

JAN 18 2017

Agenda Item # 9B

TO: Napa County Planning Commission

FROM: Edwina and Bradley Stoll, 220 Orange Grove Lane, Napa, CA. 94558

DATE: January 17, 2017

RE: Use Permit Application #P15-00077 – UP San Bernabe Vineyards, LLC – Sam Jasper Winery

We oppose passage of the application for the proposed Sam Jasper Winery. The chief concern is that unlike the recent application for Beau Vigne Winery where an old winery was being upgraded and remodeled, this current application replaces a vineyard with a new winery and buildings in an already compacted area.

We live just to the south of the winery site proposed in this current application and are concerned with the impact of changing the property listed in this proposal from a vineyard to a winery site with an on-site production facility as well as a tasting room for daily visitors and several "events" through the year. Please reference Vern Blaziek's letter and drawings to see the proximity of our 5 acre property to the proposed winery site.

We are concerned with adding additional traffic congestion to a small area of the Silverado Trail, the added noise that will travel south from the site and the added pressure a new structure will add to our natural water resources.

The proposed winery will be sandwiched between two existing wineries that are very short distances from each other --- one of those wineries, Black Stallion, is also owned by Sam Jasper Winery. There is no other place on the Silverado Trail where there are three wineries with driveways on the same side of the road so close to each other.

Placing the winery buildings to the west of the Silverado Trail so that they are not visible from the Trail means not only that they will be clearly visible from our property, but also that there will be added noise from the winery operations and events.

This area includes the residents of Petra Drive and Orange Grove Lane and we all must be concerned with water over-use since we all must depend on our wells for our water.

Frost, Melissa

Subject: FW: The end of the Trail?

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From: SodaCanyonRoad.org [mailto:bill@sodacanyonroad.org]

Sent: Monday, January 16, 2017 10:24 PM

To: McDowell, John

Subject: The end of the Trail?



The end of the Trail?

Supervisors, Commissioners and Planners,

[My apologies for the repetition of similar emails at numerous planning commission meetings, but the potential impacts at Soda Canyon Road and the Trail remain the same with each new project reviewed.]

The Silverado Trail is still a great ride for cars and bicycles at times other than the afternoon rush hour. Well banked curves and maintained surface allow a meditative, almost zen-like, cruise through the rolling landscape of vine rows and valley vistas. It is the ride that defines the Napa Valley as an Eden, a paradise on earth, for visitors and residents alike. It is a last local vestige of America's great passion for the open road. And it is about to disappear.

Two more wineries on or adjacent to the Trail are up before the Planning Commission on Jan. 18th and Feb 1st, 2017, the Sam Jasper Winery and the Grassi Winery. The requests for production capacity and visitation are modest, but the applications do call attention once again to the issue of continued development on this most iconic of Napa's highways.

This particular section of the Trail is becoming quite impacted by building projects. It is a harbinger of the development sprawl happening along the Trail and throughout the county. [As shown here](#), there are now close to 100 new or expanding wineries approved since 2010, most not yet built. There are some 50 more in the planning department awaiting review, with 18 more added in 2016 alone. I can understand the Commission's unfortunate need for additional hearings each month.



black: existing wineries & left turn lanes

red: proposed or approved

This is a map of the Soda Canyon intersection. There are now at least 8 existing or proposed left turn lumps on the Trail in the 1.5 minute drive between Hardman Avenue and Black Stallion Winery. Little will remain of the 2-lane highway. It will now be a section fraught with the driving angst of merging traffic. Will all of these turnouts make it safer? Maybe for those forced to become familiar with the concept of middle lane refuges. For most drivers there will still be the heart attack (and involuntary swerve), as a car dashes out from the left straight at their car and at the last second turns into the refuge lane.

The number of vehicle trips generated by the proposed wineries is adding up. Counting

Mountain Peak which has just been approved, there are now almost 380 more trips/day planned of this bit of the Trail. That's only 3% of the 11,000 daily vehicles that use the intersection now. But it is well above the 1% increase considered "significant" for any one project. Impacts accumulate.

