

Planning Commission Meeting

In my opinion, the requested number of events and number of visitors are not in line with the other two existing wine tasting rooms and will lead to their requesting future increases as well. The sum total of all these changes will lead to unnecessary levels of traffic and noise that may decrease our residential property values.

Planning Commission Mtg.

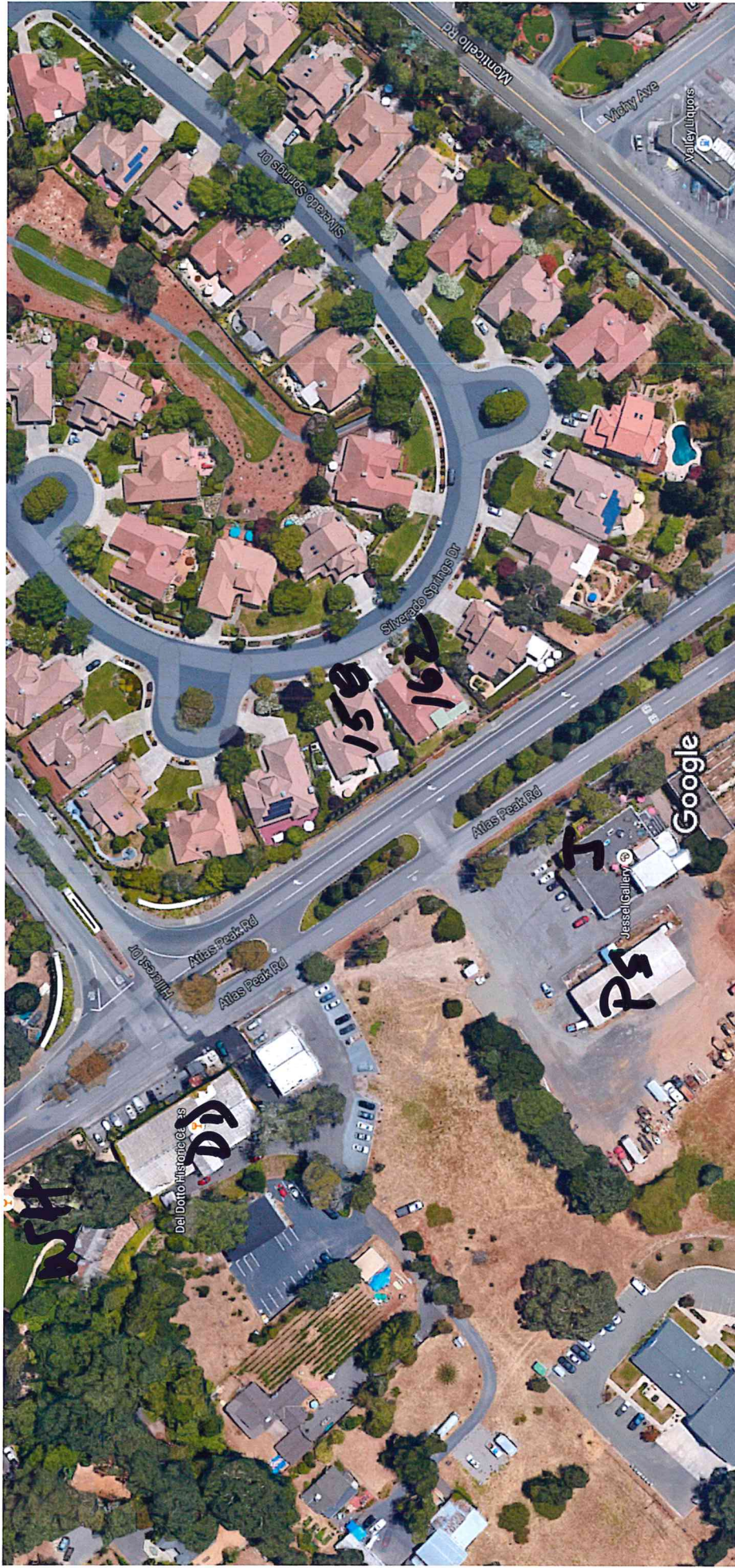
Here is what is **being proposed** compared to **what exists**:

