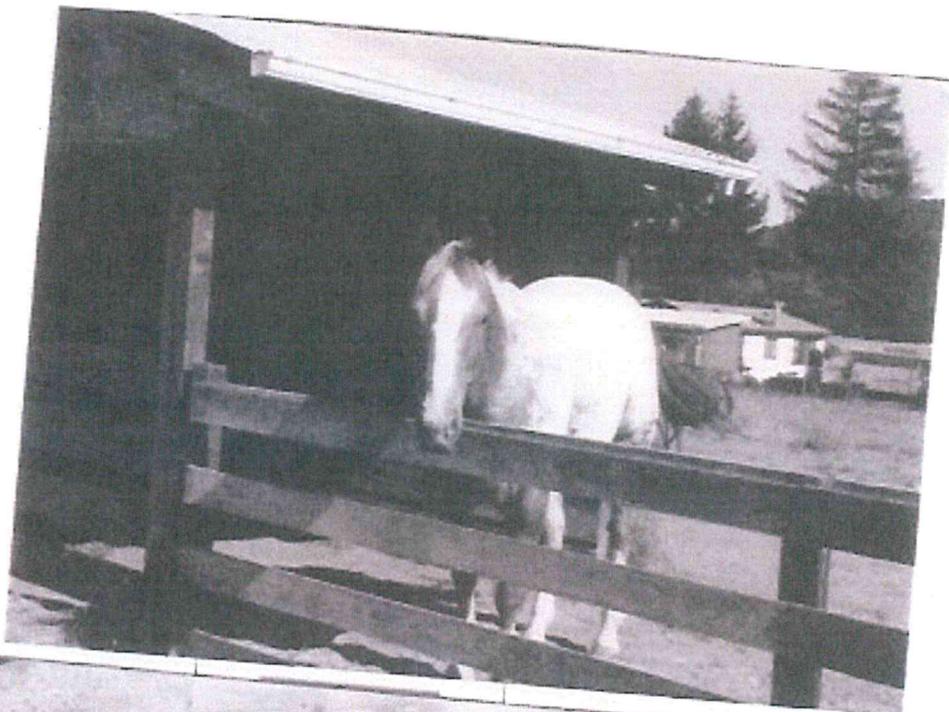
1055  
Monticello Rd  
Apa

TO WHOM IT MAY CONCERN

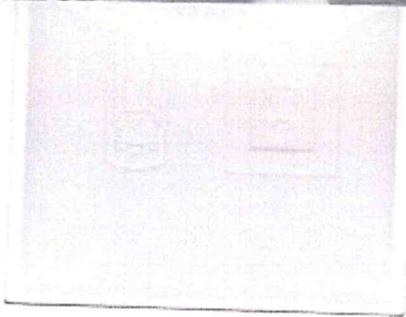
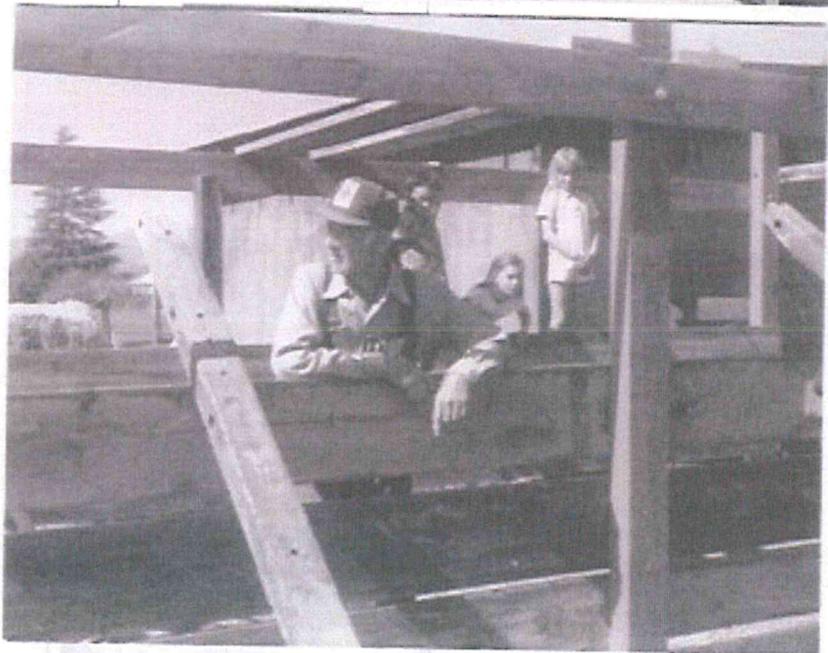
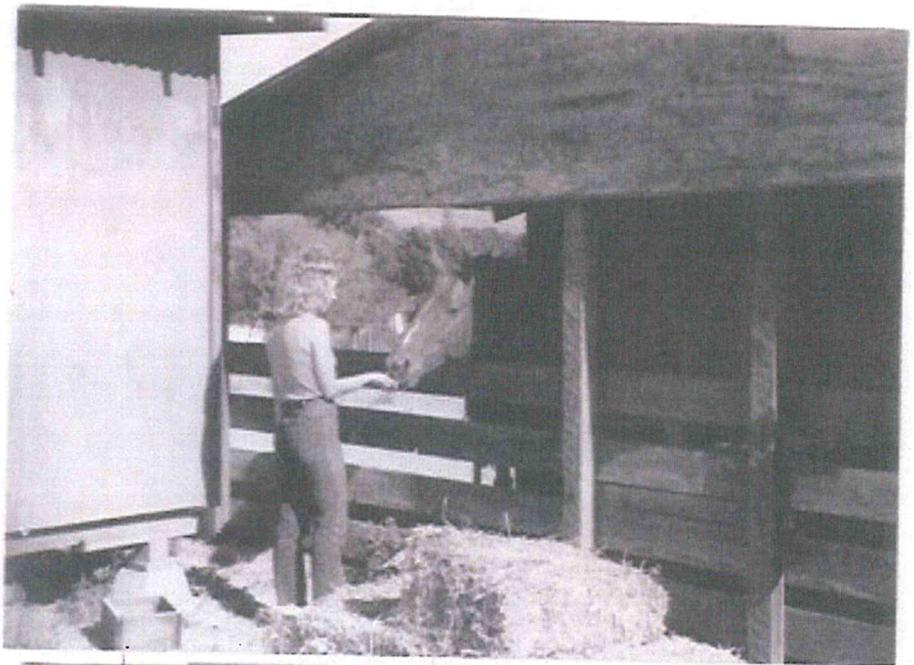
HI MY NAME IS JAICE CHAIDEZ AND MY HUSBAND IS JERRY. FOR EIGHT YEARS MR. WALKER LET US HAVE OUR HORSES ON HIS PROPERTY. HE LOVED THEM AN SO DID THE NEIGHBORS. WE HAD TWO LARGE HORSES THAT MY HUSBAND USED WHEN HE WAS IN THE MOUNTED POSSE. WE ALSO HAD ONE PONY FOR THE KIDS AND ONE BABY MINI HORSE. MR. WALKER A DOZEN OR SO CHICKENS, GOATSAND GEESE. WHEN WE SOLD OUR HORSES HE PUT TWO STEERS FOR BUTCHERING. EVER SINCE I CAN REMEMBER THERE WERE SOME KIND OF ANIMAL IN THE FIELDS. MR. WALKER PUT AN ELECTRIC WIRE TO KEEP THE ANIMALS IN. THE ANIMALS WERE AN ADDED BEAUTY TO THE PROPERTY. THERE IS A CHICKEN HOUSE ON THE PROPERTY. MR. WALKER HELPED US BUILD A FEED STALL FOR THE HORSES, AND ANYTHING ELSE THEY NEEDED. THERE WERE TWO PIGS AND SOME PEACOCKS. IF IT WAS'NT FOR MR. WALLKER MY HUSBAND WOULD NOT HAVE BEEN ABLE TO CONTINUE WITH THE SHERRIPS POSSE. IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CALL ME AT 815 3987.