Soda Canyon Road is already rated at Level of Service (LOS) F on weekday and Saturday afternoons and traffic signals are already warranted on weekday afternoons. They will shortly be needed on Saturdays as well. It is harrowing to make the left turn into the continuous stream of 55 mph traffic at rush hour. The traffic backs up behind the Soda Canyon stop sign waiting for one's rendezvous with fate.

The Soda Canyon intersection, like many intersections along the Trail and Hwy 29 already requires signalization for safe operation. As you know, the cost of those signals are often contributed to by mitigation fees added to the use permits. The signals don't get put in, I think, not just because the mitigation fees aren't enough to cover the costs (and the money is needed elsewhere), but because everyone knows what signalization means - a rural place is becoming a suburb. It is the death of the open road.

This map begins to give a sense of the winery strip mall that the rest of the Trail will become in the future. There are still several parcels in this stretch available for wineries. Given the present trajectory, projects will be proposed soon. (The property just north of the Reynolds Winery has recently sold.)

Is it too late to save the Silverado Trail? The openness of the landscape along its route defines Napa County to residents as well as the rest of the world. As the area around Soda Canyon Road shows, that iconic image will become screened and diminished by development if more protections are not put in place. It is past time to realize that the Trail is more important to Napa than just an access route to ever more wineries or just traffic relief from Hwy 29. The expansive views from the road are the mental images that everyone retains of this place. It is a single Napa experience more important than all the winery "experiences" combined. If the present development trend continues, the enjoyment of the Trail as the meditative cruise needed to be at one with the rolling majesty of the valley and its bounty will soon be gone. Please, don't let that happen.

Bill Hocker
3460 Soda Canyon Rd

If you wish wish to be removed from our email list please [let us know here](#).

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Traffic Increase since 1999

Accessed by Soda Canyon Road: Winery Visitors		Winery Visitors Permitted
Year		
1999		5,772
2015		15,614
Proposed Visitors: Grassi, MPW, & Relic		22,828
Total Future/Pending (Existing + Relic, MPV, Grassi Proposed)		38,442
Accessed by Silverado Trail at Intersection with Soda Canyon Road: Winery Visitors		Winery Visitors Permitted
Year		
1999		18,200
2015		21,940
Proposed Visitors: Beau Vigne, Corona, Reynolds Expansion, Sam Jasper		46,856
Total Future/Pending (Existing + BV, Corona, Reynolds, Sam Jasper Proposed)		68,796
Combined Vineyard Worker & Winery Visitors at Intersection of Silverado Trail & Soda Canyon Road		Vineyard Worker Traffic & Winery Visitors
Year		
1999		48,472
2015		78,994
Existing Vnyd Workers + Existing Winery Visitors + ALL Proposed Winery Visitors		148,678
Increase from 1999 Traffic to Future Total if All Approved (as a percentage)		207%
Increase from 2015 Traffic to Future Total if All Approved (as a percentage)		88%

Letter to the planning Commission

My name is Vernon Blazich and my five acres is adjacent to Jasper or Delicate property. We have owned our property for 41 years. When we bought our property there was a 10' Foot easement on the north side of it to get to the Napa River. Ed Snider who owns the property above me claims they got that easement signed over to them from Andrey Vanderhadi who used to own Ed's property. That easement was theirs before Andrey bought his property. I know that because it showed on my Plot plan for my property. Delicate Senior bought the property where the Black Stallion Winery is now. A few years later he bought the Alaxander property which is next to me. Black Stallion has a Tasting Rm now they want another Tasting Rm 200 yards from their first one which would be approximately 100 yards from Ed Snider's Tasting Rm. I think they are pulling a fast one and are trying to get another Tasting Rm. I am 88 years old and probably not the brightest star in the sky but I think you need to take a hard look at this one. My wife has dementia and I am not sure if I can be at the meeting

