

“E”

Public Comments

Dear Wyntress:

I'm writing to you to voice our concerns about the proposed expansion of Reynold's Winery.

Once upon a time, the area near the Soda Canyon store was a rural area with only a few wineries and tolerable traffic. Making a left hand turn from Soda Canyon Rd. on to Silverado Trail or turning left from Petra Dr. on to Silverado Trail was a simple traffic maneuver. These days, especially during weekday "commute hours" of 7:00-8:00 AM or 4:00-6:00 PM traffic is terrible. Unfortunately, weekends offer no relief and can be worse at times.

North and now South of Petra Dr. turn lanes have been approved north of Petra Dr. More wineries are requesting expansion to serve large groups and more scheduled events, or have already been approved to increase business. The new winery recently approved on Soda Canyon Rd. will add to the traffic nightmare, And now the proposed expansion by Reynolds Winery. Where is the consideration to the area residents??? Please slow these developments down and consider the residents of the surrounding neighborhoods, especially Petra Dr.

The proposed increase of 54 events from 3 events is completely over the top. I had a small business here in Napa so I understand what Reynold's would like to accomplish. But this is a residential area shared by wineries. It seems like the county has repeatedly sided with winery growth in spite of legitimate complaints concerning water use, noise pollution, and finally the potential traffic nightmare.

Where is your consideration for the residents in the Soda Canyon /Petra Dr. residents??

Silverado Trail was never intended to be used for the kind of traffic these wineries will generate. You only have to drive up Hwy 29 to see the valley infrastructure cannot handle the exponential increase in traffic over the last 25 years.

If nothing else, please **consider this mandatory requirement-** to approve Reynold's proposed expansion, **Reynold's must arrange some sort of coach or bus service** to and from events with 15 or more participants. Please force Reynold's to take some responsibility and give consideration to their neighbors.

PLEASE CONSIDER NEIGHBORHOODS SURROUNDING REYNOLD'S WINERY!!!!

Sincerely,

John and Lisa Johnston
1022 Petra Dr.
Napa, CA 94558



RECEIVED

OCT 09 2017

TB
Napa County Planning, Building
& Environmental Services

From: [Balcher, Wyntress](#)
To: ["Louise V"](#)
Cc: [Dillon, Diane](#)
Subject: RE: Use permit modP14-00334
Date: Tuesday, October 03, 2017 4:18:35 PM

Hello Ms. Vicencio,

Reynolds Winery project # P14-00334 was scheduled for hearing on October, 4, 2017, but a request has been made by the applicant to move the hearing to November 1, 2017.

Regarding your question #1, this 20,000 gallon per year family-operated winery was approved by the Board of Supervisors on June 27, 2000. It was approved for tours and tastings by appointment only during its expected hours of operations, 10:00 am to 5:00 pm.

A groundwater analysis was prepared for the requested expansion and the engineer concluded that the project would have no net increase in water demand, since the applicant has volunteered to reduce vineyard irrigation, will destroy one of the existing wells on the property, and the project will result in the removal of 0.2 acres of vineyard. Additional water use savings are to be accomplished by vineyard irrigation management, the monitoring of all wells utilized on the property, and a cap on total water use allowed, all included as the recommended conditions of approval.

The winery is currently permitted three marketing events, two/year for 40 attendees and 1 for 25 attendees. The project proposes an increase in marketing events to 4 wine and food parings per month with half of the events having up to 24 attendees and half having up to 40 attendees. Larger events are proposed including four events with up to 60 attendees and two events with up to 125 attendees.

The current marketing activities received approval to occur until 10:00 pm with cleanup completed by 11:00 pm. The winery was found to have exceeded its visitation levels during the a County audit, and the applicant filed the use permit modification to bring the winery into compliance.

All visitor parking is required to be handled on-site, and the 22 parking spaces can accommodate the 60-attendee events. There is adequate land to accommodate temporary on-site parking for the two larger events.

Thank you for your comments/questions, which will be submitted to the Planning Commission for their review.

-----Original Message-----

From: Louise V [<mailto:louiseav@sbcglobal.net>]
Sent: Monday, October 02, 2017 1:04 PM
To: Balcher, Wyntress
Cc: Dillon, Diane
Subject: Use permit modP14-00334

Hi,

I have questions and concerns regarding the requested use permit modifications for the Reynolds family winery.

1) I thought that the small winery was open by appointment only.

When did it get the permit to be open from 10:00 am to 4:30 pm?

