

“D”

Public Comments

From: [Lonnie Payne-Clark](#)
To: [Ayers, Dana](#)
Subject: Sam Jasper Winery Permit
Date: Monday, October 05, 2015 12:32:51 PM

Thank you for listening to my concerns regarding the Sam Jasper Winery Permit. As I mentioned during our phone conversation this morning, I am concerned about the potential impact of this permit. After talking with you, I re-read the "new project submittal courtesy notice" and realized that my concerns are actually greater than just noise issues.

The proposed production capacity of up to 20,000 gallons of wine, 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

RECEIVED

NOV 18 2015

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

Dec 9-2015

Napa Co PBEs

1195 3rd St Suite 210

Napa Ca 94558

RECEIVED

DEC 11 2015

Napa County Planning, Building
& Environmental Services

ew

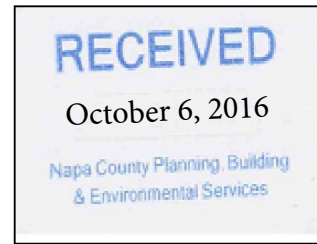
To the members of the planning Commission
We live on Orange Grove Ln which is right
off of Petra Dr. We have been here for forty years.
This is a short note to say we are against
the Black Station winery building a nother
Tasting Room closer to Petra Dr. as planned.
They have a Tasting Rm approxmantly 200
yards from the new proposed one.
They bought the Alexander property a
few years ago that is right next
door to them and are proposing a new
a new Tasting Room I believe in a
different name. They just drilled their
second Well this last year. Water
noise and Traffic are a concern.

Sincerely

Vernon & Antoinette Blaziek
200 Orange Grove Ln

October 3, 2016

Dana Ayers
Napa County PBES
1195 Third Street, Second Floor
Napa, CA 94559



Via email to Dana.Ayers@countyofnapa.org

RE: Sam Jasper Winery- P15-00077-UP

Dear Ms. Ayers,

I am the owner of 4075 Silverado Trail, which is immediately adjacent to the Sam Jasper winery site. I support the Sam Jasper winery project.

Chris Indelicato met with me very early in this process to discuss the project and any concerns I might have. We have been in communication since April 2015 when I reviewed the plans and the proposed winery activities. I have no concerns with the project, and I appreciate that the project is designed to follow the land's contours and minimize visual impact on neighbors.

As neighbors, I have been very fortunate to have the Indelicato family in ownership of the property surrounding my family's home. They are supportive when we need them, communicative when necessary and respectful to our privacy, which makes for a great neighborly working relationship. Because of this relationship, I am very comfortable with the project being appropriate and a nice addition.

More importantly, the Sam Jasper project will make this portion of Silverado Trail much safer by extending a double left turn lane from the winery north to Black Stallion winery. I support this change because it will make the road safer for my family and neighbors.

Please approve the Sam Jasper winery project. Thank you and feel free to contact me if you have any questions or concerns.

Sincerely,

Arik Housley
707-337-2713