Sincerely
Vernon Blazich

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Napa County Planning, Building
& Environmental Services

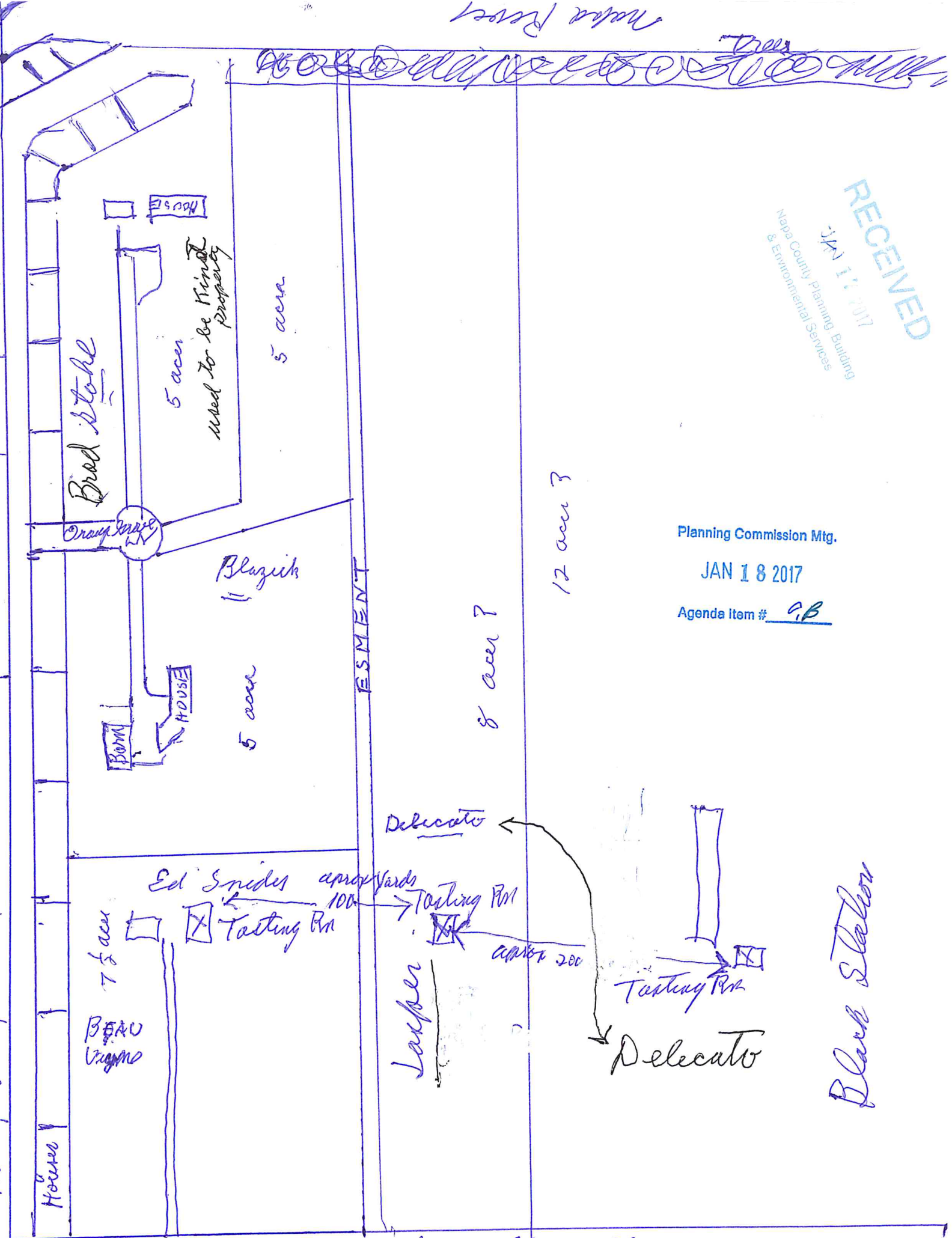
Mudra River

Trees