OCT 19 2016

Winery/ tasting room	Owner	Date of review/ approval file#	Hours of operation	# of visitors limitation	# of events limitation	Agenda Item # What's different	Impact
NEW tasting room; Prime Solum 1019 Atlas Peak Rd, tasting and retail sales room	William Hill 707-328-6264 Bill.hill@primevinepartners.com	10/19/16	9a to 6p everyday x7	Avg. 80/day Max. 125/day		New wine business	45,500/yr VISITORS= More traffic and noise every day, especially evening events. 61 new parking spaces.
			9a to 8p on Mkt Event days x52	125/event except on "First Monday" Jessell event	1x/week		
NEW EVENT CHANGES Jessell Gallery 1019 Atlas Peak Rd	Delores Buller	TBD 10/19/16	10a to 5p everyday	8 /day	Art classes 2x/week	Retail wine sales	1,552/yr VISITORS=
			5p to 8p "First Monday" event	60/event	"First Monday" event/ mth	"First Monday" event/ mth	More traffic in evening on "First Monday"
Jessell Gallery 1019 Atlas Peak Rd	Delores Buller	1984	Art gallery, residence and warehouse				

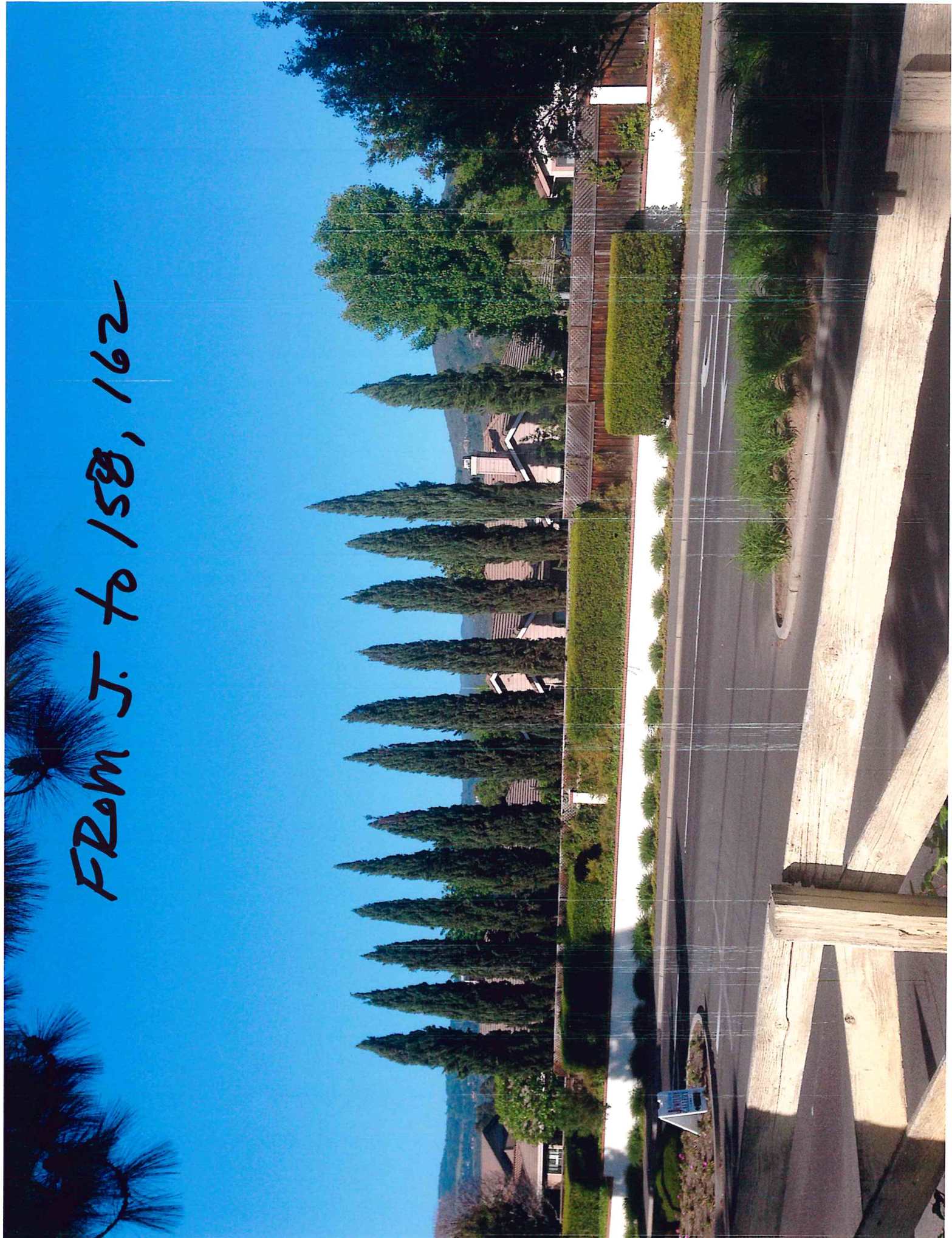
