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Public Comments

From: [Ronald Katz](#)
To: [Gallina, Charlene](#)
Subject: Titus Vineyards Winery Use Permit Mod. # P17-00128-MOD
Date: Wednesday, August 09, 2017 1:25:23 PM

Ms. Gallina, we reside @ 11 Bournemouth Rd.(across the road from the subject winery property). We(& our neighbors @ Vailima Estates Homowners Assoc.) were not notified of the winery's original permit application. We object to the increased vehicle traffic, the unattractiveness of the winery design, the unpainted storage tank & the increase in water consumption from our reservoir. Thank you, in advance for your attention to our complaint.

Ron Katz
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From: [Don Farrar](#)
To: [Gallina, Charlene](#)
Subject: Comment on Titus Winery Use Permit Modification No. P17-00128-MOD
Date: Wednesday, August 09, 2017 3:18:56 PM

Ref: Titus Vineyards Winery – Use Permit Modification No. P17-00128-MOD

Charlene Gallina, Supervising Planner

Napa County Planning, Building & Environmental Services Dept.

Dear Ms. Gallina:

I am President of the Vailima Estates Homeowners Association which contains fourteen homes on Bournemouth and Swanston Roads, which border the Titus Winery. Several members of our Association have expressed concern to me about the Titus request for an increase in both the volume of production and the number of daily visitors permitted to the site. Our concerns are as follows:

- The Titus Winery obtains the large quantity of water used in its operations from the same aquifer as do the fourteen homes in our residential community. Coming, as we all are, off a long period of drought and anticipating further pressures on water supplies in the warmer future expected as a result of climate change, we are troubled by the “bait and switch” tactic employed by Titus to seek a permit to build a winery limited to 24,000 gallons of wine per year, then to build a winery with a much larger capacity and immediately on the winery’s opening to request a doubling of the production capacity to 48,000 gallons. It is hard to believe that the Modified Permit was not the owner’s original intent and the original Permit was not lowered to facilitate approval – by deception.
- We also are concerned about the larger proposed volume of traffic in our neighborhood. Traffic moves quite rapidly past the Titus Winery, to stoplights at the intersection with Deer Park Road just south of the winery and to a tight turn just to the north. Greater traffic volume and congestion is unwelcome on its own and is amplified by increased danger of accidents, especially for southbound traffic rounding the curve just north of the turnoff into the winery.

Sincerely,

Donald E. Farrar

5 Bournemouth Rd.

St. Helena, CA 94574