

March 12, 2014

Sean Trippi
Principal Planner
Napa County Department of Conservation,
Development & Planning
1195 Third Street
Napa, CA 94559

Dear Sean,

We are neighbors of the Yountville Hill Winery project and have only just learned of its permit approval hearing by the Planning Commission on March 19.

Many of the project's neighbors did not receive the public notice because we live just outside the 300-foot notification area. We are now working together to understand the impacts of this large project in our backyard. After an initial review, we find the application is missing much of the information we need to evaluate the project. Some of us are scheduled to meet with applicant Eric Sklar on Thursday afternoon, March 13 – for the first time since the project was proposed – but given the compressed timeframe to meet with the applicant, evaluate the project's impacts on us and the surrounding area, and put together comments in response, we are unlikely to have our concerns fully documented before the scheduled March 19th Planning Commission hearing.

Additionally, several interested parties who would like to participate in the discussions before the Planning Commission will be traveling outside the country on the hearing date. We therefore respectfully request a continuance of 60 days so that all interested parties may attend and be heard.

We also request that, if possible, the Planning Department notify us prior to March 19th as to whether or not the continuance will be granted, so that we can plan appropriately the submission of comments.

Respectfully,

Mary Ann and David Moffitt, 7323 St. Helena Highway, Napa
Josephine Taddei, Taddei Vineyards, 7391 St. Helena Highway, Napa
Julia Levitan, Manager, Autres Rivages Vineyards, 7387 St. Helena Highway, Napa

cc: Eric Sklar, CS2 Wines LLC
Charlene Gallina, Supervising Planner

March 14, 2014

Sean Trippi
Napa County Conservation,
Development and Planning Dept
1195 Third St. Suite 210
Napa CA 94599

Dear Sir:

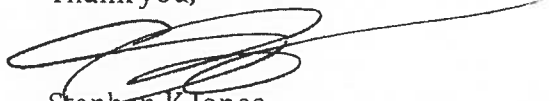
I am a property owner adjacent to the property, which is up for a hearing that is being planned by Yountville Hill Winery / CS2 Wines, LLC.

Please let this serve as a letter of support for the project as it has been submitted to your department including the request for exception and variances that were noted in your Public Notice Letter which I received.

It will be nice to see the property developed in such a manner instead of just sitting abandoned as the current property has been left for several years now.

I believe the project will enhance the area and I do not believe there will be any adverse impacts to myself or my property.

Thank you,



Stephen K Jones
1181 Yount Mill Rd
Napa CA 94558

Trippi, Sean

From: Bob Torres [btorres@tfewines.com]
Sent: Friday, March 07, 2014 2:47 PM
To: Trippi, Sean
Cc: 'Eric Sklar'
Subject: Letter of support : application P13-00279

Sean

This letter is written support for the above project . I have read the application and associated documents for the Yountville Hill Winery / CS2 Wines , and find the project to be an enhancement to the area as well as fitting well into the goals of the general Plan and Ag preserve. I am a neighbor of the project (Napa Cellars , 7481 St. Helena Hwy) and we look forward to the Yountville Hill Winery becoming part of our neighborhood .

Sincerely

Bob Torres
Principal and Senior Vice President of Operations
Trincher Family Estates
wk 707-963-5928 x2820
fax 707-963-9264
btorres@tfewines.com

Trippi, Sean

From: Leslie Rudd [Leslie@ruddwines.com]
Sent: Friday, March 07, 2014 11:22 AM
To: Trippi, Sean
Subject: Yountville Hill Use Permit Application (P13-417)

Dear Sean,

I am want to express my support of the Winery Use Permit application (P13-417) for the Yountville Hill Winery project.

The project does a great job of improving the view shed. The existing non-historical building is inconsistent with the current view-shed protection and is truly unattractive.

The applicant has done an admirable job of reducing the visual impact of the property by hiding most all of the winery production in the hill. This seems a great improvement to the property with no significant negative impacts that I can see.

I wholeheartedly support this project and encourage the Planning Commission to approve it.

Best Regards,

Leslie Rudd



RUDD OAKVILLE ESTATE

Leslie Rudd

Post Office Box 105 | 500 Oakville Crossroad
Oakville, CA 94562
707-945-1200
www.RuddWines.com

Trippi, Sean

From: Eric Sklar [eric@preslarventures.com]
Sent: Friday, March 07, 2014 12:46 PM
To: giovanna scruby
Cc: Trippi, Sean
Subject: RE: Response to Concerns

Dear Mrs. Scruby,

Thanks for your additional questions. Please allow me time to get the completed results of our acoustic study next week before I reply in detail.

