

ATTACHMENT F

PUBLIC CORRESPONDENCE RECEIVED AFTER
APPEAL FILED

James and Margaret Larkin
493 Zinfandel Lane
St. Helena, California 94574

RECEIVED

June 13, 2017

JUN 19 2017

Belia Ramos, Supervisor
Napa County Board of Supervisors
County Administration Building
Belia Ramos
1195 Third Street
Suite 310
Napa, California 94559

COUNTY OF NAPA
BOARD OF SUPERVISORS

Re: Raymond/Ticen Ranch Winery Zoning Modification
APN 030-270-013, 031 & -012

Dear Supervisor Ramos:

We are residents of 493 Zinfandel Lane, directly to the East of the proposed vineyard Raymond Vineyard modifications requested. We have owned the property for almost 20 years. Since our purchase of the property the amount of traffic due to commercial and tourist activity has intensified to easily 3 times the amount in 2000.

We purchased our property with the clear understanding that we were in an agricultural area with the attendant seasonal ag traffic and have always been quite comfortable with that. The increase in Zinfandel Lane traffic is not due to increased agricultural use however. The increased traffic is due to commercial activities unconnected to the surrounding vineyards. It is due to the encroaching "hospitality" industry in the Rutherford/St. Helena area of Napa County, a trend which brings increased vehicle traffic on old farm roads every day to our historical agricultural environment.

The Raymond project is asking for a large increase in hospitality area with NO increase in production. The Raymond Vineyards have been our neighbor for many years. We have always considered them friendly neighbors but we must oppose this zoning variance request for the increased traffic it will engender.

We request respectfully that the Board of Supervisors deny this application.

Sincerely,



James and Margaret Larkin

CC: Brad Wagenknecht
Ryan Gregory
Diane Dillon
Alfredo Pedroza

James and Margaret Larkin
493 Zinfandel Lane
St. Helena, California 94574

June 13, 2017

Brad Wagenknecht, Supervisor
Napa County Board of Supervisors
County Administration Building
1195 Third Street
Suite 310
Napa, California 94559

RECEIVED

JUN 19 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

Re: Raymond/Ticen Ranch Winery Zoning Modification
APN 030-270-013, 031 & -012

Dear Supervisor Wagenknecht:

We are residents of 493 Zinfandel Lane, directly to the East of the proposed vineyard Raymond Vineyard modifications requested. We have owned the property for almost 20 years. Since our purchase of the property the amount of traffic due to commercial and tourist activity has intensified to easily 3 times the amount in 2000.

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We request respectfully that the Board of Supervisors deny this application.

Sincerely,



James and Margaret Larkin

CC: Ryan Gregory
Diane Dillon
Alfredo Pedroza
Belia Ramos

James and Margaret La
493 Zinfandel Lane
St. Helena, California 94574

RECEIVED

June 13, 2017

JUN 19 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

Alfredo Pedroza, Supervisor
Napa County Board of Supervisors
County Administration Building
1195 Third Street
Suite 310
Napa, California 94559

Re: Raymond/Ticen Ranch Winery Zoning Modification
APN 030-270-013, 031 & -012

Dear Supervisor Pedroza:

We are residents of 493 Zinfandel Lane, directly to the East of the proposed vineyard Raymond Vineyard modifications requested. We have owned the property for almost 20 years. Since our purchase of the property the amount of traffic due to commercial and tourist activity has intensified to easily 3 times the amount in 2000.

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Sincerely,



James and Margaret Larkin

CC: Brad Wagenknecht
Ryan Gregory
Diane Dillon
Belia Ramos

James and Margaret Larkin
493 Zinfandel Lane
St. Helena, California 94574

RECEIVED

JUN 19 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

June 13, 2017

Diane Dillon, Supervisor
Napa County Board of Supervisors
County Administration Building
1195 Third Street
Suite 310
Napa, California 94559

Re: Raymond/Ticen Ranch Winery Zoning Modification
APN 030-270-013, 031 & -012

Dear Supervisor Dillon:

We are residents of 493 Zinfandel Lane, directly to the East of the proposed Raymond Vineyard modifications requested. We have owned the property for almost 20 years. Since our purchase of the property the amount of traffic on Zinfandel Lane, due to commercial and tourist activity, has intensified to easily double the amount in 2000.

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We request respectfully that the Board of Supervisors deny this application.

