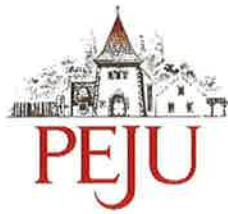


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Public Comment

Hourglass Winery Use Permit Major Modification (P19-00102-MOD),
Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-
UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026



January 21, 2026

Napa County
Re: Winery Expansion for Hourglass Wine Company, Inc.

Dear Napa County,

We have been direct neighbors with Hourglass Winery for the past 20 years and they have been a very good neighbor. They care and have been very responsive to neighborhood needs and issues.

In 2018–2019, we assisted Hourglass with a lot line adjustment to help facilitate the winery modification.

The Smiths are a third-generation Napa Valley family, having moved here in the early 1960s. They have deep roots and have contributed significantly to the fabric of the community through philanthropic, educational, social, economic, and artistic endeavors. They care deeply about Napa Valley and are tireless champions of it.

They have been good stewards of the land, building a very minimal-footprint winery in 2009 that is hidden from public view, meets LEED standards, and has minimal impact on neighbors. They converted the vineyard to organic farming seven or eight years ago.

They suffered a complete loss of the winery, farmhouse, and three acres of vineyard in the 2020 Glass Fire. It has been a long road to recovery over the past five years, but they have persevered and rebuilt with the same mindset of being good neighbors and land stewards.

The winery is offset from Silverado Trail such that it is minimally visible to public viewsheds, and we have never experienced any unusual noise or light issues, except from normal farming activities.

The proposed modifications are comparatively small in scope, and the project is appropriately scaled and set back by neighbors on its 41-acre property. The project has easy egress over Lommel Road to Silverado Trail and poses no significant traffic issues. The proposed winery expansion will result in a modest increase in groundwater use of 0.6 acre-feet and meets the County's Water Availability Analysis Guidelines related to water use, well interference, and surface water interference.

In summary, we fully support this application and hope that the County will also support the reestablishment of a fire-impacted business that proposes modest and necessary increases in production and visitation, which are necessary for successful wineries given the current challenging economic circumstances facing the wine industry.

Sincerely,

Arian Peju
8466 St. Helena Hwy, Rutherford CA 9473