

From: [Ayers, Dana](#)
To: [PlanningCommissionClerk](#)
Cc: [Gallina, Charlene](#)
Subject: FW: [EXTERNAL] FW: Frank Family - Benjamin Ranch Winery P13-00371-UP
Date: Wednesday, September 16, 2020 8:31:06 AM

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Public comment on Agenda Item 7B – Benjamin Ranch, on today’s agenda.

From: Bordona, Brian <Brian.Bordona@countyofnapa.org>
Sent: Wednesday, September 16, 2020 8:24 AM
To: Gallina, Charlene <Charlene.Gallina@countyofnapa.org>; Ayers, Dana <DAyers@trccompanies.com>; Anderson, Laura <Laura.Anderson@countyofnapa.org>
Subject: [EXTERNAL] FW: Frank Family - Benjamin Ranch Winery P13-00371-UP

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From: Judith Crichton <judcrichton@gmail.com>
Sent: Tuesday, September 15, 2020 4:45 PM
To: Bordona, Brian <Brian.Bordona@countyofnapa.org>
Subject: Frank Family - Benjamin Ranch Winery P13-00371-UP

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Dear Brian,

I have read the 40 page Plan, the Traffic Impact Study and related documents and have concluded this project is completely inappropriate for this site and should not be approved.

Scale

The marketing plan for 400 visitors per day, 4,032 dinners /168 days per year, 2880 lunches/180 days per year, 600-1200 guests/8 times per year is staggering. They are essentially running a restaurant with cost per head, plus presumably with retail cost for wine and service calling it a Marketing Event as Cakebread has done illegally for years, i.e. cash cows.

An event 357 days per year, one per day, 16 - 150 guests per event, plus 400 guests for tours/tastings, 61 employees, 75 parking spaces, open seven days a week.

Traffic

Traffic Impact Study says 23 extra cars per peak hours per day, 115 cars per hour peak weekend hours, average 144 trips per day. The big events 600 - 1200 guests could have 1,000 cars per event or dozens of shuttles, vans and limos clogging the road.

Study recommends additional 97 parking spaces plus additional temporary spaces which means parking all through the vineyard so it looks like a Used Car lot like Sattui looks everyday.

Suggesting employees and guests carpool will in reality never be adhered to.

The Road Usage Service standard delay for Hwy 29/128 intersection estimates 21 more seconds per hold time per vehicle at an already difficult/impossible road junction leading to longer backups in front of my residence at 1100 Rutherford Road and difficulty backing out.

The access along Conn Creek Road a curvy road where drivers speed and cross double yellow lines will result in accidents.

There are 14 wineries on Hwy128 from Inglenook to four at the Trail, 2.8 miles. BV has plans for expanded marketing events as does M.Bruno.

This huge, bloated, unnecessary project destroys one of the most beautiful vistas in the valley and should not be allowed.

Judith Crichton

1100 Rutherford Road