2) I am concerned about any increase or new permits that are increasing the water consumption in this soda creek area as I live on Petra drive and the recent county water study acknowledges that they don't understand why virtually all the wells on our street have gone dry.

3) I am concerned about the increase in hospitality events from 3 to 54 a year. This is a 1700% increase!

Increasing visitor use from 10 to 40??

If production is allowed to double I don't think the increase in use should be allowed to more than double.

Again

4) I have seen private tour vehicles going into and out of this winery more than 3 times after 4:30 pm in the last

year. Is part of this permit to bring them into compliance?

I have safety and safety concerns over this increase.

One huge concern not just with this winery but with all the new wineries along Silverado trail with extended hours and additional events is that when it gets dark and daylight savings starts in early November it is dark at 5:00 pm. Tourist and visitors who do not know where they are going are a serious hazard to the other drivers on the road, especially in the dark. I come across people stopped or driving extremely slow looking for the entrance to these places and it is extremely dangerous. They also pull out from these wineries not realizing that the speed people are driving on the trail.

4) if they are asking for these numerous large events and only increasing parking for 22 cars, where are all the cars being parked and our shuttled?

I have nothing personnel against this winery, my supervisor just suggested I should comment on these permits when they come up.

Thank you.

Louise Vicencio

1141 Petra dr.

Napa, ca

Sent from my iPad

From: [Lonnie Payne-Clark](#)
To: [Balcher, Wyntress](#)
Subject: Reynolds Family Winery Permit
Date: Monday, October 05, 2015 11:58:50 AM

Thank you for updating me regarding the pending request for major modifications to this permit. As I mentioned during our phone conversation this morning, I am concerned about the potential impact of this permit. The proposed expanded production, 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

To Our Neighbors: We are sending this letter to the Planning Commission responding to the recent notification (Public Notice of Hearing regarding Reynolds Family Winery Use Permit Modification P14-00334) that Reynolds Family Winery seeks to expand its operation. While it is not a personal reaction to the Reynolds Family Winery, it is an acknowledgment that we are all affected. If you share our concern, we encourage you to respond to the Planning Commission on or before 11/17/2015.

Oren and Elena Kuhn

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NOV 16 2015
Napa County Planning, Building
& Environmental Services
OK

To Planning Commission
Re Permit Modification P14-00334
11/15/2015

My wife and I have lived at 1103 Petra Drive for 46 years. In that time we have seen profound changes not only in the immediate area but up and down the valley. We have seen agriculture become viticulture and our valley evolve from a quasi-rural to a hugely trafficked world destination with all the attendant benefits and drawbacks. We are realistic about the direction these changes have taken and have coped with accelerated population, development, traffic, congestion and attendant changes that accompany growth.

While we have experienced these things generally, we have also experienced them personally. The expansion of the wine industry has begun directly to affect us and the residents of our neighborhood. In the last several years, just in our area, the most direct effect has been on the water table. With few exceptions the residents of our street have all had to drill deeper wells at significant cost as the water table has dropped.

Drilling into lower depths has introduced into our domestic water supplies minerals like arsenic and boron, not previously present. We, for example, have had to install two point-of-use filtration systems to

treat our drinking water and there is no economically practicable treatment for boron in the water we use to irrigate our small orchard and native plantings. And we are not alone.

We are told that lowering the water table has also allowed the intrusion of minerals from lower depths due to the pressure preventing this intrusion being lessened. Just in our location each existing winery and each new winery has sought to drill new deeper wells to irrigate existing and expanded vineyards. While we cannot document a direct relationship between these activities to our specific situation, it is difficult to believe the lowering of the water table, the increased drilling of vineyard wells, the increased irrigation of expanded vineyards, our need to drill deeper domestic wells and the intrusion of minerals into our domestic water supply are not related.

It is naive to believe there will be any reversal of planned development, but it is neither naive nor unreasonable to expect that increased development continue without taking into account that we must continue to co-exist in a finite and increasingly fragile eco-system. It is not just this expansion that is of concern, but it is just the latest in this area. If this Permit Modification turns on a new well, a 100,000 gallon water tank and the establishment of a transient community water company, we support the Planning Commission's negative declaration.

