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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

January 26, 2011

Napa County Department of Conservation, Development and Planning  
Attn: Jessica Jordan  
1195 Third Street Suite 210  
Napa, CA 94559

Dear Ms. Jordan,

We are writing to introduce ourselves as the new owners of the property located at 2803 and 2825 Saint Helena Highway North and as your new neighbors. Our intention in purchasing this beautiful estate, the ghost winery and Victorian residence, is to make it both our home and our winery; Morlet Family Estate & Winery.

The Victorian house on the south end of the property is our residence, and we are currently in the process of moving in. We will be crafting our wines in the ghost winery, once the improvements to the building have been completed. We look forward to meeting each of you and hope that you will find that our planned improvements to this property will be a positive element in the neighborhood.

**We would like to invite you to join us on Thursday, February 10 at 5:30 pm at Cindy's Backstreet Kitchen (upstairs room)** for the purposes of meeting you, briefly reviewing our modified plans for the winery, and answering any questions you might have prior to our hearing. (Please note: The date for the hearing before the Napa County Planning Commission is Wednesday, March 2 at 9:00 A.M. You will receive a notice from the County prior to that date.) Our winery planning and design team, as well as the County planner most familiar with the application will be present on the 10<sup>th</sup> at Cindy's. We will provide some light refreshments. If you cannot attend on this date, we will be happy to meet with you at a time and place that is convenient for you.

Enclosed are copies of our submittal plans for a minor mod to the present winery use permit. **Please note that we are not proposing any changes to the currently approved production level or marketing plans for the winery.** The changes we applied for in the mod are:

- (1) Winery administrative offices on the upper floor of the winery instead of the presently approved residential use.
- (2) A covered crush pad on the north side of the winery, which will be removed at such time as the Phase Two wine caves and adjacent crush pad are constructed.
- (3) Use of the existing pool area on the south side of the winery building for certain of the winery marketing events, weather allowing.
- (4) Water tanks for fire protection at the top of the hill.

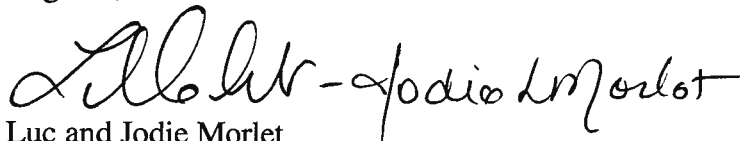
A major mod request is that the currently approved winery access, which does not meet the Caltrans standards for Highway 29 access, be changed so that the winery is accessed via the existing easement and road. The easement language clearly indicates that the property has access rights for "any and all uses." We commissioned a traffic analysis for this revision to the winery access, which concluded that there would be no significant impact to the current traffic levels on the access road and there would be no change at all to traffic levels on Highway 29.

It has been brought to our attention that there is a concern that we may operate an illegal tasting room at the winery (a tasting room absent wine production on-site). We are aware that this happened with the previous owners. We want to assure you that it is our intent to make Morlet Family wines on the property as soon as possible, and that we fully understand that we cannot market wine at the property until all permits are secured and wine is produced there.

Another expressed concern relates to where the fruit will come from for our wine production. Currently, we use grapes from areas both inside and outside of Napa County in a manner that is consistent with the 75 percent Napa County fruit standard by which our custom crush entity is bound. We fully understand that the wine production at the ghost winery property must comply with a minimum of 75 percent Napa Valley wine grapes, and we will abide by the grape source requirement in the County's Winery Definition Ordinance (WDO).

Please review the enclosed materials at your leisure. We look forward to meeting you and answering your questions at Cindy's Backstreet Kitchen on Thursday, February 10, at 5:30 PM in the upstairs room. Thank you for taking the time to review our plans for the winery.