THANK  
JANICE AND JERRY CHAIDEZ

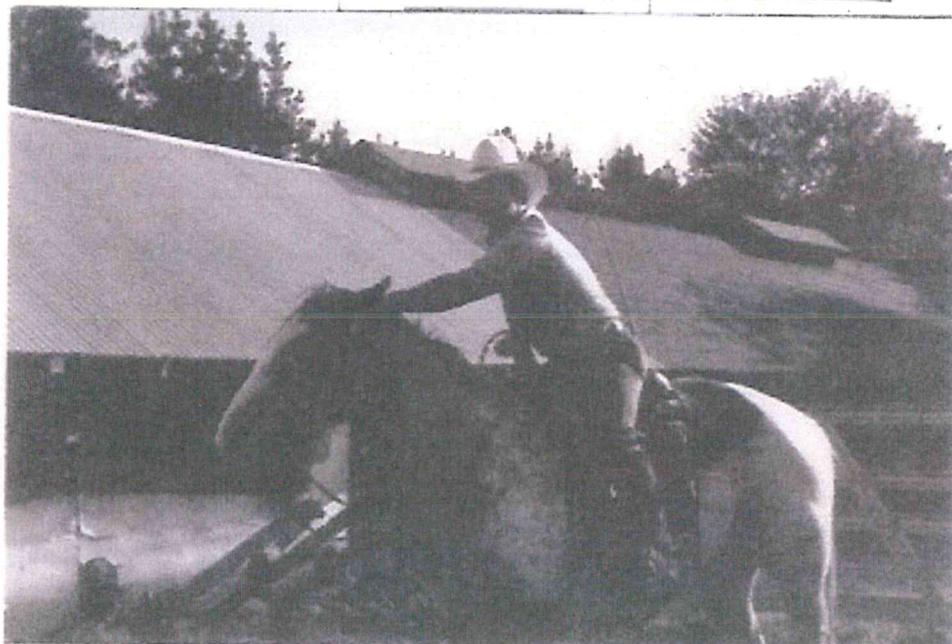
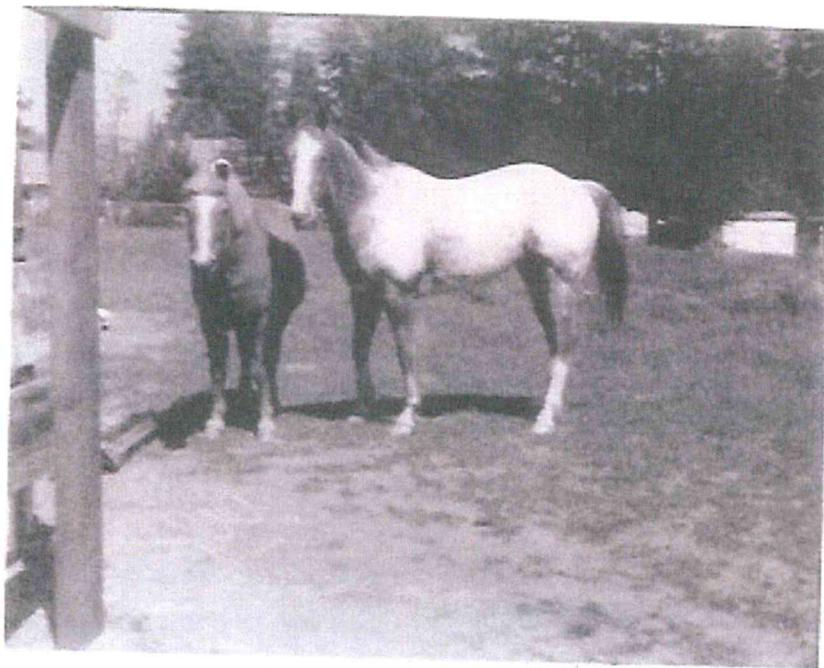
1055  
Monticello Rd  
Napa



1055  
Monticello  
Red  
Napier



1055  
Monticello RR  
Napier



Notice Barn in  
back, still there

## Neighbors Questionnaire

We are asking for neighbors help in trying to save our vineyard. Proving our property (1055 Monticello Rd.) has always been a farm will help us in this effort.

Name: JOHN ANDERSON

Address: 1057 MONTICELLO RD.

I have lived at my present address for 19 years. I ORIGINALLY LIVED HERE SINCE 1962 AS MY DAD BUILT THIS HOUSE

I remember seeing some of the following: Circle  
Fruit trees Cows Goats Sheep Horses Corn Chickens  
Other farm animals \_\_\_\_\_ Other crops \_\_\_\_\_

Explain times frames and add some personal history:

MY FAMILY GOES BACK TO 1962 AT THIS ADDRESS  
WILLARD WALKER HAD GOATS TO HELP CONTROL GRASSES  
AND/OR WEEDS WHERE THE VINEYARD IS. AFTER HE PASSED  
THAT AREA WOULD HAVE WEEDS THAT WOULD GROW TO 3 FT.  
AND MAYBE GET MOWED ONCE A YEAR. IT DID POSE A FIRE  
DAINGER A VINEYARD IS WELL MANICURED AND DOESNT POSE  
I would like the vineyard to stay. Yes No THIS RISK.

I ALWAYS THOUGHT THAT A VINEYARD WOULD BE PERFECT  
I LOVE IT!

Signature: [Signature]

Date: 22 NOV 2016

## Neighbors Questionnaire

We are asking for neighbors help in trying to save our vineyard. Proving our property (1055 Monticello Rd.) has always been a farm will help us in this effort.

