

Trippi, Sean

From: Dirk Hampson [dhampson@farniente.com]
Sent: Monday, April 07, 2014 3:36 PM
To: Trippi, Sean
Cc: Larry Maguire; Beth Nickel
Subject: Concern Re: Proposed Yountville Hill Winery Project

Dear Mr. Trippi,

I am writing to express serious concerns about the proposed Yountville Hills Winery project.

I believe that it will have significant negative effects upon the entire Napa Valley and should not go forward as proposed.

I am the Chairman of two wineries, Far Niente and Nickel & Nickel Vineyards and am writing on behalf of our wineries, the owners, and the people that work here to farm and make fine wine. We have gone to significant lengths to respect and preserve the Napa Valley and know that such efforts are needed and benefit all. Equally, we know that damage to Napa Valley can hurt everyone. Please know that we have rarely ever commented upon the plans and efforts of other winery projects but that the potential damage to Napa Valley through the Yountville Hills project is so serious that we must make our concerns known.

We are encouraging you to closely study this project as it may have more impact on Napa Valley than most. The Yountville hills are a natural landmark within Napa Valley. Their topography and location make them important by any standard. We believe that there are numerous serious flaws with what we have seen of the proposal. These include:

- 1) The scale of production and realistically finding adequate sources for Napa Valley fruit -
- 2) The excessive volume of visitors – this seems to be an entertaining facility with a winery - the scale & design of marketing to draw attention and entertain people is way too much
- 3) The serious impact on the view shed and character of a key part of Napa Valley – the proposed design & removal of so many trees seems to be about “standing out and being seen” rather than “fitting in”
- 4) The hillside development on steep slopes for commercial building and parking – normally such slopes are even a problem for agriculture in the ag preserve – they should be protected
- 5) The significant night lighting of such a glass structure will fundamentally alter the night view and feel of the center of Napa Valley – the glass with its hillside prominence is a major visual intrusion which will be unavoidable after dark
- 6) The worrisome effects upon traffic and safety in an area that already has known challenges due to existing winery, restaurant, and through traffic.

We believe that this project should not be approved as proposed and that it should be significantly altered to respect and add to Napa Valley. The project as proposed is trying to perch an entertainment facility in the ag preserve with such visual prominence and disregard for the slope, the trees, the hills, and the character of the valley that it would damage the very character of the Napa Valley and take away from our agrarian heritage.

This project would change the look of Napa Valley for all. While their visitors could look out at a pristine valley, all others would have to contend with this new, outsized, and discordant hillside development. The very view that this project seeks to exploit is compromised by its size, placement, and design. Therefore, must be considered inappropriate within an area that takes its preservation seriously.

Its proposed volume of traffic suggests that the plan is primarily about hospitality and entertainment with the winery serving as the basis for a permit that would otherwise be impossible within the ag preserve.

Thank you for hearing and passing along our serious concerns regarding this proposed project.

Sincerely,

Dirk Hampson

Trippi, Sean

From: Eve Kahn [evekahn@juno.com]
Sent: Sunday, April 06, 2014 1:18 PM
To: Trippi, Sean
Subject: Comments for Yountville Hill Winery
Attachments: Yountville Hill Winery.doc

Sean - not sure if this item will still be on April 16th agenda. I'll be out of town until the 23rd so here are a few of my concerns.

Many thanks, Eve



Sean Trippi
County of Napa
1195 Third Street
Napa, CA 94559

RE: Yountville Hill Winery

I will be out of town for the Planning Commission hearing on April 16th and wish to pass along a few thoughts/issues I have about this application.

My concern is not at all with the applicants.

My concerns are with the location and design of the Yountville Hill Winery situated on a very visible site and it's applicability with respect to the County's Viewshed Ordinance.

