

Richard and Marsha Niemann  
3180 Mount Veeder Road  
Napa, California 94558

October 14, 2014

Mr. Sean Trippi  
Napa County Planning, Building & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA 94559

Concerning: Woolls Ranch Winery (P13-00187)

We believe the Woolls Ranch Project should be required to complete a full Environmental Impact Report before building permits are issued. We also believe the pending Mitigated Negative Declaration is inadequate and failed to consider relevant impacts.

We believe the Woolls Ranch Winery is designed for marketing and tasting events in excess of typical promotional activities for a winery this size. It is also excessive considering the nature of the surrounding environment and road access. Approving this project as proposed would set a precedent for similar marketing intensive wineries in other Agriculture Watershed locations with narrow roads and sensitive habitats.

In reference to the Woolls Ranch Winery Project Description prepared by the Planning Department:

(a) construct three new winery buildings with approximately 17,432 sq. ft. of floor area, including 13,060 sq. ft. for production uses and 4,372 sq. ft. for hospitality/administration uses, including a commercial kitchen;

*\* 25% of the proposed square footage is for hospitality/administration and a commercial kitchen. This doesn't include outside areas designed and used for tours, tastings and special events.*

(c) provide on-site parking for 19 vehicles

*\* Will this be adequate for the events when they have 200 guests?*

(d) establish a marketing plan;

*\* 60 visitors a day by appointment*

*\* Four (4) per month for 30 guests each event*

*\* Two (2) per month for 100 guests each event*

*\* Four (4) per year for 200 guests each event*

*\* Totalling 2,180 visitors per month plus 800 more for the four extra events or 26,520 visitors per year*

(e) allow tours and tastings which may include food pairings by appointment only to a maximum of 60 visitors per day;

*\* Food pairings (meals) for daily tours and special events will require food delivery, additional employees, and other support services. Large events will increase traffic and the need for emergency services.*

(h) employ 10 or fewer people full-time;

*\* No mention is made of impacts caused by part time or seasonal employees.*

*Will they be allowed to market wines on this location from other wineries they own?*

Thank You,  
Richard and Marsha Niemann



## **Trippi, Sean**

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**From:** Rachel Allen <rallen@aim-companies.com>  
**Sent:** Monday, October 06, 2014 10:11 AM  
**To:** Trippi, Sean  
**Subject:** Woolls Ranch Winery (P13-00187)

Delivered via email

Mr. Sean Trippi  
Napa County Planning, Building & Environmental Service Department  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: Woolls Ranch Winery, (P13-00187)

Dear Mr. Trippi,

This letter is in response to the Comment Period letter that I received from the Napa County Planning, Building & Environmental Services Department.

I purchased the property located at 3277 Dry Creek Road in Napa in August of 2012. I am not a full time resident. My property shares the water tank on my property that is adjacent to the Woolls Ranch property with the owners at 3255 Dry Creek Road, Peter and Lindsay Campbell.

From the date we closed on our home, we have been affected by continuous water problems from the tank located next to the Woolls Ranch property. I have spend thousands of dollars with the water pump businesses. Most of the time when there has been a problem, there is no water in the tank, which is adjacent by about 30 feet to the Woolls Ranch Winery well pump.

I spent the month of July of 2014 at my home and during that month, every Sunday like clockwork, I had NO WATER at all, from the time I woke up in the morning until the time I went to bed. Several other days were affected too, where I would not have water at all in the mornings, and then other mornings I would have some but very little water pressure. During that one month's time that I spend at my property, I had the water pump business out to my home three different times. Each time, they would check the tank located adjacent to the Woolls property pump and there would be no water in the tank. Due to this continuous frustrating experience, we decided to put a water level reader that would notify us when the water level is low.

