

Jeanne Nagy
1644 Inglewood Ave.
St. Helena CA 94574
February 11, 2014

Ms. Shaveta Sharma
Napa County Planning Department
1195 3rd St.
Napa CA 94559

Ms. Sharma:

I am writing to protest a "use" permit that David Senegal has requested for a winery at the end of Inglewood Avenue. It would be most distressful to have more truck traffic on this road, not only for the sake of the roadway, but the traffic itself. He's proposing that there would be thirty vehicles a day on Inglewood Ave! Not a good thing for those of us who live here! I think the traffic analysis comparing traffic from homes to traffic from a winery is ridiculous!

Sincerely



Jeanne Nagy

RECEIVED

FEB 13 2014

Napa County Planning, Building
& Environmental Services



February 24, 2014

Mr. John McDowell
Zoning Administrator
Dept. of Planning, Engineering & Environmental Services
Napa County
1195 Third Street, Room 210
Napa, California 94559

RE: INGLEWOOD AVENUE WINERY USE PERMIT MODIFICATION

Dear John:

I am writing in response to the attached letter for the former Wolf Winery use permit modification. This is a winery located at the end of Inglewood Avenue that sold last year and the new owners are proposing a significant major modification to the previously small winery permit. As you know, residents on our street are very involved with land use proposals that carry the potential to greatly increase the intensity of use and traffic on our road, a road already so heavily impacted by the Highway 29 commercial corridor.

We are concerned about the magnitude and scale of the proposed increase, in that it more than doubles the production capacity of the winery and also proposes an increase in the winery marketing plan. As you know, there are two other wineries on our road and those wineries are very small, on the order of 20K and 30K gallons per year. By contrast, a 60K gpy winery seems a significant departure from this type of project. Smaller wineries are obviously more compatible neighbors on a road that is predominantly residential in character. Inglewood Avenue is characterized by single-family residences on either side of the road in its entirety, and there is a rather significant residential subdivision here than has been in existence for nearly 40 years. We realize that wineries are an allowed use in agriculturally-zoned lands, but we respectfully request some consideration of scale.

My request is that the County consider the size of other wineries nearby and make sure this property is of a scale more consistent with those wineries. A 60K gallon per year winery would be classified as a large winery, I have been advised. We are not opposed to the winery or even to a reasonable modification of its existing approved use permit. But we have questions about traffic, noise, water, and where the on-haul grapes will originate from relative to the County's 75 Percent Grape Source rule.

Thank you for your consideration of this request. I would appreciate being notified about an upcoming hearing, since my property is not on the 300-ft. noticing list.

Sincerely,

Diane L. Morris

Diane Morris

RECEIVED

FEB 24 2014

Napa County Planning, Building
& Environmental Services