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**NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

June 21, 2010

Ms. Heather Phillips
Chairman, Napa County Planning Commission
1195 Third Street, Room 210
Napa, CA 94559

Dear Commissioner Phillips:

I am writing to voice my strong support for a new winery project that is scheduled to come before the Commission in hearing on Wednesday, July 7. I am particularly supportive of the variance request that will allow the winery to be clustered with other structures (including the new residence of the owners) nearer to Inglewood Road, where there are mature trees that can provide screening of structures and an integrated landscape plan that will soften all the structures.

For some months the Young family has worked with neighbors and agreed to site their winery closer to the road so that north/south vineyard blocks could remain in their current configuration instead of being punctuated with a structure that conforms to the County's 300-ft. setback for public and private roads. I understand that this setback provides protection from neighbors in some instances. However, along Inglewood Road the residences and wineries are sited closer to the road, leaving the vineyard blocks as viewshed areas from the perspective of Highway 29 and also for the neighbors along this road. If the winery is set in the middle of the vineyard, it actually becomes much more visible to neighbors and there are no mature trees to screen the structures. Additionally, there would be removal of producing vineyards, the inclusion of more paved roads than is necessary, and the noise of vehicles traveling from Inglewood Avenue to the winery.

The Young family has been accommodating enough to refine their original design concept to accommodate this request. We hope that the Commission will consider the original intent of this ordinance, which was primarily for the protection of neighbors, and support the variance. If our request is honored, I believe the Sandpoint Winery will be a compatible use in this agricultural and rural residential neighborhood. Thank you for your careful consideration of this application. Unfortunately, I will be out of town and unable to attend the July 7 hearing. But would welcome a discussion of this matter with you in advance of that date.

Sincerely,

Diane Morris