Over the last two years, I have shared numerous phone calls and correspondence with my neighbors at 3255 Dry Creek in regard to this water issue. First with Marsha Johnston, who owned the property when I first purchased mine, and now with the current owners, Peter and Lindsay Campbell. Marsha had lots of documentation pertaining to the ongoing water issue, since she was a full time resident. She even contacted an attorney about this on going water issue. I will be contacting her to see what additional information she will be able to give me and what attorney she spoke with.

I believe the well that was drilled on the Woolls Ranch property 30 feet from our tank, is affecting our water. I would like to see a resolution between all parties involved.

Thank you for your attention to this issue.

Sincerely,

Rachel Allen

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## Trippi, Sean

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**From:** Prescott, Karita  
**Sent:** Friday, October 03, 2014 10:40 AM  
**To:** Trippi, Sean; McDowell, John; Morrison, David; Anderson, Laura; - Board of Supervisors; 'diane.dillon@comcast.net'; Watt, Nancy; Link, Leanne; Tran, Minh  
**Cc:** Rattigan, Molly; Coil, Gladys; Morgan, Greg  
**Subject:** 10/21 BOS Mtg - Woolls Ranch Winery Appeal Correspondence  
**Attachments:** doc02970220141001142605.pdf

Good Morning, attached please find correspondence concerning the Woolls Ranch Winery appeal scheduled for October 21, 2014 at 9:40 a.m.

KARITA PRESCOTT\ Deputy Clerk of the Board  
Napa County Executive Office \ South County Campus  
2741 Napa Valley Corporate Drive, Building 2 \ Napa CA 94558  
Tel.707.253.4423 \ [Karita.prescott@countyofnapa.org](mailto:Karita.prescott@countyofnapa.org)

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**From:** Prescott, Karita  
**Sent:** Thursday, October 02, 2014 3:04 PM  
**To:** 'Maureen Harrington'  
**Cc:** Morgan, Greg; Coil, Gladys; Anderson, Laura  
**Subject:** Woolls Ranch Winery - Correspondence

Ms. Harrington – we can accept the letter via email and it will be distributed to staff.

KARITA PRESCOTT\ Deputy Clerk of the Board  
Napa County Executive Office \ South County Campus  
2741 Napa Valley Corporate Drive, Building 2 \ Napa CA 94558  
Tel.707.253.4423 \ [Karita.prescott@countyofnapa.org](mailto:Karita.prescott@countyofnapa.org)

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**From:** Maureen Harrington [<mailto:MHarrington@greenfieldlaw.com>]  
**Sent:** Thursday, October 02, 2014 1:43 PM  
**To:** Prescott, Karita  
**Cc:** Anderson, Laura  
**Subject:** FW:

Karita, attached is a letter from my client, Patricia Simpson, which we would like to have included in the Board packet for the Woolls Ranch Use Permit appeal. Can you accept this by email, or do we need to drop off a hard copy?

Thanks and regards,  
Maureen Harrington

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**From:** Jackie Shikowitz [[mailto:jackie\\_shikowitz@sbcglobal.net](mailto:jackie_shikowitz@sbcglobal.net)]  
**Sent:** Wednesday, October 01, 2014 2:40 PM  
**To:** Maureen Harrington  
**Subject:** Fw:

Good Afternoon Maureen -

Attached please find the signed letter from my Mom to the Board of Supervisors.

Thanks alot.

Jackie

On Wednesday, October 1, 2014 2:36 PM, "Shikowitz, Jacqueline" <[JACQUELINE.SHIKOWITZ@countyofnapa.org](mailto:JACQUELINE.SHIKOWITZ@countyofnapa.org)> wrote:

Maureen Harrington  
Partner

Greenfield

Greenfield Draa & Harrington LLP  
55 S. Market Street, Suite 1500  
San Jose, CA 95113  
(408) 995-5600  
[www.greenfieldlaw.com](http://www.greenfieldlaw.com)

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October 1, 2014

Napa County Board of Supervisors  
County Administration Building  
1195 Third Street, Suite 310  
Napa, CA 94559

Re: Appeal of the November 6, 2013, Decision by the Napa County Planning Commission on the  
Woolls Ranch Winery Use Permit No. P13-00187, Hearing Scheduled for October 2014

Dear Supervisors,

I am Patricia Simpson, the owner of 3674 Redwood Road, Napa. I have spent nearly my entire life on the family ranch.