Sincerely,

Oren and Elena Kuhn

Coombs & Dunlap, LLP

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Writs & Appeals

November 17, 2015

DHardy@coombslaw.com
Direct Dial: 707.252.9104
Reply to Napa Office

Via Email and Hand Delivery

Ms. Wynress Balcher, Planner
Napa County Planning, Building,
and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
wynress.balcher@countyofnapa.org

RE: Reynolds Family Winery
Application for Modification of Use Permit #99386-UP

Dear Ms. Balcher:

I am writing on behalf of my client, Evelyn Allen, to provide comments regarding the above-referenced application of Reynolds Family Winery (hereinafter, "Reynolds") and the proposed Negative Declaration. Ms. Allen is a long-time resident of Napa County, and she owns and resides on property neighboring the Reynolds winery property to the south. Because of her proximity to the Reynolds winery property, Ms. Allen is uniquely affected by the potential impact of this project.¹

As a preliminary comment, Ms. Allen wants to emphasize that she considers Reynolds and its owners, Steve and Suzie, to be good neighbors, with whom she has always had a good relationship. In submitting these comments, Ms. Allen has no intention of preventing Reynolds' continued growth and success, or to prevent the contemplated expansion project from going forward.

Nevertheless, the scope of the expansion project is concerning to Ms. Allen, and she would like to ensure that the Planning Commission considers all potential impacts of the project on the surrounding community and environment. Ms. Allen requests that the Planning Commission require mitigation measures or, if necessary, limit the scope of the intended expansion.

¹ Ms. Allen has also drafted her own handwritten letter describing her concerns with the Reynolds application. The original letter drafted by Ms. Allen will be delivered with this letter to you by hand, with a copy to be emailed, as well.

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The scope of the expansion contemplated by Reynolds is substantial. Among other things, Reynolds is seeking to increase its production capacity by 100%, from 20,000 gallons per year to 40,000 gallons per year; increase its daily visitation to four times its current maximum, from 10 to 40 visitors per day; increase its hours of operation by adding 17 extra hours a week; add over 50 more marketing events per year; and modify its water use by installing a 100,000 gallon water storage tank and destroying a well.

Under Section 15070 of the California Code of Regulations, a negative declaration shall be prepared for a project subject to CEQA when “the initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.” The conclusion of the Initial Study – that the proposed project will not have a significant effect on the environment – does not appear to be consistent with the substantial nature of this expansion. Specifically, the Initial Study does not adequately address several issues, which Ms. Allen raises for the Planning Commission’s consideration:

1) The Traffic Impact Report Appears to Underestimate the Increase in Truck Traffic.

The Traffic Impact Report prepared by Crane Transportation Group (“TIR”) appears to overlook and underestimate potential traffic impacts. In particular, the information regarding the number of grape deliveries is inconsistent and likely understated.

While the grape delivery information contained in the TIR is unclear, particularly with regard to current numbers², the following is a fair summary of the information scattered throughout the TIR: currently, Reynolds receives between 15-30 grape truck deliveries over the course of 30 days of harvest. It estimates an increase of approximately 30 more deliveries, for a total of 45-60 deliveries per year, all during the 30 day period of harvest.

These estimates do not make sense given the intended increase in production from 20,000 to 40,000 gallons. In Appendix Table 1, the TIR states that Reynolds currently grows 59% of its grapes on site, leaving 41% – or grapes for 8,200 gallons – to be delivered in those 15-30 deliveries. In Appendix Table 2, the TIR states that Reynolds will be bringing in all of the grapes for the increased production – another 20,000 gallons – from off-site. Without intending to oversimplify the matter, if it takes 15-30 deliveries to deliver 8,000 gallons worth of grapes, it is unlikely that 30 more deliveries will deliver 20,000 gallons worth of grapes.

² Appendix Table 1 shows grape deliveries to occur 1-2 times per day on weekdays and once per day on weekends for a total of 30 days, but then states the total number of deliveries to be 15.

Furthermore, the increased trips that **are** accounted for are treated as inconsequential without justification. For example, the TIR also states that while deliveries can occur between 6:00 a.m. and 1:00 p.m., “morning deliveries would be typical” (section IX, p. 20) and then allocates the deliveries to take place in non-peak hours. (See Table 12.) The TIR concludes, inaccurately, that “all increased traffic would be associated with expanded visitation.” (Section IX, p. 20.)

Without a doubt, all traffic increases are not the same. The increased traffic due to visitors, while it appears to be substantial, is less impactful than the increase in grape delivery trucks, which will have difficulty maneuvering into driveways coming off Silverado Trail.

2) The Impact of the Left-Turn Lane on Ms. Allen Is Unclear.

Part of the expansion project includes adding a left-turn lane to the area of Silverado Trail directly in front of Reynolds for southbound traffic turning into the winery. This aspect of the project is clearly beneficial for the flow of traffic on Silverado Trail, but raises some concerns for Ms. Allen, whose driveway is located about 150 feet to the south of the Reynolds’ driveway.