<p>NEW PENDING DELI</p> <p>Dell Dotto Winery & tasting room;</p> <p>Add a Deli within existing bldg. south of winery.</p> <p>1055 Atlas Peak</p>		<p>TBD 2016-17? #P12-00410</p>	<p>9a to 5p every day;</p>	<p>Up to 40/day M-Th.; 50/day Sat & Sun. 310/week max.</p>		<p>New Deli for retail food</p>	<p>16,120/yr VISITORS=</p> <p>More traffic and noise everyday and likely more trash on street.</p>
<p>Dell Dotto Winery & tasting room</p> <p>1055 Atlas Peak</p>		<p>1999 #98230 file</p>	<p>9a to 5p everyday</p> <p>11p for events</p>	<p>40/day 280/wk</p> <p>50/event</p>	<p>10 events/yr</p>		<p>14,560/yr visitors Plus</p> <p>500/yr at events</p>
<p>Dell Dotto Winery & tasting room</p> <p>1055 Atlas Peak</p>		<p>1999 #98225 file</p>	<p>9a to 5p everyday</p>	<p>Avg. 20-30/day; 100 /week</p>			
<p>Whetstone Wine Cellars tasting room</p>	<p>Michelle Whetstone</p>	<p>2/20/13 P12-00008 file</p>	<p>10a to 4p everyday</p>	<p>40/day by appoint.</p>	<p>10X/year max 24 people;</p> <p>2X/year max 50 people</p>		<p>14,560/yr visitors Plus</p> <p>340/yr at events</p>