Until I was fourteen, my mother, father, sister and I lived in the little house at 1032 Mt. Veeder Road. This house received water from the smallest spring at 3674 Redwood Road. This water was carried by pipeline to redwood tanks and then delivered to the house upon demand. In late summer if the small spring became slower, there was a valve from the middle spring across from the small spring which would provide extra water into the pipeline for use in the little house. We also had a horse whose water was supplied by the tank overflow. We always had water. The spring never went dry.

My grandparents lived at 3674 Redwood Road. Their water was piped from the middle spring with back-up from the upper spring if necessary. Neither the middle nor the upper spring ever went dry. In 2009, the upper back-up spring went dry.

During these years, I spent hours with my Dad "in the ditch", his inadequate description of the canyon where the pipelines were laid. We cleaned the springs, found leaks, repaired, removed, cut, threaded, replaced and laid new pipe. The lesson was clear, water was the most important thing, and it was never taken for granted or wasted.

When I was fourteen, the family moved into our new, larger house at the top of the hill at 1032 Mt. Veeder Road, on property that had been my grandparent's sugar prune orchard. Water for this home came from the shared middle spring. A holding tank was installed at the bottom of the hill, then water was pumped to a second tank at the top of the hill, then into the house upon demand. The small spring still supplied the little house which soon became a rental.

My grandparents had milk cows, a full team of work horses, many chickens, gardens and crops. No spring ever went dry.



When I was twenty, I moved away from the ranch. I worked in San Francisco, got married, lived in several California towns and then moved back to Napa. We had three daughters.

When I was thirty-five, my dad asked if my husband, George Butler, our three (soon to be four) daughters and I would like to move into my grandparent's house on the property at 3674 Redwood Road, as my grandmother, close to ninety and alone, could no longer live there. We did and George was now Dad's number one helper. I was back-up.

My uncle had a cattle herd on his land, land now owned by the Woolls'. In an effort to provide them with water form a source other than troughs fed by the springs, he had a very large, deep pond dug on the northern part of his property. The troughs were shut off. The pond never went dry.

In the mid-seventies, we were eight people, plus those in the rental, and many animals and crops. We survived the late-seventies drought. We never hauled water, and no springs were lost.

In 1986, we lost George. The girls and I remained on the ranch. Once again dad and I worked on the water situations. The springs were my responsibility. They had to be cleaned every two to four weeks. My dad and I rebuilt and improved the system.

Dad continued to run cattle after his brother's death and added a smaller group near my house.

In the early nineties, we had severe winter frost, ten degrees for a week. In 1996, my dad and I needed to repair frost damage. I retired from my winery job. We spent weeks "in the ditch" taking apart and reaming pipe, sometimes replacing every length of pipe on both lines.

It became apparent early on that George's and my daughter Jackie, loved living in the country, sharing in the work and had an uncanny ability to find leaks.

In 2000, I remarried. My new husband, Rocky, who also has Multiple Sclerosis, moved into the house on Redwood Road, and together, we continued the work.

Dad died in 2004 and left 3674 Redwood Road to me. In 2007, Rocky and I could no longer manage the ranch. Jackie, her husband Paul, and their four boys are now living there. And this is the way it was meant to be: this wonderful place passing from one generation to the next.

Sincerely,

A handwritten signature in cursive script that reads "Patricia Simpson". The ink is dark and the signature is fluid, with a large initial 'P'.