One concern is that Ms. Allen, and any visitors to her property, will no longer be able to safely exit her driveway towards the south when cars are stacked up in the left-turn lane. This is because her view of oncoming traffic could potentially be obstructed by the cars in the turn lane. Another concern is that the left-turn lane will cause difficulty for trucks with trailers traveling south to enter Ms. Allen’s driveway. Trucks of this type do enter Ms. Allen’s driveway somewhat frequently, and they cannot enter from the northbound lane due to the sharp angle of the turn. However, with the left-turn lane, these trucks could potentially have difficulty turning from the southbound lane as well, due to the relatively close proximity of the left-turn lane and Ms. Allen’s driveway.

One possible alternative to remedy, or at least mitigate, both of these issues would be for Reynolds to extend the transition area to be located to the south of its driveway, without narrowing, past Ms. Allen’s driveway. If the transition area extended sufficiently past Ms. Allen’s driveway, Ms. Allen and others exiting her property would have sufficient room to merge into southbound traffic despite any visual difficulty. Trucks with trailers and other large trucks would also be able to make use of the extended transition area to approach Ms. Allen’s driveway.

3) The TIR Understates Trips By Assuming No Increase in Employees

In Appendix Table 2, the TIR lists no increase in employees associated with the expansion project. This fact is also stated in the text of the TIR. (See Section IX, p.20.) However, the Notice of Hearing and Intent to Adopt Negative Declaration shows an expected increase of 7 employees.

4) The TIR Is Inconsistent Regarding the Increased Trips Due to New Events

At Section XII, the TIR estimates the increased number of trips due to the substantial increase in events at Reynolds over the year. However, the language used in that section is inconsistent. In one place, the TIR states that 24 guests would result in “9 vehicles;” in another, it states that 125 will result in “about 45 vehicle trips to/from the winery.” The number of increased trips is unclear.

5) The Initial Study Minimizes the Impact of Potential Impacts to Water Supply

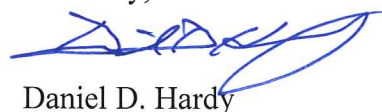
While the issue of the water supply is addressed in the Initial Study, our client is concerned about the project’s impact on the availability of water for her property. Despite Reynolds’ intent to double its production capacity, the expected impact on water usage is listed to be a minimal increase from 6.82 acre feet per year to 7.60 acre feet per year. Furthermore, the project expansion includes the destruction of a well and the installation of a 100,000 gallon water storage tank. Given the increased production, reduction in water supply, and substantial increase in water storage, it appears possible that the project will have a significant impact on the availability of water to neighboring properties. The Initial Study should address this.

6) The Dramatic Increase in Number of Events and Hours of Operation Are Likely to Lead to Significant Noise Increases

As noted above, the Initial Study shows that Reynolds is requesting an increase in its hours of operation by 17 hours per week, and permission to host over 50 new events throughout the course of the year, most of which are contemplated to take place until 10:00 p.m. This is a significant increase in the amount of time the winery will be open and number of people that will be present. Combined with an additional outdoor area to serve wine, for which Reynolds is also applying, Ms. Allen is very concerned that the increase in noise levels due to these events and extra hours will be unacceptable.

In light of the foregoing concerns and issues, Ms. Allen respectfully requests that the Planning Commission consider mitigations to the traffic and noise impacts, including consideration of allowing for a smaller increase in wine production and a smaller increase in the number of events.

Sincerely,



Daniel D. Hardy

To: The Napa County Planning and
Environmental Services Department
1195 Third Street
Suite 210.
Napa, Calif.

Re: The petition to modify the Reynolds Winery
production and Marketing Plan.

I'm a neighbor bordering the Reynolds winery
on the South. I have a small vineyard.
Napa needs wineries to process Napa's grapes.
In no way do I want or seek to defeat
the Reynolds request for a modification
of their winery if needed.

However I have some concerns.

My attorney, Combs and Dunlap, will
be sending a letter that discusses these
concerns.

Judith B. Allen

One concern is the use of ground water.

This small neighborhood of five residences and businesses has no source of water other than ground water. We all have wells.

By doubling the production capacity from 20,000 gallons to 40,000 gallons the Reynolds will need to double the amount of water they will be using. This small area feeds on a stream that runs NE to SW fairly close to the Silverado Trails east side. Will there continue to be enough water for all of us?

One neighbor told me that their well no longer supports their family needs in the latter part of the summer. They must buy water until the winter rains.

The Reynolds' hydrologist believes there is sufficient water for the winery needs.

