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## Public Comments

Dec 9 - 2015

Napa Co PBEs

1195 3rd Street Suite 210

Napa Ca 94559

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Napa County Planning, Building  
& Environmental Services

*OW*

To the members of the planning commission,  
We live on Orange Grove Ln which is  
right of Petro Dr. This is a short note to  
say we have no problem with the  
new Winery and Tasting Rm that Ed Snider  
is proposing on the property he bought  
from the Vander Haden's on Silverado Trail  
It is refreshing to see some one come in  
and clean up the property and do things  
the right way. The Van der Haden's had a  
tasting Rm & Winery before so the only  
change is for the better.

Thank you  
sincerely

Vernon & Antoinette Blazich

200 Orange Grove Ln

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Napa County Planning, Building  
& Environmental Services

To Planning Commission  
11/16/2015

We have been residents of Petra Drive for 50 years and have 3 serious concerns about the proliferation of wineries within walking distance of our home.

The first and most serious concern is WATER.

There are approximately 32 homes on Petra Drive all on wells. Over the last 10 years many home owners have had to drill new wells down to the 400/500 foot level. Several home owners are now monitoring the level of the water table and have noted that over the last year, the water table is getting lower. More and more applications for new wineries and expansion of established wineries are being submitted. Clustered around Petra Dr. are 1 fairly new winery, Corona; 3 established wineries, Black Stallion, Brookdale and Darioush; 2 applications for winery expansions, Reynolds and Beau Vigne (formally Van Der Heyden) and 2 applications for new wineries, Sam Jasper and Grassi at 1060 Soda Canyon. One expansion application is asking for a new well, a 100,000 gallon water tank and an increase in production from 20,000 to 40,000 gallons. For every 1 gallon of wine produced, it takes 4 gallons of water. Where will these wineries get the water they need? What will happen to the wells of the independent home owners?

CONCERN # 2 What is the definition of agriculture?

According to The Webster's Dictionary, it is the science or art of cultivating the soil, producing crops and raising livestock for man's use. There has been an alarming trend to cultivate winery/event centers. Flyers are frequently sent to the residents of Petra Dr. about wineries wanting to build or expand. None of them is interested in just producing wine for sale. Under the guise of "marketing", they want to include "events". The following is information from the most recent flyer: Increase from 10 visitors to 40 visitors per day; increase number of events from 3 to 54 per year; 2 per month with 24 people, 2 per month with 40 people, 4 per year with 60 people, 2 per year with 125 people. Now multiply that by the 8 wineries that are clustered around Petra Dr. Does this come under the definition of agriculture? Based on past application approvals in the Valley, the people with the decision making power seem to be accommodating special interests by supporting an economic model rather than an agricultural model.

CONCERN # 3 How many are too many?

If all of these applications are approved, we will have 8 wineries within walking distance from Petra Dr. Expand that by one half mile to the South and you have Luna and Razi and one half mile to the north and you have still more wineries. A wonderful letter to the editor in October by Christine Tittel spoke of balance. The people who have the power to make decisions that affect ALL people, not just winery interests, have a great responsibility to think very carefully before deciding to impose an over abundance of establishments that greatly increase water consumption, traffic congestion and noise around a long standing residential area. **BALANCE IS THE KEY.**

Nancy and Bill Hogberg  
1104 Petra Drive

November 24, 2015

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Napa County  
PBES  
1195 3<sup>rd</sup> St., Suite 210  
Napa, CA 94559

To Members of the Planning Commission:

We would like to second the letter sent by Nancy and Bill Hogberg. We have been residents on Petra Dr. for 15 years.

We share concerns the Hogbergs raise in their letter, especially the issue of water. New wineries in the area, drought conditions, and increased production will only deplete the area water table.

Traffic is another major concern. The infrastructure on either side of the valley is woefully under developed to support just the traffic caused by locals commuting to and from work. Add the ever increasing tourism and you get an endless line of speeding cars, making it next to impossible to safely turn either way from Petra Drive on to Silverado Trail.

Finally, how many wineries are too many wineries? We do not oppose structural and/or esthetic improvements made to existing sites. We do however strenuously object to added business, increased water usage, noise, more events, and production at new and existing wineries.

The Hogbergs say it best... BALANCE IS THE KEY! We could not agree more.

Edward and Lisa Johnston  
1022 Petra Dr.

**From:** [Lonnie Payne-Clark](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Beau Vigne Winery Impact Concerns  
**Date:** Monday, October 05, 2015 11:38:55 AM

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Thank you for listening to my concerns regarding Beau Vigne Winery. As I mentioned during our phone conversation this morning, I am concerned about the potential impact of this permit. This conversion of a former personal residence and small "sleepy" Van der Heyden winery to a larger winery is troubling.

The proposed expanded production, parking, visitors, tasting, marketing events, food service, etc with the associated noise, traffic congestion, ground water use and environmental impact are all cause for concern.

As I mentioned, we currently contend with occasional loud music, in the evenings, and other noises from activities associated with other businesses west of our cul-de-sac.

Thank you for listening to my concerns.

Cordially,

Lonnie Payne and Bruce Clark  
1151 Petra Drive  
Napa