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March 5, 2015

John McDowell
Deputy Planning Director
1195 Third Street, Suite 210
Napa, CA 94559

RE: Tench Winery Use Permit; Use Permit #P15-00001-UP; Variance #P15-00002-VAR
7631 Silverado Trail (APN 031-070-006)

Mr. McDowell:

Thank you for your February 4, 2015 New Project Submitted Courtesy Notice (copy enclosed) for the above Tench Winery Use Permit and Variance application. I neighbor the applicant's property on the N.W. corner and along their western boundary.

I appreciated the opportunity to review with the help of Jason R. Hade, AICP, Planner III and his colleagues, the applicant's file and request the following items be a requirement of Winery Use Permit #P15-0001-UP:

- I. **On-site sewage disposal system** - to be developed for the winery operation (in-ground wastewater treatment system):
 - A. Leach Field will honor the required property boundary set back and not be allowed to encroach on the boundary.
 - B. Leach Field will be designed to drain into the applicant's property and not onto the third party's property.
 - C. Leach Field's flow engineered to ensure monitoring with results regularly submitted to Napa County and neighbors regarding the in-ground wastewater treatment system's efficiency.

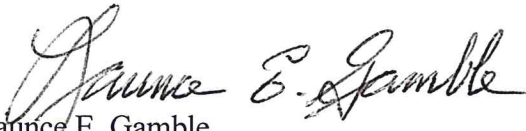
- II. **Traffic Safety:** (currently the north/south traffic count range is 8,780 to 10,777) to ensure safety to farming in the area and visitors drawn to the area, :
 - A. Heading North at 7631 Silverado Trail: require a left-hand turn lane with overhead night lighting and widened entrance leading into sight.
 - Require stop light at Oakville Cross Road and Silverado Trail to provide safe on/off access into single lane Silverado Trail traffic flow.
 - B. Parking spaces – only 12 to accommodate 10 employees plus visitors?? Not enough.

- III. **Production Lighting and noise:** Shield all noise and lighting generated from the winery visible to the west of the property.

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Thank you for your attention to these environmental issues affecting this project and my request to make them conditions of the Tench Winery Use Permit #P15-00001-UP and Variance #P15-00002-VAR.

Yours truly,


Launce E. Gamble
Adjacent Property Owner

cc: Tench Winery
7631 Silverado Trail
Napa, CA 94558

Heather Phillips, Chair
Napa Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Jason R. Hade, AICP
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