Patricia Simpson



**Trippi, Sean**

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**From:** Peter Campbell, MD <hscsz@hotmail.com>  
**Sent:** Saturday, September 27, 2014 12:48 PM  
**To:** Trippi, Sean  
**Subject:** Woolls Ranch Winery (P13-00187)  
**Attachments:** Brian Russell.pdf

Delivered via email

Mr. Sean Trippi

Napa County Planning, Building & Environmental Services Department

1195 third Street, Suite 210

Napa, CA 94559

**Re: Woolls Ranch Winery (P13-00187)**

Dear Mr. Trippi,

This letter is in response to the notification I received regarding requests for comments on potential environmental effects of the above project. I assume I received this letter as I have recently purchased an adjacent property to the Woolls Ranch project (3255 Dry Creek Rd).

During due diligence, when considering the purchase of the Dry Creek property, I was made aware of the negative impact the Woolls ranch project had on the well water shared by myself and my neighbor (3277 Dry Creek Rd.) I reviewed some legal documents initiated by the previous owners of my property. I understand this shared well had been functioning with adequate water flow for our vineyards irrigation and domestic use since installed many years ago. That is, until a well was drilled on the Woolls property in close proximity to ours. I was contacted by the Woolls property attorney, Brian Russell, who informed me that litigation mandated that our well flow be monitored for a number of years (attached.) I have not been contacted again or received any updates on this monitoring.

I do not live in Napa full time so it is difficult for me to comment on the degree of the diminished flow. I have spoken with my neighbor, Rachel Allen, who has been directly affected by loss of domestic water on more than one occasion. This has resulted in our having to install a monitor on the well to notify us when the holding tank becomes critically low. This will, hopefully, help determine the exact impact of Woolls project. I am certain you will receive correspondence from Ms Allen.

I will attempt to procure the legal documents that were submitted prior to my obtaining the property, if necessary. I fully plan to elicit legal advice if lack of water is an issue subsequent to this project..

In short, it is premature to know the impact of the environmental consequences of this project regarding domestic water to the adjacent properties.

This may be an issue of which you are already aware, and if so, I apologize for the lengthy dissertation.

Sincerely,

Peter J. Campbell, MD

*Peter Campbell, MD*

**OrthoArizona**

Hand Surgery Consultants

3200 East Camelback Road, suite 180

Phoenix, Az 85018

ph 602 393-4263

fax 602 393-2329

<http://petercampbellmd.com>

*Experience is what you get when you don't get what you want*

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From: **Brian Russell** brussell@aklandlaw.com  
Subject: Napa Property/ Well testing  
Date: March 17, 2014 at 4:43 PM  
To: Office hscaz@hotmail.com

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Mr. Campbell,

Thank you for your time today. Per our conversation, please see the attached map which shows the parcels in question. The well that serves your property is located on parcel 035-460-032.

As we discussed, we would like to place a monitor in your well to determine if the Woolls Ranch water usage is in any way negatively impacting your water source. Please let me know if this monitoring is acceptable. Also, if you have any contact information for the owners of -032, I would appreciate any information that you have.

Thank you for your assistance on this matter. Please feel free to contact me with any questions.

Best regards,

Brian

**Brian Russell**

Abbott & Kindermann, LLP  
1485 Main Street, Suite 205  
St. Helena, CA 94574  
Phone: (707) 294-2775  
Fax: (707) 968-5728  
[brussell@aklandlaw.com](mailto:brussell@aklandlaw.com)  
<http://blog.aklandlaw.com>

Abbott & Kindermann, LLP (Main Office)  
2100 21st Street  
Sacramento, CA 95818  
Phone: (916) 456-9595  
Fax: (916) 456-9599

This electronic message transmission contains information from the law firm of Abbott & Kindermann, LLP which may be confidential or privileged. Recipients should not file copies of this e-mail with publicly accessible records. The information is





## **Trippi, Sean**

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**From:** Grisham, Pat  
**Sent:** Friday, July 11, 2014 9:06 AM  
**To:** - Board of Supervisors; Watt, Nancy; Link, Leanne; Trippi, Sean; McDowell, John; Morrison, David; Tran, Minh; Anderson, Laura; Darbinian, Silva; Coil, Gladys; Prescott, Karita; Morgan, Greg; Frost, Melissa  
**Subject:** Woolls Ranch Winery Appeal Hearing - Correspondence  
**Attachments:** Scanned from CEO\_XEROX.pdf

Attached please find correspondence concerning the Woolls Ranch Winery Appeal scheduled for October 21, 2014 at 9:40 a.m.