How does he know this for certain? Has he considered the Neighborhood needs?

The new Septic

The Reynolds property is higher in elevation. I'm guessing one or two feet. Therefore some surface water drains and has historically drained on to my property and across to the neighbouring property into a creek.

Of course the new enlarged septic will be underground and contained, but there has to be some underground drainage.

Can we assume that the Reynolds' engineers have planned that should the system malfunction it will not contaminate neighbouring wells which are some distance away?

I know of no problems currently caused by the Reynolds' septic.

Traffic / Left Turn Lane.

The Reynolds are required to make a left hand turn lane out of their drive way and on to the Silverado Trail to accommodate their visitors heading south to Napa.

The distance between their driveway and mine is relatively short.

The left turn lane is to end opposite our border lane and at that point be completely merged with the existing west Silverado Trail lane going N. to S.

At present I regularly make a left turn out of my drive way and go south & directly to Napa. The county believes that a left hand turn ~~can~~ be made out of my drive way on to the newly merged lane.

The Silverado left lane will bulge further to the west at some point north of the Reynolds driveway to accommodate the third left turn lane and gradually narrows to two lanes at my drive way - ending at my drive way.

The county believes that the visitors cars will be allowed to "stack up" in the left turn lane until the traffic clears enough for them to sway into the far left lane.

But the left lane narrows to nothing ~~by~~ when it reaches my drive way. I believe the left turn lane will make it less safe for worker and visitors ^{wife} come to my property to make a left turn into my property. Trucks with trailers can not make a right turn into ^{or out of} my property. They must make a left turn.

The Reynolds plan is very ambitious. They want to legally increase production 100% and visitation 400%.

They want to increase "hours of production" including visitation from two to eight hours, to seven days a week from six.

The Reynolds are requesting many large increases as detailed in their petition.

This is a very ambitious plan.

The Reynolds operating under their original permit have been reasonably quiet. Their guests have been reasonably quiet. With a greater number of hours of operation and a greater number of visitors it be very difficult not to generate a lot more noise. This will impact my right to the peaceful enjoyment of my property and create more traffic.

The Silverado Trail is very special. It is the scenic route to north Napa, a tourist attraction. By contrast, over the years, Highway 29 has lost much of its charm and gained much more traffic. There is only one retail store on the Trail and that is the Soda Canyon Store which has been there for years. Let's hope the Trail never becomes another 29.

In general I would like wineries to be wineries and not entertainment centers. I believe winery tours should be educational experiences for visitors who are serious about grape growing, agriculture, and wine making — not just parties. Tastings are fine but each winery should have few so called "events".

Tours should continue to be by appointment and prearranged. Tourists should be discouraged from just "dropping in".

The Silverado Trail is very special. It is most important in my opinion to keep wineries along the Trail small. Small wineries make great returns. Small wineries are charming. Small wineries are a tourist attraction.

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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

November 24, 2015

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NOV 30 2015
Napa County Planning, Building
& Environmental Services

Napa County
PBES
1195 3rd St., Suite 210
Napa, CA 94559

To Members of the Planning Commission:

We would like to second the letter sent by Nancy and Bill Hogberg. We have been residents on Petra Dr. for 15 years.

We share concerns the Hogbergs raise in their letter, especially the issue of water. New wineries in the area, drought conditions, and increased production will only deplete the area water table.

Traffic is another major concern. The infrastructure on either side of the valley is woefully under developed to support just the traffic caused by locals commuting to and from work. Add the ever increasing tourism and you get an endless line of speeding cars, making it next to impossible to safely turn either way from Petra Drive on to Silverado Trail.

Finally, how many wineries are too many wineries? We do not oppose structural and/or esthetic improvements made to existing sites. We do however strenuously object to added business, increased water usage, noise, more events, and production at new and existing wineries.

The Hogbergs say it best... BALANCE IS THE KEY! We could not agree more.

Edward and Lisa Johnston
1022 Petra Dr.

Vern & Antoinette Blazich
200 Orange Grove Ln
Napa Ca 94558

Dec 10. 2015

Dear Mr & Mrs Reynolds

My Wife & I have 5 acres of chardonnay and cabernet sauvignon it is just a small vineyard. We have been here for 40 years and we know that grapes take very little water. Most people dont realize that. We have no problem with you doubling your output of wine. With all the new rules and regulations and taxes, it is harder then ever for a small business to make it. More power to you. We have no complaints and good luck to you and sugie.

Sincerely

Vernon & Antoinette Blazich

Merry Xmas & A great New Year