Sincerely,



James and Margaret Larkin

CC: Brad Wagenknecht
Ryan Gregory
Alfredo Pedroza
Belia Ramos

James and Margaret Larkin
493 Zinfandel Lane
St. Helena, California 94574

RECEIVED

JUN 13 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

June 13, 2017

Ryan Gregory, Supervisor
Napa County Board of Supervisors
County Administration Building
1195 Third Street
Suite 310
Napa, California 94559

Re: Raymond/Ticen Ranch Winery Zoning Modification
APN 030-270-013, 031 & -012

Dear Supervisor Gregory:

We are residents of 493 Zinfandel Lane, directly to the East of the proposed Raymond Vineyard modifications requested. We have owned the property for almost 20 years. Since our purchase of the property the amount of traffic on Zinfandel Lane, due to commercial and tourist activity, has intensified to easily double the amount in 2000.

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We request respectfully that the Board of Supervisors deny this application.

Sincerely,



James and Margaret Larkin

CC: Brad Wagenknecht
Diane Dillon
Alfredo Pedroza
Belia Ramos

RECEIVED

JUL 24 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

July 18, 2017

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

SUBJECT: RAYMOND/TICEN WINERY USE PERMIT MODIFICATION

Dear Napa County Supervisors:

I am writing to express support for the use permit modification proposed by our neighbor, Raymond Vineyards, at 849 Zinfandel Lane, and to now be accessed also from Highway 29 when they merge the current Raymond property with the Ticen Ranch parcel. The fact that the winery does not propose any wine production increase, any increase in the existing visitation, or any new structures means there will be no intensification of use beyond that currently associated with the winery. I believe that the new access from Highway 29 will improve traffic on Zinfandel Lane.

Raymond Vineyards, and its owner, Boisset Collection, have been good neighbors: they respond in a timely manner, have raised significant funds for our community through their charitable activities and commitment to Napa, have implemented sustainable farming and winery practices (certified organic, Biodynamic, sustainable, NapaGreen, and they are solar-powered), and focused on achieving compliance with their use permit as part of these use-permit modification procedures. We wish to commend the applicant for their intent in this regard.

Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,



VALERIE PEEBUES
800 GREENFIELD RD
ST HELENA.

RECEIVED

JUL 26 2017

July 18, 2017

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

COUNTY OF NAPA
BOARD OF SUPERVISORS

SUBJECT: RAYMOND/TICEN WINERY USE PERMIT MODIFICATION

Dear Napa County Supervisors:

I am writing to express support for the use permit modification proposed by our neighbor, Raymond Vineyards, at 849 Zinfandel Lane, and to now be accessed also from Highway 29 when they merge the current Raymond property with the Ticen Ranch parcel. The fact that the winery does not propose any wine production increase, any increase in the existing visitation, or any new structures means there will be no intensification of use beyond that currently associated with the winery. I believe that the new access from Highway 29 will improve traffic on Zinfandel Lane.

Raymond Vineyards, and its owner, Boisset Collection, have been good neighbors: they respond in a timely manner, have raised significant funds for our community through their charitable activities and commitment to Napa, have implemented sustainable farming and winery practices (certified organic, Biodynamic, sustainable, NapaGreen, and they are solar-powered), and focused on achieving compliance with their use permit as part of these use-permit modification procedures. We wish to commend the applicant for their intent in this regard.

Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,

Celeste White

Robert A. White

RECEIVED

JUL 26 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

July 18, 2017

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

SUBJECT: RAYMOND/TICEN WINERY USE PERMIT MODIFICATION

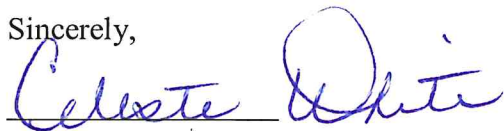
Dear Napa County Supervisors:

I am writing to express support for the use permit modification proposed by our neighbor, Raymond Vineyards, at 849 Zinfandel Lane, and to now be accessed also from Highway 29 when they merge the current Raymond property with the Ticen Ranch parcel. The fact that the winery does not propose any wine production increase, any increase in the existing visitation, or any new structures means there will be no intensification of use beyond that currently associated with the winery. I believe that the new access from Highway 29 will improve traffic on Zinfandel Lane.

Raymond Vineyards, and its owner, Boisset Collection, have been good neighbors: they respond in a timely manner, have raised significant funds for our community through their charitable activities and commitment to Napa, have implemented sustainable farming and winery practices (certified organic, Biodynamic, sustainable, NapaGreen, and they are solar-powered), and focused on achieving compliance with their use permit as part of these use-permit modification procedures. We wish to commend the applicant for their intent in this regard.

Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,

A handwritten signature in blue ink, appearing to read "Celeste White", is written over a horizontal line.

