

“E”

Public Comments



Quality First

REEVES CONSTRUCTION

P.O. Box 12

St. Helena, California 94574

(707) 963-5887
Lic. No. 387845

RECEIVED

MAR 27 2017

Napa County Planning, Building
& Environmental Services

March 17, 2017

Letter of Support for Behrens Use Permit Modification

Jason Hade
Napa County PBES
1195 Third Street, Second Floor
Napa, CA 94559

Jason Hade, et.al.

My name is Patrick Reeves. I own AP# 020-300-046 to the North of the Behrens winery. This parcel is probably the most impacted by Behrens activity. Because of its increased impact my support should have increased bearing.

In the two decades that I have known this family there has never been an issue that caused me concern. They have been a beacon of good will to me and my family. If I were able to choose anyone to be my neighbor I would choose this family.

I have seen the Behrens take a parcel that was used for drugs, violence, and environmental damage to a well-run family business. Years of hard, wise, and high-quality work have gone into this winery. I hope to see continued progress.

I would ask that you approve their application. I also ask that you do anything in your power to help them continue improving the Spring Mountain area.

If there are any questions or other support that I can offer please let me know.

Patrick Reeves

707 486 4051

CROWLEY

VINEYARD

Spring Mountain District
NAPA VALLEY

RECEIVED

MAR 21 2017
Napa County Planning, Building
& Environmental Services

March 16, 2017

Jason Hade
Napa County PBES
1195 Third Street, Second Floor
Napa, CA 94559

Dear Mr. Hade,

My name is Joan Crowley, and my home and vineyard on Spring Mountain share a property line with Behrens Family Winery. I have been aware of the Behrens' project since the family started working toward their winery permit modification. I completely support them in their endeavor and would ask that Napa County do the same.

Neighbors like the Behrens family are who make Spring Mountain and Napa Valley such a wonderful area to live in. They truly represent what it means to be good neighbors and artisan winemakers. I have enjoyed an 18-year relationship with the family. In fact, son Sean Behrens helped with putting in my vineyards and building my house. Sean worked with me while he was waiting for the County to approve their original winery plans. Over the years, Sean, his parents, and I have strengthened our friendship. I truly hope that Behrens Family Winery will be able to move forward with their project and continue to tell their story to the world. We should all support these types of small, hard-working, local family wineries.

Sincerely,



Joan Crowley

BARNETT VINEYARDS
Spring Mountain District
NAPA VALLEY

RECEIVED
MAR 16 2017
Napa County Planning, Building
& Environmental Services

March 7, 2017

Jason Hade
Napa County PBES
1195 Third Street, Second Floor
Napa, CA 94559

Dear Jason,

Re: Behrens Family Winery Use Permit Modification

We are in complete support of the use permit modification application. They have mentioned that they were going to do this quite a while ago and we have no concerns with this project. They are a small family owned winery that has been here for over 18 years and have been wonderful neighbors. We feel that they are a huge asset to all the wineries on Spring Mountain Road.

Spring Mountain is a small community of mostly family owned wineries and we feel that Behrens Family Winery is one of the iconic wineries on this mountain. Les, Lisa and Sean are great neighbors to have and we completely support them getting a conditional use permit modification.

I hope that the county will grant them the permit.

Sincerely,



Fiona and Hal Barnett

Feb. 27, 2017

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

Attn: Jason Hade
Re: Behrens Family Winery application for tasting room permit

Dear Mr. Hade,

I am the owner of 4013 Spring Mountain Road, which is near Behrens Family winery site here at the top of Spring mountain. I completely support the Behrens winery project.

Les, Lisa and family met with me very early in this process to discuss the project and any concerns I might have. We have been in communication since last year when I reviewed their plans and the proposed winery activities. I have no concerns with the project, and I appreciate that the project is a family winery that fits into the neighborhood. The Behrens represent family wineries that support our agricultural community.