(This is a Brown Act correspondence, please do not "reply all")

Pat Grisham  
Executive Assistant  
County of Napa  
(707) 253-4424  
[pat.grisham@countyofnapa.org](mailto:pat.grisham@countyofnapa.org)

-----Original Message-----

**From:** [ceo@co.napa.ca.us](mailto:ceo@co.napa.ca.us) [<mailto:ceo@co.napa.ca.us>]  
**Sent:** Friday, July 11, 2014 9:31 AM  
**To:** Grisham, Pat  
**Subject:** Scanned from CEO\_XEROX

Attachment File Type: pdf, Multi-Page

Device Name: CEO\_XEROX

CEO\_XEROX

May 28, 2014

RECEIVED

JUL 10 2014

COUNTY OF NAPA  
BOARD OF SUPERVISORS

Supervisor Mark Luce

Napa County Board of Supervisors

1195 Third Street, Suite 310

Napa, California 94559

RE: Woolls Ranch Winery

Dear Supervisor Luce,

My name is Mary Pieratt. My sister, Patricia Butler Simpson, owns the property located at 3674 Redwood Road, Napa, California, APN 035-010-054, (the "Simpson Property") which is adjacent to the Woolls Ranch Winery. One of my sister's daughter, Jacqueline Shikowitz currently lives on the Simpson Property and she is the individual who is spearheading the appeal of the Woolls Ranch Winery, APN 035-101-054 (the "Woolls Ranch").

I was born and raised on the Woolls Ranch property at 1032 Mt. Veeder Road. I lived in both houses on the property until I was a junior in college. My parents lived on the property for more than 60 years. My father maintained all three houses, which included managing water issues, tending the orchard, and repairing the roads. He always made sure that I knew every inch of pipe that was installed for water, and how the system worked from the springs to the houses. My mother, with my assistance, sold the property in 2007, except for the Simpson Property which she retained. I am extremely familiar with the Simpson Property and Woolls Ranch property, and I have personal knowledge of the historical conditions and the natural resources that exist on the property.

I am writing to you because I am concerned about the misinformation that Ms. Harrington, my sister's attorney, conveyed in her November 18, 2013 appeal of the Woolls Ranch Winery. Specifically, I wanted to clarify a number of the statements that she made regarding water supply for the Simpson Property.

Throughout the appeal, Ms. Harrington has made inaccurate statements like the following: "Even during years of draught, the springs also produced enough water for residential use and there was always some water flowing from the springs- until the summer of 2013."

My recollection of the water supply on the property differs from the appeal. Throughout my lifetime, the water output of the springs fluctuated dramatically based on the amount of rain fall that occurred during the year. I recall the springs drying up several times in the past when we had low rain fall years. Therefore, it is not a surprise that the springs had a reduced output in 2013, a year when we had the lowest rainfall in California in 163 years.

When I lived on the property, by late summer, water was generally rationed every year. The house on the Simpson Property ran out of water many times, as did the spring supplying water to the little cabin on the Woolls Ranch property. Since the springs have dried up several times in the past, I believe that it is impossible to blame Woolls Ranch for the reduction in water in the summer of 2013. It is simply a result of the lack of rainfall.

Further, I believe the family living on the Simpson property does not understand how much water they are using. I am under the impression that Jacqueline Shikowitz and her family are overtaxing the spring. The spring is supplying water to a family of six people, plus their landscaping, in addition to almost thirty cows. In the deed for the Simpson Property it specifically states that no more than six cows are permitted on the property. During the last few years, Shikowitz and her family have been leasing pasture land for cattle which is in direct violation of the deed. Cattle grazing is extremely taxing on the natural resources, especially water.

