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Public Comments

Ladera Vineyards Winery
Minor Modification P21-00294-MOD and Viewshed P22-00109
Planning Commission Hearing June 7, 2023

**LAW OFFICE OF
LESTER F. HARDY
1500 RAILROAD AVENUE
POST OFFICE BOX 667
ST. HELENA, CALIFORNIA 94574
TELEPHONE: (707) 480-8093**

January 13, 2023
By email only

Emily Hedge
Planner III
Planning, Building and Environmental Services
County of Napa
1195 Third Street, Suite 210
Napa, CA 94558
emily.hedge@countyofnapa.org

Re: Ladera Vineyards Minor Modification, P12-00294

Dear Emily:

First of all, my clients and I wish to thank for your ongoing work reviewing the Ladera application, and for your responsiveness to the neighbors' concerns.

We have reviewed the most recent resubmittal, and greatly appreciate the changes proposed by the applicant to deal with filtration equipment noise. This is exactly the kind of response we were hoping for and the neighbors believe this will effectively mitigate the problem. We are less pleased with the response to our concerns regarding truck noise as the resubmittal clearly shows that the applicant previously misrepresented their plan (again) but intends to proceed anyway.

This leads to our larger point. We are now approaching a state of alarm, as it appears the applicant has decided to avoid all contact with the neighbors. The applicant met with a group of neighbors on August 4, and sent a follow-up email later that same day. We have heard nothing since. In your Application Status Letter dated August 19, 2022, you "recommended that [the applicant] provide the additional information requested by the neighbors." Since that time, the neighbors have received no additional information from the applicant. In your Application Status Letter dated September 30, 2022, you noted that Assistant Director Brian Bordona "is considering elevating the project to the Planning Commission", and you "recommended that the applicant continue to work with neighbors to address concerns and provide written documentation that issues have been resolved and/or addressed or how issues will be addressed..." Again, the neighbors have received no communications from the applicant since August 4. There has been no effort to respond to our questions regarding (a) the left-turn lane, (b) winery operations, (c) winery staffing, (d) lighting, or (e) fencing. Similarly, there has been no effort to respond to our concerns regarding (f) privacy, or (g) fire prevention. These are reasonable and

straightforward questions, and should be relatively easy to address, with the result that the applicant's refusal to respond suggests more than anything else that we can expect him to turn a deaf ear should we have any concerns post-approval. Under the circumstances, and especially in the light of your September 30 letter, we believe it is not merely appropriate, but quite important, for this application to be heard by the Planning Commission. Anything less and the applicant will rest assured that he does not need to take neighbor concerns seriously.

Thanks in advance for your attention to this letter.

Best regards,

A handwritten signature in blue ink, appearing to be 'Lester Hardy', with a stylized, cursive script.

Lester Hardy

From: [PlanningCommissionClerk](#)
To: [Hedge, Emily](#)
Subject: FW: Napa County - Notice of Planning Commission Hearing & Notice of Intent to Adopt a Negative Declaration
Date: Thursday, April 13, 2023 2:14:33 PM
Attachments: [image001.png](#)

Alexandria Quackenbush
Administrative Secretary I
Planning, Building and Environmental Services
County of Napa 1195 Third Street, Suite 210 Napa, CA 94559
Alexandria.Quackenbush@countyofnapa.org



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From: RICHARD W SVENDSEN <rsvendesen@sbcglobal.net>
Sent: Thursday, April 13, 2023 2:13 PM
To: [PlanningCommissionClerk](mailto:PlanningCommissionClerk@countyofnapa.org) <planningcommissionclerk@countyofnapa.org>
Subject: Re: Napa County - Notice of Planning Commission Hearing & Notice of Intent to Adopt a Negative Declaration

[External Email - Use Caution]

Enough of this

On Thursday, April 13, 2023, 08:35:56 AM PDT, [PlanningCommissionClerk](mailto:PlanningCommissionClerk@countyofnapa.org) <planningcommissionclerk@countyofnapa.org> wrote:

Ladera Vineyards Winery – Minor Modification #P21-00294 and Administrative Viewshed #P22-00109

Planning Commission Clerk

Planning, Building and Environmental Services

County of Napa 1195 Third Street, Suite 210 Napa, CA 94559



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