

8/18/2020

Planning Commission Mtg.  
SEPTEMBER 2, 2020  
Agenda Item # 7B

### Planning Commission Hearing

We received a notice of a planning commission hearing, concerning a Major Modification to an existing approval of the winery at 1044 Los Carneros Ave.

### Our concern... (background)

#### Prior

...by appointment only

20 visitors/day  
Per week = 120  
Per year = 6,240

#### New Modifications

...will these also be by appointment only?

125 visitors/day  
Per week = 875  
Per year = 45,500

#### Parking

13 spaces

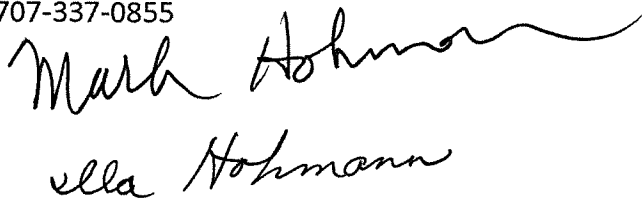
35 spaces

### Our Concern...

Our concern...We have property across the street from the winery at 1044 Los Carneros Ave. We don't mind the number of people you are hoping to have at your winery. We saw where you're going to promote shuttle buses to all events...but people don't always want to take advantage of that. They often show up in groups of two per car. That has a good chance of using up the 35 parking spaces...thus needing more places to park somewhere in the area. Our concern is that the amount of parking you have may not be enough...which could lead to people parking along Carneros Ave. causing a dangerous, and unsightly, traffic situation. (even now people randomly park on the front of our property)

We hope you will adjust these new numbers to something more reasonable. Jumping from 6,240 a year to 45,500 a year seems to be a very large jump.

Mark and Ila Hohmann  
1017 & 1019 Los Carneros Ave.  
707-337-0855



RECEIVED

AUG 20 2020

Napa County Planning, Building  
& Environmental Services

**TO:** PC@countyofnapa.org  
**CC:** Sean.Trippi@countyofnapa.org  
**RE:** Support for Hyde Winery Use Permit

Chair David Whitmer and Honorable Commissioners  
Napa County Planning Commission  
1195 Third Street  
Napa, California 94559

Aug. 31, 2020

Dear Chair Whitmer:

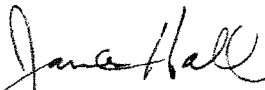
I am writing to you in response to the pending use permit application being made by the Hyde family for their Hyde Winery on Los Carneros Ave.

I am a longtime neighbor and resident of Carneros and have seen firsthand how the Hydes run their business. I am a big admirer. The family is a true inspiration as to how a small family winery should be operated. They have always shown the highest level of respect for their vineyard land, neighbors, and the region of Carneros.

The Hydes only make wines from their estate vineyards, which many consider to be some of the finest in Carneros. I believe their request for a small increase in visitor traffic, reasonably implemented, will not interfere with the rural feel of our neighborhood, but will in fact, further expand on the Hyde's long-time efforts to elevate the reputation of Carneros as a world class wine region. This invaluable work not only benefits the land values and quality of life of their fellow Carneros neighbors but improves the reputation of the entire Napa Valley.

In short, the Hydes are good neighbors, strong supports of our community and worthy stewards of our precious land. I strongly support the Hyde's application to expand their visitor count at the Hyde Winery.

Sincerely,



James Hall,  
1175 Bayview Ave.  
Napa, CA

**From:** [julieandclay@hughes.net](mailto:julieandclay@hughes.net)  
**To:** [Trippi, Sean](#)  
**Subject:** Hyde Winery - Use Permit Major Modification P17-00026-MOD  
**Date:** Tuesday, September 1, 2020 4:20:07 PM

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[External Email - Use Caution]

Mr. Trippi,

My wife and I are residents on Los Carneros Avenue, and wish to comment on the proposed project and Negative Declaration referenced above. We strongly disagree that this proposed major modification will have little to no affect on the neighborhood, and, in fact, strongly believe that the impact will not only greatly effect the traffic on Los Carneros Avenue, but will substantially impact the traffic on Highway 12 as well. The intersection of Highway 12 and Los Carneros Avenue is already dangerous, and as a resident who uses said intersection daily, it is dangerous enough without the proposed increase in traffic sought by Hyde Winery. The Carneros region involved is an agricultural area, primarily with vineyards now, and was never intended to support, nor can it support, large winery activity such as that proposed by Hyde Winery. Hyde Winery was aware of this when it purchased the property from the little-old-lady, Mrs. Hamamoto, who previously occupied the property. Now that they have acquired the property, this is the second time that they have requested a modification to enlarge their Winery. This modification will not only increase drastically the traffic on Los Carneros Avenue, with not only vehicles but also shuttle buses, but will also dramatically increase the noise level in the area. Living in the country, as we do, sound travels tremendously, as we already hear Bottle Rock coming from the fairgrounds. Imagine what their "events" will sound like, particularly in light of the fact that we live directly across the street! In addition, this will endanger myself and my family, as we attempt to leave our driveway, and turn onto or attempt to cross the highway. I have already noticed that the speed limit on Los Carneros Avenue has been raised to 40 mph, which makes the street more unsafe to drive on, walk on, or ride a bicycle on. Granting this modification will significantly increase the danger to pedestrians, residents, and bicyclists, including those who are vacationing at the Carneros Inn.

I have also some grave concerns about the environmental impact of this proposed modification. I have been informed that the septic system on Hyde Winery has failed and overflowed, dumping grey water onto the property. Increasing the volume will naturally increase the burden on the utilities, which will naturally result in further environmental impact. Our region is already suffering from water supply issues, and this increase solely for the benefit of a commercial business, will place a further substantial drain on our limited water supply. As a resident, attorney, and former member of the Los Carneros Water District, I am aware of the water issues for our area, and the environmental impact that activities such as those proposed will have on our limited resources. I have seen no concrete evidence that this increase is necessary, and am not in favor of this drastic modification based solely upon a "potential" or "pipe dream" of the Winery. I am also not convinced that this modification will have a positive impact on property values in the area, and, in fact, am more likely to believe that it will negatively impact our property values.

In short, I do not believe that this modification should be approved in any measure, and that it will

have devastating impacts on the health, safety and well-being of the local residents, as well as have serious environmental impacts on the Carneros Avenue.

Clayton W. Kent, Esq.

Julie A. Kent

1043 Los Carneros Avenue

Napa, CA 94559

CC: [Sean.Trippi@countyofnapa.org](mailto:Sean.Trippi@countyofnapa.org)

RE: Support for Hyde Winery Use Permit

Chair David Whitmer and Honorable Commissioners  
Napa County Planning Commission  
1195 Third Street  
Napa, California 94559

Dear Chair Whitmer:

I wanted to share my unwavering support for the Hyde Family and their proposed winery use permit modification. In their 40 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land, in particular the Carneros region that they call home.

The Hydres make wine only from their estate and maintain a strict standard of quality, which has kept them a favorite of locals for many years. The property is not only a vineyard and a winery, but a true family farm with orchards, beehives, vegetable gardens, and more. Their plan is to continue to maintain a diverse agricultural estate and the winery use permit modification to allow more guests at the winery is critical component to that.

There are many applications that have come before your commission that deserve criticism and scrutiny, but this is not one of them. I unequivocally support the project and ask that you do so as well.

Sincerely,

Steve and Debra Beresini  
1685 Los Carneros Avenue  
Napa, California 94559