Ron Ryan
158 Silverado Springs Dr
Napa, CA 94558
(M) 415-297-2440



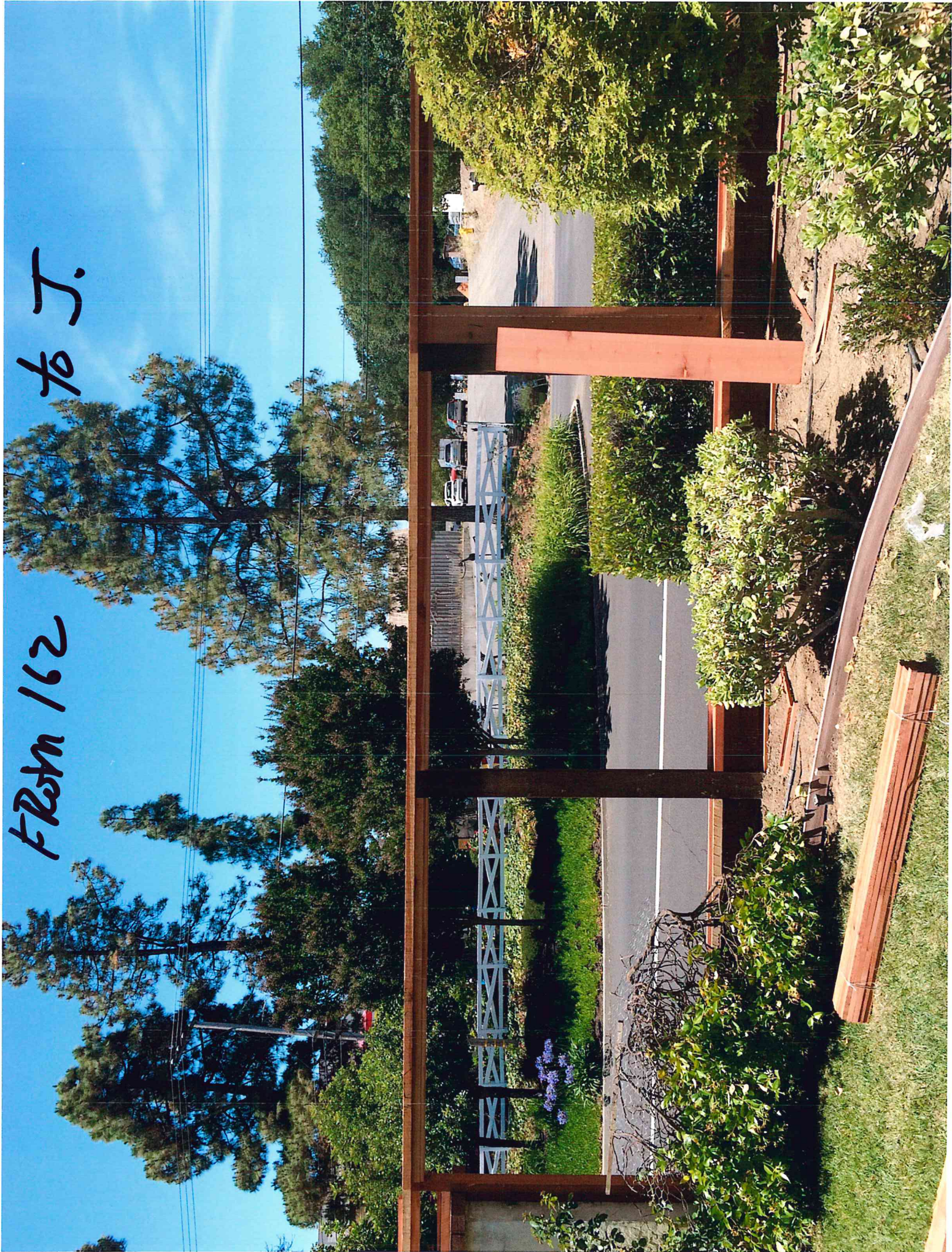
Imagery ©2016 Google, Map data ©2016 Google 50 ft

From J. to 158, 162



From 162

to J.





Flem 150 to J. + PS

Charlene Gallina
Napa County Planning Building and Environmental Services

1/29/13

Regarding Buller Trust/ Whetstone Wine Bar Use Permit #P 12-00008-UP

Being a close neighbor to the subject property I have a few concerns.
I am not opposed to the project

The first comment I have is why has the wine tasting been allowed to be in full operation for the previous 6 to 9 months at a minimum with no permit. This appears to be a permit after the fact.

The on street parking of large tour busses, limousines, smaller tour busses and private vehicles presents an unsafe traffic issue while entering or exiting my driveway as well as our neighbor's driveway. The parking often occurs in front of one or both of our driveways. This is not an infrequent occurrence. Often there will be ten or more various vehicles blocking our view to enter or exit our driveway. Part of this is most likely also from Del Dotto winery which as I recall is not allowed any on street parking on their use permit. However, the on street parking has become much worse since Whetstone has been in operation. I have seen no enforcement of on street parking regulations. The parking on street also poses an unsafe walking and bicycle path for children as well as adults. Walking to Vichy School or the local store is not safe wandering through busses and limo's parked on the street.

I would suggest off street parking be required and enforced.
I further suggest that some type of shielding be required so headlights are not shining in to adjoining residential structures or private yard areas.

Regarding the ten wine and food events for 24 people and the two events for 50 people, I would hope they are only allowed in the hours of operation of 11:00 AM to 4:00 PM as stated for general hours of operation and not be allowed to have loud music after allowed hours.

Will anyone enforce the hours of operation or the number of visitors and events at the property? There has been no noticeable enforcement of the Del Dotto Winery off street parking regulations.

It appears that this is a two winery (Wine Tasting and Sales for both Del Dotto and Whetstone) issue that needs to be reviewed as to the overall impact to the neighborhood. Two adjoining wine bars allowing 80 visitors a day is creating a large traffic and parking demand in a predominantly rural residential neighborhood.

Thank you,
John Bruce
1101 Atlas Peak Road,
Napa, Ca



RECEIVED

FEB 01 2013

DEPT. OF
ENVIRONMENTAL MANAGEMENT