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Public Comments



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APR 19 2017
Napa County Planning, Building
& Environmental Services

April 17, 2017

Napa County Planning Commission
c/o Jason Hade
1195 Third Street, 2nd Floor
Napa Ca. 94559

RE: Support of Use Permit Major Modification of Flora Springs Winery #P1500111

Dear Napa County Planning Commissioners,

Please accept this letter in support of the Use Permit Major Modification of Flora Springs Winery scheduled for May 3, 2017. Upper Valley Disposal and Recycling has been providing waste disposal, recycling, and composting services to Flora Springs since the winery's inception. We have found this family winery to be a responsible and beneficial part of our community.

As a neighbor to the Flora Springs Winery and many of its family members, we recognize the necessary changes that need to be made to continue to operate in a competitive market balancing agriculture and tourism. The Komes and Garvey families of Flora Springs Winery have dedicated themselves to achieving this balance. Furthermore, we understand and support the need for facilities like Flora Springs Winery to upgrade infrastructure due to changing regulations for wastewater systems, storm water, sanitation, and energy efficiency. We hope you will allow them to make the necessary changes to continue their family-owned business.

Thank you for your consideration.

Christy Pestoni Abreu
Community Relations
Christy@uvds.com

MORRIS CAPITAL MANAGEMENT, INC.

May 26, 2015

RECEIVED

Mr. David Morrison
Director of Planning, Engineering & Environmental Services
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

MAY 29 2015
Napa County Planning, Building
& Environmental Services

RE: NOTICE OF FLORA SPRINGS WINERY MAJOR MOD APPLICATION

Dear Mr. Morrison:

I am writing to express concern about the early notice received on the above noted project modification. Although you and I have not yet met, you may be aware that the Inglewood Avenue residential neighborhood has a long history of interface with all kinds of wineries and other development projects proposed in proximity to our neighborhood.

For some years we have worked diligently to minimize the amount of traffic that Flora Springs Winery generates on Inglewood Avenue, as the winery has access on both Zinfandel Lane (their major access) and Inglewood Avenue (mostly a farming access). We have had a general agreement that the winery will utilize Zinfandel Lane so as to not add undue traffic to Inglewood Avenue. The Flora Springs Tasting room on Highway 29 was more acceptable to our residents when it first opened because we felt having the tasting room on the commercial area of Highway 29 would translate into less need for a large number of visitors traveling Zinfandel and Inglewood Avenues (both residential neighborhoods) en route to the Winery.

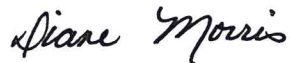
It would appear that the Winery now wishes to send a large number of people from their tasting room on Highway 29 to the Winery, or to increase their visitation base well beyond those visitors that go to the facility on Highway 29, based on the significant increase reflected in their project description. An increase from the existing approved 25 visitors per day to 100 visitors per day is a very large increase, especially considering the fact of their nearby tasting room on Highway 29.

I am writing on behalf of the neighborhood to ask that the County consider where Flora Springs Winery stands relative to the production level of other similarly sized wineries and also to their proximity to a large residential neighborhood when the County determines what level of increased visitation is appropriate for this winery. We would

respectfully suggest that increasing the visitation by four times its current level is excessive, particularly considering that the Winery has a large tasting room devoted exclusively to Flora Springs Wines on Highway 29.

Our neighborhood will continue to follow this application, as we do with all development proposals that have the potential of effecting quality of life and safety for our residents. Our position has always been one of attempting a "win-win" solution that is fair both to the business and to the neighbors. We are hopeful that reason will prevail this time, as it has in the past.

Sincerely,

A handwritten signature in cursive script that reads "Diane Morris".

Diane L. Morris
1777 Inglewood Avenue
St. Helena, CA 94574