Les and Lisa are responsible, good neighbors. They contribute to our community in many, many ways. They have been members of the Spring Mountain District Association since its inception in 2005 and help with our annual community party and annual road clean-up. Napa County should encourage projects and people like this!

Please approve the Behrens application. Thank you.

Sincerely,

Sheldon Richards
Paloma Vineyard
4013 Spring Mountain Road

From: [Francis Marvin Atchley](#)
To: [Hade, Jason](#)
Subject: Behrens Winery application
Date: Monday, February 27, 2017 1:51:11 PM

Jason Hade

Napa County PBES

1195 Third Street, Second Floor

Napa, CA 94559

Via email to Jason.Hade@countyofnapa.org

RE: Behrens Family Winery- PIX-XXXX-UP

Dear Mr. Hade,

I am the owner of the 4018 Spring Mountain Road property through which the road easement passes for access to the Behrens Winery.

I approve the Behrens application and have no concerns with their winery project.

I do find, however, that the width of the road improvement apparently required by the fire code is absurd. To apply requirements designed for large operations to small businesses is a misapplication of governmental responsibility. This is a small wooded area and such a construction is both unsightly and unnecessary – there are adequate turnouts for fire equipment and resident egress.

It is also the case that this road services two other wineries which are larger, yet are apparently grandfathered so avoid sharing the cost of any road improvements. Again, absurd.

The neighbors in this area share the maintenance of the common road. Sean Behrens performs hands-on maintenance of our roads and also the Napa County Spring Mountain Road. The County Road workers are unable to provide needed smaller chores such as clearing roadside drains which when clogged can lead to much more serious problems.

Sincerely,

F. Marvin Atchley

RITCHIE CREEK VINEYARD

BONDED WINERY 4681

4024 SPRING MOUNTAIN ROAD

ST. HELENA, CALIFORNIA 94574

707/963-4661

February 26, 2017

To Whom It May Concern,

My husband and I have lived and worked on our property on Spring Mt. Rd. for over 50 years. The Behrens family property share a corner with us, and over the last 18 years, they have been nothing but good neighbors.

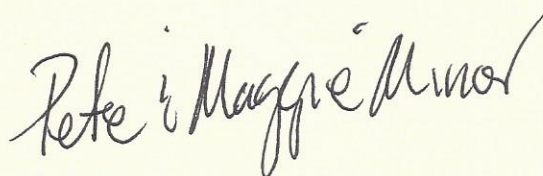
The top of this hill is mostly small family vineyards and wineries. Pete and I purchased our property in 1965 and planted our vineyard. In 1973, we moved here full time and built our small winery. We were bonded in 1974. Back then, we were pioneers of the wine movement and we feel we have contributed to the prosperity of Napa county. We came with passion for our art and a willingness to work. Over the years, we have seen other like-minded families with the same pioneering spirit plant vineyards here and establish small family wineries. The Behrens Family Winery fits this category. We all believe in our art and are trying to make a living from our land, so when the Behrens family informed us of their need to modify their permit a few years back, we had nothing but goodwill and support for them.

We are a special community up here on Spring Mountain, neighbors help neighbors and the community bands together to solve problems. The Behrens family are no exception, they embraced that sense of community from the day they came here. One example of this is the common road we all use. Over the years, the community has shared the cost to pave the road and its asphalt maintenance. Since the Behrens Family Winery moved in the late 90s, we have not noticed an increase in traffic on this road over the years, and we have never had a problem with congestion or getting by other traffic. Furthermore, we have never had a conflict between the neighbors regarding the road nor any complaints regarding costs because everyone is conscientious.

As the wine business grows in the valley, more and more corporations have moved in, replacing the family wineries, but the artistry and the heart of winemaking lies within family wineries. For the sake of keeping the art alive, we urge you to approve the Behrens Family Winery's application, and give us small guys a fighting chance. Thank you very much for your consideration.