Regards,

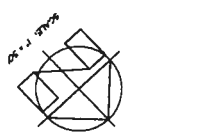
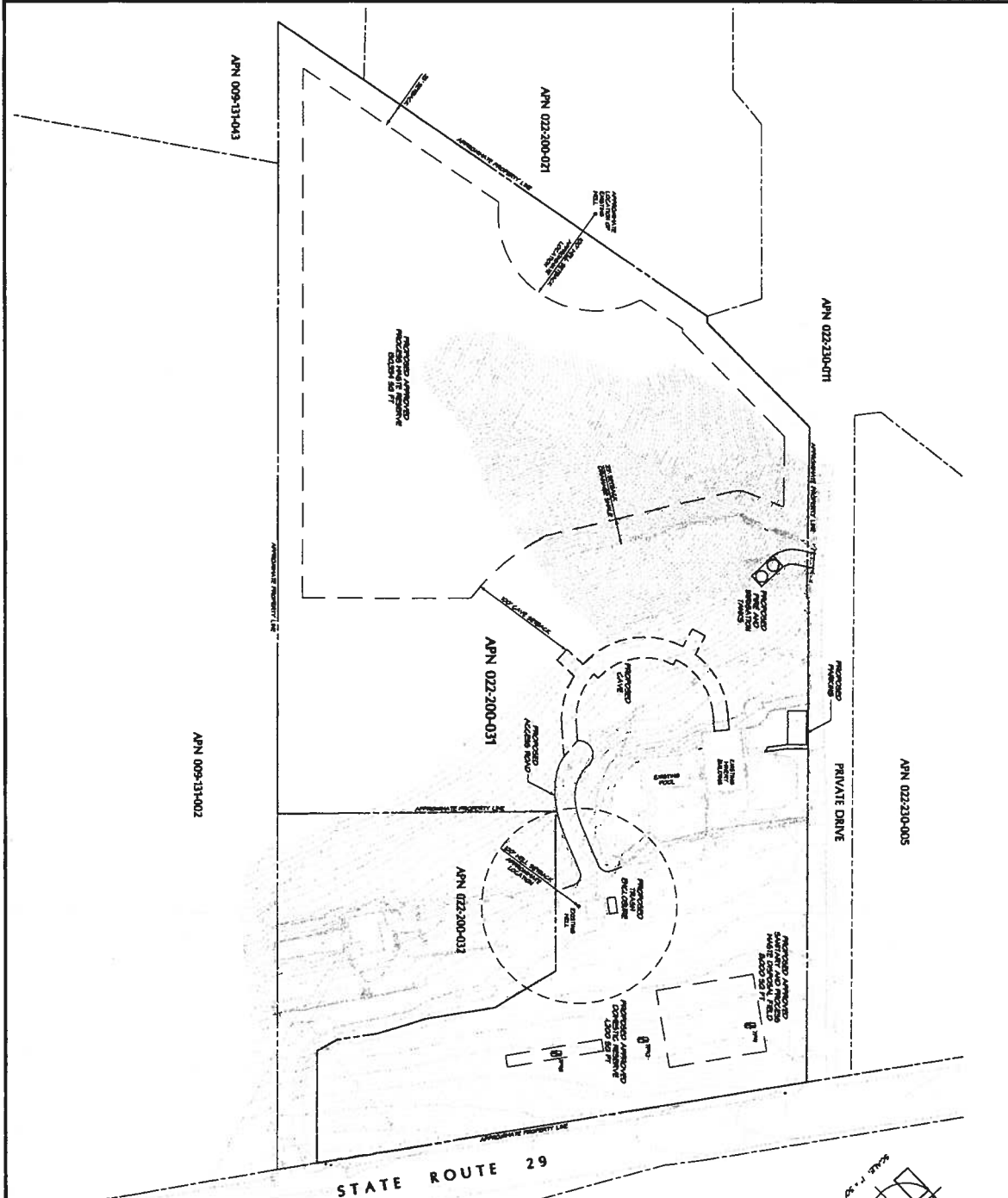
A handwritten signature in black ink that reads "Luc and Jodie Morlet". The signature is written in a cursive, flowing style.

Luc and Jodie Morlet  
Morlet Family Vineyards

Enclosures: Site Plan  
Floor Plan

# MORLET FAMILY ESTATE

## CONCEPTUAL SITE PLAN



**SITE LOCATION MAP**  
NO SCALE

### PROJECT INFORMATION:

**PROPERTY OWNER/OWNER'S NAME:**  
MORLET FAMILY ESTATE  
2025 SAINT HELENA HIGHWAY  
ST. HELENA, CA 94574

**CIVIL ENGINEER:**  
BARTELT ENGINEERING  
1805 JEFFERSON STREET, 200B  
NAPA, CA 94559  
707-266-1804

**ASSESSOR'S PARCEL NUMBER:**  
022-200-031

**PARCEL SIZE:**  
10.01 ACRES

**PROJECT SIZE:**  
15,000 SQ FT



PREPARED UNDER THE DIRECTION OF  
PAUL R. BARTELT, P.E. 52340 EXP. 05/2010