

## **Trippi, Sean**

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**From:** Barbara Morrisette [barbaramorrisette@gmail.com]  
**Sent:** Saturday, July 24, 2010 10:14 AM  
**To:** Trippi, Sean  
**Subject:** MJA Vineyards Use Permit Modification P10-00123-MOD

Sean Trippi  
Napa County Planning Department

RE: MJA Vineyards Expansion

Dear Sean:

As I expressed to you when we spoke on the phone last week, my husband, Philip Rich, and I are very concerned about the proposed expansion of this vineyard and winery. We purchased our property at 1460 Conn Valley Road, St. Helena, in February 2010 as our future retirement home. Our property is located at the corner of Conn Valley and Greenfield Road. We spend weekends and holidays there now and plan to move there full time when we retire in a year or two. Our two major concerns with this winery expansion are a shortage of water and traffic noise.

Since moving in, we have discovered that water is in short supply in the area, especially in the fall when wells can go dry. Our uphill neighbor's property is separated by one parcel of about 11 acres from the MJA Vineyards property. During the fall, her well runs dry and she relies on a well shared with us on City of Napa watershed property. Within the last five years, that source ran dry and water had to be trucked in for both properties. My understanding is that vines require a lot of water and lower the water table. The MJA Vineyards proposed increase in production from 3,300 to 23,775 gallons per year is a significant expansion of vines and we fear that it will negatively impact our available water. We are restricted from planting any vines on our property due to the shortage of water so why should an uphill property that already has wine production be able to plant more and lower our water table? This doesn't seem fair to us.

We purchased 1460 Conn Valley because it is a quiet location, bordered by open space to the southwest, and without much traffic due to both Greenfield Road and Conn Valley Road having no outlets. As it is, because our property is bordered by both those roads, we do hear car, truck and limo noise whenever they drive by and especially when they turn up Greenfield Road but vehicles are infrequent at the moment. The proposed increase in winery visitors and tours, not to mention the increased truck traffic during crush, will significantly increase the frequency of traffic from what it is today, changing the quiet character of the property we bought. This prospect is very disappointing to us given that we saved for a very long time to buy our dream home and looked for three years in both Napa and Sonoma Counties to find just the right spot. In addition to these concerns, Conn Valley and Greenfield roads are popular with cyclists because of the light traffic. Adding more vehicles, especially winery trucks, will make it less safe and less pleasant for bicycle riders.

We must work on August 4 when you are holding your public hearing and cannot be present. We ask that you read this letter at the hearing and please do not approve MJA Vineyards request for this expansion. Please protect this quiet and bucolic area from the pressure of further development. Does St. Helena need one more destination winery?