Sincerely,

Pete and Maggie Minor
Ritchie Creek Vineyard
Est. 1974

A handwritten signature in cursive script that reads "Pete & Maggie Minor". The signature is written in dark ink and is positioned to the right of the typed name.

RECEIVED

FEB 22 2017

Napa County Planning, Building
& Environmental Services

Sherwin Family Vineyards

SPRING MOUNTAIN DISTRICT • NAPA VALLEY



Jason Hade

Napa County PBES

1195 Third Street, Second Floor

Napa, CA 94559

Re: Behrens Family Winery Permit Modification

Dear Mr. Hade,

Sherwin Family Vineyards is a small family winery that has been located on Spring Mountain since 1996. During this time, we have enjoyed the small community of neighboring wineries that share this special location with us. Comprised of nearly all family-owned, small boutique wineries, our AVA is truly a gem in the Napa Valley.

Over the past year, we have been in communication with Behrens Family Winery regarding the pending use permit modification and we would like the County of Napa to know that we fully support this change. The business model of Behrens Family Winery is consistent with the other wineries in our neighborhood, and we feel that is important to the integrity and culture of our AVA.

Behrens Family Winery, its owners, and employees have been excellent neighbors for over 18 years, and our relationship with them and their contributions to our neighborhood are important to both our business and to us personally as full-time residents of Spring Mountain Road.

We ask that you please approve the use permit modification, and allow our neighborhood of small family wineries, that is such a special part of the Napa Valley, to continue to enjoy the presence and contributions of Behrens Family Winery.

Regards,

Steve and Linda Sherwin

Sherwin Family Vineyards



February 17, 2017

Jason Hade
Napa County PBES
1195 Third Street, Second Floor
Napa, CA 94559

Dear Jason,

My name is Wesley Steffens. I am the GM and director of my families winery Vineyard 7 & 8 located on top of Spring Mountain.

I am writing you today in support of the "conditional use permit modification" currently under review for Behrens Family Winery.

As friends and neighbors to the Behrens Family, we were made aware of this project very early in the process, and have absolutely no concerns with what they are applying for. The hallmark of the Napa Valley, and certainly the small neighborhood we are lucky to be a part of here atop Spring Mountain is that small family wineries such as Behrens Family have the absolute best interests in mind when looking to embark on projects such as this.

The Behrens Family has been a part of the neighborhood up her for 18 years, and at no time have I ever had anything but the utmost respect for what they are doing. The Behrens Family is asset to our neighborhood, to the wine business and to the Napa Valley.

It is wineries such as Behrens Family that make me proud to be a vintner. They have nothing but the best intentions in mind, and I would absolutely be in favor of approving their application, and hope you ultimately feel the same.

Should you have any questions, or if there is anything I can do further to help, please don't hesitate to contact me at the winery at 707.963.9425 or via email at Steffens@vineyard7and8.com

All my best,

A handwritten signature in black ink, appearing to read 'Wesley Steffens', with a long, sweeping horizontal stroke extending to the right.

Wesley Steffens
Vineyard 7 & 8

Sam Baxter

4007 Spring Mountain Road • Saint Helena, CA 94574

Date: 2/9/17

Jason Hade
Napa County PBES
1195 Third Street, Second Floor
Napa, CA 94559

Dear Mr. Hade:

I am writing this letter in support of the conditional use permit modification application submitted by Behrens Family Winery located at 4078 Spring Mountain Road in Saint Helena. I have worked and lived in the Spring Mountain District neighborhood for 18 years. I have known the principles at BFW for much of that time and they have always been positive contributors to the neighborhood and have made an effort to maintain good relationships with me and others in the area.

I was made aware early on in this process that they would be pursuing a use permit modification. I feel that the scope and size of their proposal is very appropriate for the location and it fits in well in an area of small family wineries. I hope that they receive swift approval from Napa County so that they can continue to contribute positively to the Spring Mountain District neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Baxter', written in a cursive style.

Sam Baxter

4007 Spring Mountain Road