As background: Many years ago I participated in the development of the Viewshed Ordinance – and was instrumental in shifting the focus from size constraints to, what I call, an Invisibility Ordinance. Sadly, the measure of compliance evolved to a requirement to screen 51% of the structure. At that time almost all of the offensive hillside structures were solid structures such as homes or hotels/bed and breakfast establishments. And the 51% seemed reasonable and appropriate – although I personally would have preferred a screening of 75%.

Now you have a unique proposal that really isn't adequately addressed in the Viewshed Ordinance. The top floor consists of floor to ceiling windows with an extensive roof deck surrounded by a glass barrier. From the architect's renderings it is very difficult to determine how the building and cantilevered deck will be screened and there are no depictions of lighting despite being described as shielded.

Even if 51% of this building is screened (most likely the lower levels) what we have left is a dynamic place for visitors with amazing views during the day - but at night will be a very visible and possibly distracting structure resembling a UFO on the hill. Is this really respectful of the Viewshed Ordinance?

This winery will be in clear view to all Highway 29 southbound traffic with a unique design that deserves more than a simple 51% formula for approval.

Many thanks for your consideration.

Eve Kahn, Chair
Get a Grip on Growth
PO Box 805
Napa, CA 94559

LAURA HOLMES PETERS
PO BOX 325
OAKVILLE, CA 94562

Sean Trippi
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94558

April 2, 2014

Dear Mr. Trippi and the Planning Department:

I am writing to express tremendous concern for the proposed 100,000 gallon winery on/in Yountville Hill. As long-time residents of Dwyer Road, we have already been irritated by the light from Castle in the Clouds. A huge winery on that hill location with weekly evening events would be much worse, creating both VISUAL and NOISE pollution. Such lights are meant for cities, not unincorporated areas! There won't be anything left of our rural community if we continue to allow projects like this to be built. Technically, this proposal may be in line, but once the whole picture is considered, including location, soil type, elevation and most of all neighborhood and traffic concerns, I believe this project is incongruent with the rural integrity that our valley strives to maintain.

Highway 29 cannot funnel another 285 visitors per weekend day or close to 60,000 people a year in and out of that location. In addition, there would be employees, caterers and grape deliveries contributing to this dangerous highway. We already have several wineries and restaurants within 1 mile of the proposed entry. This stretch of 2-lane highway cannot sustain the visitor load being requested. The turn lane will end up a crash lane! Also, with the increase in wineries, how can the 75-percent rule be maintained with 2 1/2 acres of vineyard? Where are the over 100 acres of vineyard in the Napa Valley that would have to be sourced for this proposed winery to sustain the rule? Perhaps the Planning Department should request proof of Napa Valley vineyard acreage before granting winery permits?

Aside from our current highway congestion, I believe that the environmental impact from additional buildings, caves and human numbers would negatively impact the watershed and physical integrity of the hillside. Where will all the sewage and waste products end up? We are currently witnessing the results of a deadly landslide in Washington State, undoubtedly triggered by nearby changes to the hillside. Although geographically different, changes like this to our environment can trigger unknown and tragic events. Please keep such unexpected events in mind while considering this application and its request to be exempt from the "conservation regulation to grade/construct improvements on slopes exceeding 30 percent," as well as additional encroachment requests being made by these applicants.

The Agricultural Preserve should be honored, along with slope and view-shed ordinances which are already in place for a reason. Please adhere to these regulations!

Thank you for your consideration.

Sincerely yours,
Laura Holmes Peters and Diana Holmes

March 28, 2014

Sean Trippi
Napa County Planning Department
1195 Third Street, 2nd Floor
Napa, CA 94559

Dear Mr. Trippi:

I understand that you are the planner who is managing the request for the Yountville Hills Winery. I have read about the winery and am highly opposed to the project as proposed.

I don't even know where to begin in describing my shock and dismay regarding the proposal. It is an abomination on the land and involves far too many events and visitors to the property. My guess is that the owners of the property are following the usual strategy – propose much more than they know they can get, with the willingness to cut back and end up with what they really expect to have approved. There can be no other explanation for such an egregious proposal.