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Black Station

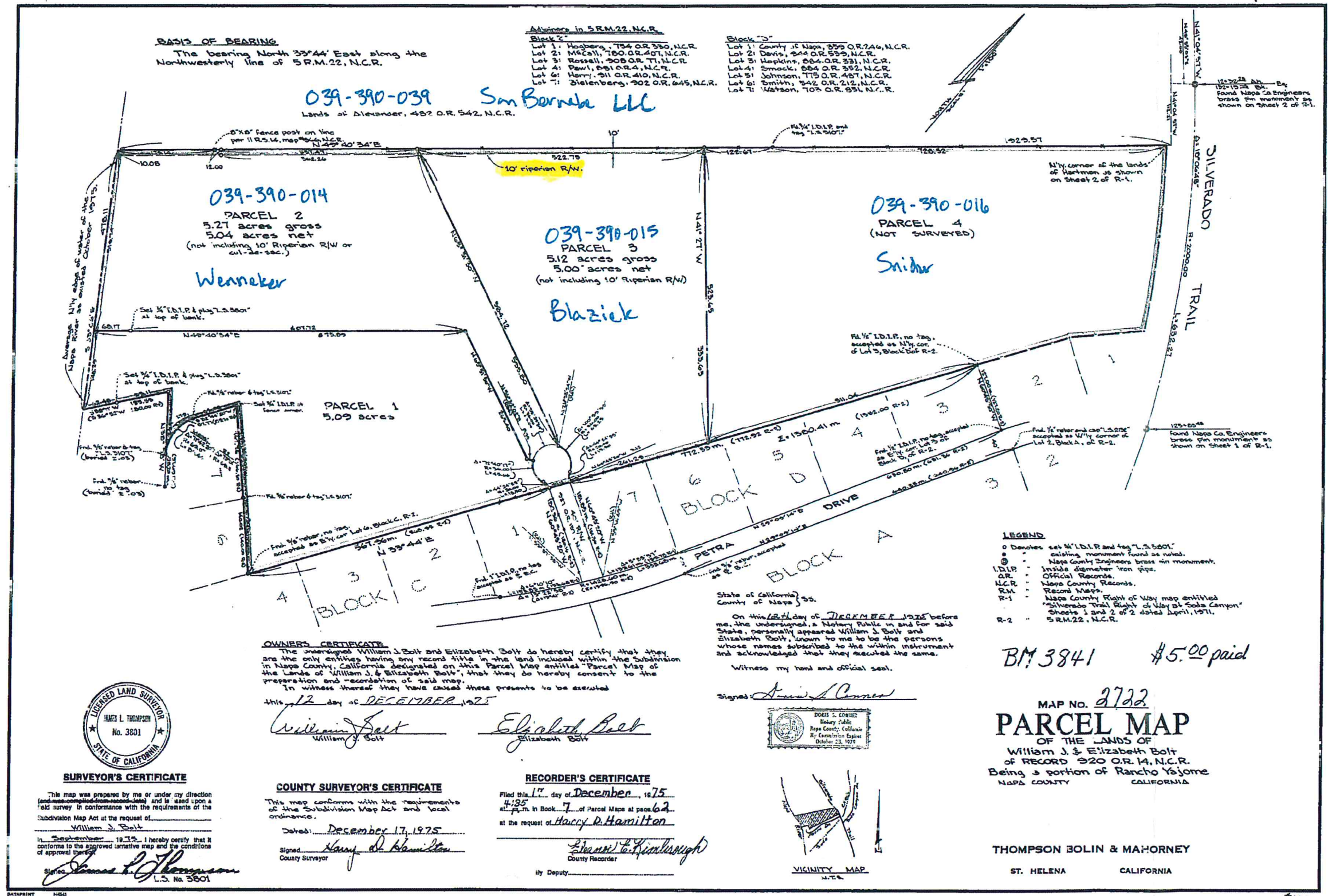
1 acre

7 PM62

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BM 3841 \$5.00 paid

