

Kirsty Shelton
Planner
NCCDP Dept
1195 Third St.
Suite 210
Napa, CA 94559

5 June 2012

RECEIVED

JUN 07 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Subj: Raymond Vineyards permit# P11-00156

Dear Kirsty,

We are owners of residential property at 449 Zinfandel Lane, St. Helena, CA. This makes us a neighbor of Raymond Vineyards and a concerned citizen regarding this new permit. The *major impact* to our community, should this permit be approved, is one of traffic control on Zinfandel Lane and the surrounds.

There are many residential driveways entering and exiting on Zinfandel Lane, and yet the current speed limit is 55 mph on a "cross street"! There are no higher posted speed limits in the valley, except for four lane portions of Hwy 29. All of the other "cross streets" between Hwy 29 and the Silverado Trail with similar residential conditions like ours have lower posted speed limits down to 35 mph.

The impact of increased traffic coming & going to Raymond will be enormous given the current speed limit, and the ability of a simple two lane road to handle it. There is little hope *now* of attempting a left hand turn onto southbound Hwy 29 on any afternoon with only a stop sign to control. The number of accidents *will* rise with the increase of frustrated drivers if these conditions are not properly managed.

We urge you to look at the long range view of these problems. Raymond Vineyards did not cause these problems, but are merely adding to the unresolved issue. We have no quarrel with Raymond's operation, but the traffic snarl impacts us all. We have copied the Director of Caltrans with this letter.

Sincerely,



Lawrence O. Freeman



Lynne Freeman

cc: Mr. Malcolm Dougherty, Director Caltrans

Shelton, Kirsty

From: Susan Dillman [DillmaSJ@ah.org]
Sent: Tuesday, June 05, 2012 5:13 PM
To: Shelton, Kirsty
Subject: Raymond Vineyards Winery Use permit request

Dear Kirsty,

As a neighbor to Raymond Vineyards, we have 10 acres on the corner of East Zinfandel and Hwy 29. We have a 100 year old vineyard equaling 6 acres next to Raymond Vineyard. In 1973 when we first took over the vineyard we could run 7 double head agricultural sprinklers with water to spare. Over time we can not even run one. We do not blame Raymond Vineyards for this circumstance, we realize many wineries have been established over the years, therefore the water table has gone down because of so much use....

My concern is if Raymond Vineyards increases production from 750,000 gallons per year to 1.5 million gallons per year, how will this impact the water table. We already live frugally with our water and treat it like gold.

Our other concern is the amount of traffic that will be added for this increase in industry. We are concerned having seen a huge increase in traffic over the years, making it hazardous to travel between our two properties divided by Zinfandel lane. One incident that comes to mind was of our neighbor who tried to cross the street, her dog ran ahead and was killed by a car. We have lost many cats and seen many wild animals killed on the road.... Unrelated to Raymond Vineyards, the speed limit is 55 MPH on the full length of Zinfandel. What will it be like having many more trucks, picking up grapes, working etc at Raymond Vineyards?

Kirsty, I am having someone write this for me at work. I will return on Monday so will not see a response til then. I wanted to get this to you.

Any questions or comments you can reach me at 963-5695.

Susan

10 Woodland Road
St. Helena, CA 94574

Mary 24, 2012

Napa County Conservation, Development & Planning Depart.

1195 Third Street, Suite 210

Napa, CA. 94559

Atten. Kirsty Shelton

Regarding: Use Permit modification #P11-00156

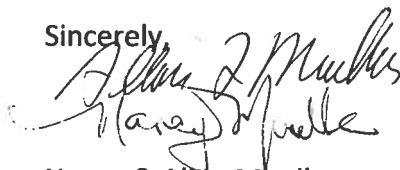
Dear Planning Commissioner,

We are property owners of two properties at 544 and 550 Zinfandel Lane, across from proposed Modification of Raymond Vineyard and Cellar/Raymond Winery. We have read the request for increasing the wine production and the amount of visitors and events at the winery, and we would like you to know that we strongly object to the proposal of Raymond Vineyards because of the extreme traffic and SPEED we already experience on Zinfandel Lane. There is already a major problem with the traffic on Zinfandel Lane. It is the only cross road in the valley that the speed limit is 55 miles an hour. In which, the traffic travels any where from 55 to 80 miles per hour every day of the year. It is very dangerous for the residence, cyclist and pets, and is just a matter of time before someone is killed on the road. To increase , this already dangerous situation, is not acceptable to us, or the majority of residence we have spoken to in regards to this matter.

Raymond winery is located in the area of Zinfandel Lane where many residence live and unless something is done to improve the speed limit and the traffic on Zinfandel Lane we have to object and vote against the Major Modification of Raymond Vineyards and Winery.

If you have any questions please feel free to contact us at Napamueller@yahoo.com or call us at 707-287-0950.

Sincerely,



Nancy & Allan Mueller

Zinfandel Lane property owners and homeowners

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