Name:

Sharon L Bressler

Address:

1051 Monticello Rd

I have lived at my present address for 40 years.

I remember seeing some of the following: Circle

Fruit trees Cows Goats Sheep Horses Corn Chickens

Other farm animals pigs Other crops family gardens

Explain times frames and add some personal history:

I moved into my house when the Walker family were still all working in construction. I was told these properties used to be a lumberyard. I became very close to Willard and his wife.

I would like the vineyard to stay.  Yes  No

Signature:

Sharon L Bressler

Date:



## Neighbors Questionnaire

We are asking for neighbors help in trying to save our vineyard. Proving our property (1055 Monticello Rd.) has always been a farm will help us in this effort.

Name: JOE + MARLENE GEROSTA

Address: 1035 WOODSIDE DR. NAPA CA 94558

I have lived at my present address for 43 years.

I remember seeing some of the following: Circle

Fruit trees  Cows  Goats  Sheep  Horses  Corn  Chickens

Other farm animals RAMS Other crops \_\_\_\_\_

Explain times frames and add some personal history:

THIS PROPERTY HAS BEEN A FARM SINCE WE MOVED  
HERE IN DEC. 1973. IT HAS ALWAYS BEEN KEPT  
NICE LIKE IT IS NOW. NEVER LOUD NOISES OR PROBLEMS.

Do you know of if any of these animals, or crops were sold?

Yes  No

Explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I would like the vineyard to stay.  Yes  No

Would it be OK to call you if we have questions? If so please enter your phone number: 707-252-0904

Comments:

WE HOPE THE VINEYARD STAYS HERE.

Signature: Joseph Gerosta

Date: 12-1-2016

Neighbors Questionnaire

We are asking for neighbors help in trying to save our vineyard. Proving our property (1055 Monticello Rd.) has always been a farm will help us in this effort.

Name: ARLENE REYNOLDS  
Address: 1047 WOODSIDE DRIVE, NAPA

I have lived at my present address for 25 years.

I remember seeing some of the following: Circle  
Fruit trees Cows  Goats  Sheep  Horses  Corn Chickens  
Other farm animals \_\_\_\_\_ Other crops \_\_\_\_\_

Explain times frames and add some personal history:

Horses were pastured there when we first moved here. Later other animals. Having the farm land behind us was one of the reasons to move here.

Do you know of if any of these animals, or crops were sold?

Yes  No

Explain:

I believe the animals were enjoyed by the family + kept the grass down by pasturing them there. We loved seeing them there.

I would like the vineyard to stay.  Yes  No

Would it be OK to call you if we have questions? If so please enter your phone number: 707-255-5153

Comments:

We bought this property in 1991 and loved the country atmosphere. We are happy to have the vineyard there.

Signature: Arlene Reynolds  
Date: 11-28-16

## McDowell, John

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**From:** Jay Brooks <jaybrooks09@gmail.com>  
**Sent:** Wednesday, June 27, 2018 3:53 PM  
**To:** McDowell, John  
**Cc:** Thina Brooks  
**Subject:** Carroll Family Vineyard / DA: P14-00111

Mr. McDowell, we would like to endorse this action in favor of the Carroll's. The address of our property is 1059 Monticello Rd and has been for the past 25 years.

We share a back border of our property with theirs. Since they purchased this property they have been excellent neighbors.

Obvious to us all who share borders with them is that they have put much money and their own labor into improving this property which used to be a barren field.

It is now lined with olive trees and a 2 acre vineyard. They have also redone the old chicken coup "guest house" at much expense into a fully compliant real home.

They are good hardworking people who have a real commitment to our community not just in home ownership but local business ownership.

We have never experienced any issues with them planting and maintaining their property including the vineyard.

Regards,

Jay & Thina Brooks  
707-570-8353  
[jaybrooks09@gmail.com](mailto:jaybrooks09@gmail.com)

## McDowell, John

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**From:** John Anderson <tupelo\_k9@yahoo.com>  
**Sent:** Thursday, June 28, 2018 11:47 AM  
**To:** McDowell, John  
**Subject:** David and Elizabeth Carroll/Carroll Family Vineyard/Rezoning and Development Agreement P14-00111

I live at 1057 Monticello Rd. When the property at 1055 was for sale I was hoping for someone like the Carroll's. They exceeded my expectations. They are great neighbors. The improvements they have made to the property are amazing.

I would highly recommend a favorable outcome for them.

John Anderson

1057 Monticello Rd.

[Sent from Yahoo Mail on Android](#)