

May 8, 2015

8091.01

Napa County Planning, Building and Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

Attention: Jason Hade, AICP, Planner III

Subject: Tench Winery – Use Permit No. P15-00001 & Variance No. P15-00002
7631 Silverado Trail, Napa, CA (APN 031-070-006)

Dear Mr. Hade:

This letter is in response to the concerns raised by Mr. Launce Gamble in his letter dated March 5, 2015 (attached hereto), regarding the above referenced project. We appreciate Mr. Gamble's concerns and the opportunity to address them.

In his letter, Mr. Gamble requests a number of items be made a requirement of the proposed Tench Winery Use Permit. Below, we restate the items raised by Mr. Gamble and our response.

- 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.

Response: As shown on Sheet A1.1, the proposed leach field and reserve field have been designed to meet the required 10 foot setback from the property line.

- B. Leach Field will be designed to drain into the applicant's property and not onto the third party's property.

Response: As shown on Sheet A1.1, the proposed leach field has been designed entirely on applicant's property and meets the 10' setback requirement from the property line. We have submitted a Septic Feasibility Report dated April 29, 2015, as prepared by J. Erich Rauber, PE, GE, and which includes as an attachment a Site Evaluation Report. The foregoing reports clearly show that wastewater that will be generated by the proposed Tench Winery will drain on the Tench property and not onto any third party 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.

Response: As discussed with Ms. K. Withrow of the Environmental Health Division, the Applicant's approach is to utilize a conventional system while leaving 'the door open' to using an alternative system if a conventional system is not practical. Monitoring is not a

requirement of a conventional system. Thus, if the Division judges a conventional system appropriate, then no monitoring will be performed. However, if applicant or the Division judges an alternative treatment system is deemed more appropriate, it will be pursued during design and monitoring as required by the Division will be performed.

- 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 [sic].

Response: The applicant has proposed to include a left turn lane and a preliminary left turn lane design has been provided as part of the application that demonstrates compliance with Napa County design standards for left turn lanes. Overhead night lighting is not typical on the Silverado Trail for turn lanes leading into private property, and the subject property will not be producing any night time traffic. In addition, overhead night lighting would contribute unnecessarily to nighttime light pollution. As such, overhead night lighting in connection with the left turn lane is not proposed.

- B. Require stop light at Oakville Cross Road and Silverado Trail to provide safe on/off access into single lane Silverado Trail traffic flow.

Response: Applicant has submitted the Focused Traffic Analysis for the Tench Winery Project, dated May 8, 2015, and prepared by Transpedia Consulting Engineers. This analysis includes a discussion of the Oakville Cross Road/Silverado Trail intersection. Based on the analysis, in the existing plus project scenario, there is no change to the Silverado Trail through traffic delay at this intersection, and there is only a 0.5 second increase in delay for the eastbound approach. As such, the Tench Winery project has a negligible impact on existing traffic at the Oakville Cross Road and Silverado Trail intersection; therefore, a stop light is not part of the project proposal nor does it appear that there is a nexus between this project and the need for a stoplight.

- C. Parking spaces – only 12 to accommodate 10 employees plus visitors? Not enough.

Response: As shown on the revised plans dated May 8, 2015, an additional 4 parking spaces exist in front of the existing residence, bringing the total parking spaces for the Tench Winery project to 15 parking spaces. As discussed in the Focused Traffic Analysis for the Tench Winery Project dated May 8, 2015, and prepared by Transpedia Consulting Engineers, the proposed parking supply will meet daily parking demand.

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

Response: As shown on the attached map, the Tench Winery is proposed on the eastern side of the hill on applicant's property. The lighting from the proposed winery will not be visible from the properties to the west and northwest of applicant's property and, as

such, will not be visible from the properties owned by Mr. Gamble. In addition, all production at Tench Winery is proposed to take place indoors and any outside light fixtures will be "dark sky" certified. This, in combination with the proposed location of the winery, will shield noise and lighting from properties to the west.

If you have any questions about the above information please do not hesitate to contact me at burkse@lacoassociates.com or 707-443-5054. The applicant has pro-actively reached out to many neighbors and none have expressed any concerns to the applicant directly. Therefore, please let us know if you receive any further public comments regarding this project so that we can take such comments into considerations.

Sincerely,
LACO Associates



Elizabeth Burks, AICP
Senior Planner

Enclosure (1)

EAB:jrb

LAUNCE E. GAMBLE
100 MONTGOMERY STREET • SUITE 650
SAN FRANCISCO, CA 94104-4344
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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.

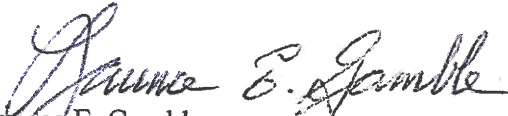
I appreciated the opportunity to review with the help of Jason R. Hade, AICP, Planner III and his colleagues, the applicant's file and request the following items be a requirement of Winery Use Permit #P15-0001-UP:

- 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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