I am not clear how much water comes out of the spring, but I am sure that the Shikowitz family is overwhelming this spring with their water demands. Simply stated, the spring is unable to keep up with the Shikowitz's excessive water consumption.

I am in complete support of the Woolls Ranch project. I have reviewed the Woolls Ranch concepts for the property and fully back their winery plans. I have always felt that the property had amazing promise, and Paul and Betty Woolls luckily have the ability to help the property reach its full potential. The Woolls respect this land, its beauty, and potential.

The Woolls Ranch winery is a benefit to this property. I know that Paul and Betty are good stewards of the land. I believe that by building the Woolls Ranch winery it will ensure that this property will remain in agriculture for several generations to come, and that is important to me.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Pieratt".

Mary Pieratt





## **Trippi, Sean**

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**From:** Grisham, Pat  
**Sent:** Tuesday, June 17, 2014 3:41 PM  
**To:** - Board of Supervisors; Watt, Nancy; Link, Leanne; Kindig, Pam; Trippi, Sean; McDowell, John; Morrison, David; Tran, Minh; Anderson, Laura; Darbinian, Silva; Coil, Gladys; Morgan, Greg; Prescott, Karita; Grisham, Pat; Frost, Melissa  
**Subject:** Woolls Ranch Winery APpeal Hrg - Correspondence  
**Attachments:** Scanned from CEO\_XEROX.pdf

Attached please find correspondence concerning the Woolls Ranch Winery Appeal scheduled for October 21, 2014. At 9:40 a.m.

(This is a Brown Act correspondence, please do not "reply all")

Pat Grisham  
Executive Assistant  
County of Napa  
(707) 253-4424  
[pat.grisham@countyofnapa.org](mailto:pat.grisham@countyofnapa.org)



June 1<sup>st</sup>, 2014

✓ Mr. Mark Luce  
Napa County Supervisor  
1195 Third Street Room 310  
Napa, CA 94559

Mr. Luce,

This letter is in regards to the Woolls Ranch Winery project on Mt. Veeder. Our understanding is the Use Permit for the winery was approved unanimously by the Planning Commission in November 2013 but has since been put on hold in response to water usage issues.

The CADE Estate Winery is located on Howell Mountain and is a friendly neighbor to Paul and Betty Woolls' Howell Mountain Winery O'Shaughnessy Vineyards. We know them as quality focused, environmentally conscious, and stewards of Napa Valley. We are writing to show our support of Woolls Ranch project moving forward. If what they have done with the property on Howell Mountain is any indication of what will happen on the Mt. Veeder property, then we are in full support of the project moving forward.

The Woolls Mt. Veeder project has been thoroughly vetted on all the important environmental impacts including water, traffic, and impact to residents. If not, certainly the planning commission would not have approved the project in the first place. We therefore urge the planning commission to remove the hold and allow the project to move forward.

Sincerely,

Danielle Cyrot  
Winemaker  
CADE Estate Winery

CADE WINERY  
360 HOWELL MOUNTAIN ROAD SOUTH, ANGWIN, CA 94508  
TEL 707.965.2746 FAX 707.965.2750

[cadewinery.com](http://cadewinery.com)

## **Trippi, Sean**

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**From:** Prescott, Karita  
**Sent:** Monday, June 16, 2014 8:27 AM  
**To:** - Board of Supervisors; Watt, Nancy; Link, Leanne; Kindig, Pam; Trippi, Sean; McDowell, John; Morrison, David; Tran, Minh; Anderson, Laura; Darbinian, Silva; Coil, Gladys; Morgan, Greg; Prescott, Karita; Grisham, Pat; Frost, Melissa  
**Subject:** Woolls Ranch Winery Appeal Hrg - Correspondence  
**Attachments:** Progeny\_Winery\_Ltr\_Supervisors.pdf

Attached please find correspondence concerning the Woolls Ranch Winery Appeal scheduled for October 21, 2014 at 9:40 am.