Even at half of what they propose, this is a horrendous modification to the Napa Valley. It would ruin the landscape and create enormous traffic issues. No exceptions to the conservation regulations should be permitted. They should not be allowed any variances. We have regulations for a reason and permitting any variances would make a mockery of them.

Please tell them to go back to the drawing board and present a much smaller, more reasonable proposal where they will not do such serious harm to that beautiful area. Please share my letter with anyone involved in evaluating this application. I plan to contact my County supervisor about this, but if there is anyone else you recommend that I contact, please let me know.

Sincerely,



Holly Hansen
3 Heritage Court
Yountville, CA 94599

RECEIVED

APR 1 2014

Napa County Planning, Building
& Environmental Services

Trippi, Sean

From: Trippi, Sean
Sent: Monday, March 24, 2014 9:11 AM
To: 'Lester Hardy'
Subject: FW: Yountville Hill Winery

Sean Trippi
Napa County
Planning, Building & Environmental Services
(707) 299-1353; sean.trippi@countyofnapa.org

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

From: Rennick [<mailto:rjh@paradigmwinery.com>]
Sent: Friday, March 21, 2014 11:58 AM
To: Planning; Trippi, Sean
Subject: Yountville Hill Winery

Napa County Planning Department:

Why is Napa County spending time, effort and money trying to protect the county from the ravages of an Indian Gaming Casino and at the same time considering a project the size and scope of the Yountville Hill Winery on a ten acre parcel.

There are good reasons for setback, slope and view shed restrictions to have been put in place and I think they should be strictly adhered to. Additionally traffic in the area is already chaotic and the drainage for a project of this scope seems to pose a threat to the watershed.

Depending on how the math is done the project as requested would welcome over 60,000 visitors a year at a minimum and possibly exceed 100,000. It will take over 600 tons of grapes to produce 100,000 gallons of wine, which means 450 of those tons need to come from the already oversubscribed annual Napa County crop.

This projected facility is not supportive of the Ag Preserve, our quality of life and the already overburdened traffic load on Highway 29. The request smacks of one that asks for the moon and settles for less - I'd suggest about 90% less would be in order.

Regards,

Ren Harris
Paradigm Winery
P.O. Box 323
Oakville, CA 94562

Trippi, Sean

From: Sean Knight [seanaknight@cindypawlcyn.com]
Sent: Wednesday, March 19, 2014 12:09 PM
To: Trippi, Sean
Cc: Eric Sklar
Subject: Project

Sean

Please except our letter in support of Eric Sklar

Best Regards,

Sean Knight
Managing Partner

Mustards Grill
Cindy's Backstreet Kitchen
Cindy's Waterfront at The Monterey Bay Aquarium
P.O. Box 312
Saint Helena, Ca 94574
707-287-4080
seanaknight@cindypawlcyn.com

Planning Department
Hill Use Permit Application
et, #210
9

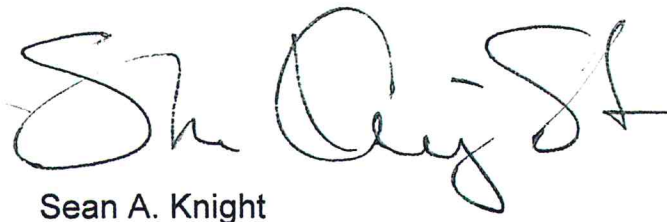
3/10/2014

viewed this, we are writing to support the Winery Use Permit application for Use
279.

at this project is a great enhancement to the neighborhood. The existing home
first impression to upper Napa Valley. The applicant's property is part of the key
upper valley and the proposed design is very worthy of that role.

ilfully grateful that the applicant has expended great effort to reduce all impacts of
hiding all production in caves and creating buildings that blend in well, the
hown great consideration for neighbors and Napa residents in general.

at this project be approved as proposed and built promptly.



Sean A. Knight