James and Margaret Larkin
493 Zinfandel Lane
St. Helena, California 94574

RECEIVED

JUL 24 2017

Napa County Planning, Building
& Environmental Services

July 19, 2017

Dana Ayers, Planner
Napa County
Planning, Building & Environmental Services
1195 Third Street
Napa, California 94559

Re: Raymond/Ticen Ranch Winery Zoning Modification
APN 030-270-013, 031 & -012

Dear Ms. Ayers:

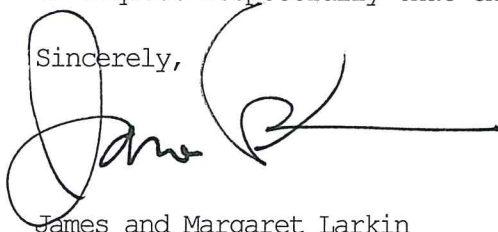
We are residents of 493 Zinfandel Lane, directly to the East of the proposed Raymond Vineyard modifications requested. We have owned the property for almost 20 years. Since our purchase of the property the amount of traffic on Zinfandel Lane, due to commercial and tourist activity, has intensified to easily double the amount in 2000.

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We request respectfully that the Board of Supervisors deny this application.

Sincerely,



James and Margaret Larkin

CC: Brad Wagenknecht
Ryan Gregory
Alfredo Pedroza
Belia Ramos
Diane Dillon



RECEIVED

JUL 24 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

July 21, 2017

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

SUBJECT: RAYMOND/TICEN WINERY USE PERMIT MODIFICATION

Dear Napa County Supervisors:

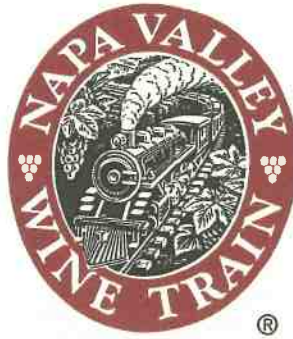
I am writing to express support for the use permit modification proposed by our fellow vintner, Raymond Vineyards, at 849 Zinfandel Lane, requesting access from Highway 29 when they merge the current Raymond property with the Ticen Ranch parcel. The fact that the winery does not propose any wine production increase, any increase in the existing visitation, or any new structures means there will be no intensification of use beyond that currently associated with the winery. I believe that the new access from Highway 29 will improve traffic on Zinfandel Lane.

Raymond Vineyards, and its owner, Boisset Collection, have been good neighbors, they respond in a timely manner, have implemented sustainable farming and winery practices and focused on achieving compliance with their use permit as part of these use-permit modification procedures. We wish to commend the applicant for their intent in this regard.

Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,

Bob Knebel
Chief Operating Officer



RECEIVED

JUL 27 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

July 24, 2017

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

Subject: Raymond/Ticen Winery Use Permit Modification

Dear Napa County Supervisors:

I am writing to express support for the permit modification proposed by our neighbor, Raymond Vineyards, at 849 Zinfandel Lane, and to now be accessed also from Highway 29 when they merge the current Raymond property with the Ticen Ranch parcel. The fact that the winery does not propose any wine production increase, any increase in the existing visitation, or any new structures means there will be no intensification of use beyond that currently associated with the winery. I believe that the new access from Highway 29 will improve traffic on Zinfandel Lane.

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Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,

Anthony Giaccio
COO



RECEIVED

JUL 27 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

July 24, 2017

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

Subject: Raymond/Ticen Winery Use Permit Modification

Dear Napa County Supervisors:

I am writing to express support for the permit modification proposed by our neighbor, Raymond Vineyards, at 849 Zinfandel Lane, and to now be accessed also from Highway 29 when they merge the current Raymond property with the Ticen Ranch parcel. The fact that the winery does not propose any wine production increase, any increase in the existing visitation, or any new structures means there will be no intensification of use beyond that currently associated with the winery. I believe that the new access from Highway 29 will improve traffic on Zinfandel Lane.

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Thank you for this opportunity to voice support for this longstanding winery and its present owners. We look forward to a continued good relationship with the owners of the winery.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott Goldie".

Scott Goldie
CEO

RICHARD P. WALKER

RECEIVED

JUL 28 2017

COUNTY OF NAPA
BOARD OF SUPERVISORS

July 26, 2017

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

Re: Raymond/Ticen Winery Use Permit Modification

Dear Napa County Supervisors:

I wish to express support for the use permit modification proposed by Raymond Vineyards to enable access from Highway 29 after the Raymond property is merged with Ticen Ranch. I understand this use permit modification will not entail increased production or new structures. I also understand that traffic flow on Zinfandel Lane will benefit as a result of this modification.

Raymond Vineyards and the Boisset Collection are outstanding corporate citizens with a deep and abiding commitment to improving the community. I hope you will give them, and the requested permit modification, the favorable consideration that is so well-deserved.

Sincerely,



Richard Walker