KARITA PRESCOTT\ Deputy Clerk of the Board  
Napa County Executive Office  
1195 Third Street, Suite 310 \ Napa CA 94559  
Tel.707.253.4423 \ [Karita.prescott@countyofnapa.org](mailto:Karita.prescott@countyofnapa.org)

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**From:** McDowell, John  
**Sent:** Monday, June 16, 2014 7:31 AM  
**To:** Coil, Gladys; Frost, Melissa; Prescott, Karita; Morgan, Greg  
**Cc:** Trippi, Sean  
**Subject:** FW: Use Permit for Progeny Winery - Support Letter

This came in regarding the Wooll's item while I was on vacation. Please check to see if you have this one in the administrative record already.

---

**From:** Mary Yates [<mailto:mary@yatesfamilyvineyard.com>]  
**Sent:** Friday, June 06, 2014 3:17 PM  
**To:** Luce, Mark  
**Cc:** McDowell, John  
**Subject:** Use Permit for Progeny Winery - Support Letter

Mr. Mark Luce,  
Napa County Supervisor  
1195 Third Street, Room 310  
Napa, CA 94559

Use Permit for Progeny Winery

Dear Mark,

Mark, we have been property and vineyard owners at the end of Redwood Road for over 60 years. We have seen the changes that have happened over the years. We respect all of our neighbor's property and rights that go with each individual's parcels.

I have met and worked with Paul and Betty Woolls through the Mount Veeder Appellation Council. It is my understanding that everything they do is to the highest standard and purposely designed for minimal impact on the environment and the interests of owners of surrounding properties.

As members of the wine industry we all understand the importance of the land in Napa and how valuable the resources we have are. The small winery project that they are proposing, and had been approved, has our support. As neighbors on the hill, we embrace the changes to our beloved mountain and welcome the newest project.

Thank you for allowing us the opportunity to share our views. We sure hope that the prior decision is reinstituted, so that Paul and Betty Woolls can move ahead with their small winery project.

Cheers,

Michael C. Yates  
[myates@yatesfamilyvineyard.com](mailto:myates@yatesfamilyvineyard.com)

**Mary Yates**  
Yates Family Vineyard  
Napa Redwood Road  
ph: 707-226-1800  
cell: 707-738-0423  
fax: 707-255-8365  
web: [www.yatesfamilyvineyard.com](http://www.yatesfamilyvineyard.com)  
facebook: [www.facebook.com/yatesfamilyvineyard](http://www.facebook.com/yatesfamilyvineyard)  
twitter: [twitter.com/YatesFamilyWine](https://twitter.com/YatesFamilyWine)



June 6, 2014

Mr. Mark Luce,  
Napa County Supervisor  
1195 Third Street, Room 310  
Napa, CA 94559

Use Permit for Progeny Winery

Dear Mark,

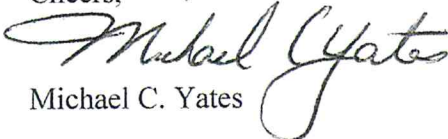
Mark, we have been property and vineyard owners at the end of Redwood Road for over 60 years. We have seen the changes that have happened over the years. We respect all of our neighbor's property and rights that go with each individual's parcels.

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As members of the wine industry we all understand the importance of the land in Napa and how valuable the resources we have are. The small winery project that they are proposing, and had been approved, has our support. As neighbors on the hill, we embrace the changes to our beloved mountain and welcome the newest project.

Thank you for allowing us the opportunity to share our views. We sure hope that the prior decision is reinstituted, so that Paul and Betty Woolls can move ahead with their small winery project.

Cheers,

  
Michael C. Yates

cc. John.McDowell@countyofnapa.org.