Best regards,

Eric

From: giovanna scruby [mailto:giovanna2u2@aol.com]
Sent: Friday, March 07, 2014 6:21 AM
To: Eric Sklar
Cc: Trippi, Sean
Subject: Re: Response to Concerns

Dear Mr. Sklar,

Thank you for your time and responding to our concerns. After meeting with you we have more questions and comments.

Our understanding is that the lower pad will be used for shipping and receiving, bottling, some outdoor workspace, and storage.

Will equipment be washed on work apron outside the cave or only washed inside?

If washed outside will a sediment catch basin be installed and the wastewater connected to the sewage system?

Will all outside equipment be stored under cover as required by the State?

What kind of work lights will be installed at the outdoor workspace and receiving area?

How will the creek be protected from potential spills and wash water?

Highway 29, is part of the Scenic Highway Program, it seems appropriate that because the work and receiving area pad is facing the Highway and is at close proximity to it that a landscape wall hiding the lights, storage, work, and receiving area would be appropriate. In addition this would mitigate potential noise especially that of the bottling. The combination

of wall and landscape would protect the prerequisite of a scenic highway and the neighbor's environment across the road.

Regards
Giovanna

On Mar 6, 2014, at 7:33 AM, Eric Sklar wrote:

Dear Giovanna,

It was nice meeting with you, John and Todd on Monday. I have attached a response in writing to your letter of concerns.

Most of the answers are just a written summary of what we discussed, but please note item number 4. We will get you the results of the noise study as soon as we have them.

Best regards,

Eric Sklar
CS2 Wines, LLC
eric@preslarventures.com
707-484-8656 (M)

<Response to Giovanna Scruby.doc>

Dear Giovanna,

It was great meeting with you, John and Todd this morning.

I wanted to respond in writing to your questions.

Please see my answers in Bold below.

The proposed project is located in a very congested block of Highway 29 between Yount Mill Rd. & Washington St. The Highway turns from four lanes to two and in that short block of the highway there is two restaurants, three wineries, and one B&B. The need for several variances indicates that the winery may be too big for the parcel.

The variances are unrelated to the parcel's size.

Two are road and driveway setback issues that do not affect any neighbor except Cathrine Hallengren. Catherine has already signed a new driveway easement agreement and has written a letter of support.

The other two only affect the Jones family and are for asthetic and safety reasons. The Jones are ok with these minor set-back variances, and are writing a letter of support.

These are my concerns:

1. Where is the location for shipping and receiving of large semi trucks? Deliveries and turning of large trucks should not be done on Hwy. 29 as Cosentino Winery are presently allowed to do. Turning radius for large Emergency Fire apparatus at each level that does not include guest parking?

At each of the three levels we have built a sufficient turnaround area for emergency vehicles, and at the lowest level there is sufficient room for a bottling line to turnaround.

2. The guest parking does not appear to accommodate the planned events; will the visitors be bussed in and from where?

Our guest and staff parking is based on the specific marketing plan we have presented to the County along with the experience I have with Alpha Omega. We will use valet parking on the few days when that will help. And, for most large events guest will arrive by shuttle van.

3. With three other wineries on the block having events, picnics, and tours and tasting it seems that there will be too many events going on simultaneously in a very congested area of the Highway especially during the year special wine events.

We have worked hard to insure our project will have no significant impacts on our neighbors; in particular, we have focused on winery traffic, and our traffic engineer is quite emphatic that our project will not have any significant adverse effects on traffic.

4. Potential noise created by events and production.

All production will be inside the caves except the bottling line. We have retained an acoustic engineer to measure the actual noise levels generated from the kind of mobile bottling line we intend to use. The engineer will then calculate how much bottling line noise will be measurable on your property. We will share this information with you as soon as we have the report. We will also discuss noise reduction techniques with the engineer,

so that we are prepared to take further steps if warranted.

5. We can clearly see the B&B from our home and presently it does not have intrusive lights. Will the winery have motion lights that are shielded?

The County's standard winery conditions of approval address this concern as follows:

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is not subject to this requirement. Prior to issuance of any building permit pursuant to this approval, two copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the California Building Code.

We will comply with these conditions in all respects.

6. Will the winery close at six during crush, where is the production area and how will it be lighted.

There are likely to be winery employees working after six on some evenings during crush; however, all production equipment, including the crusher and the press, will be located inside the cave and will not be seen or heard from across highway 29.

7. Set backs from seasonal creek that feeds into Napa River. The valley floor in our area has a very high water table. Will the disposal of treated sewage be at the same level of creek or in some areas higher? Potential sewage odors?

The project has been carefully designed to comply with all applicable federal, state and local regulations, including stream setbacks. The waste treatment system we are using will not generate odors and all storage and disposal is below ground. The feasibility of this system on our site has been analyzed by our civil engineers at Riechers and Spence. We are confident that the reviewing agencies will approve the system.

I look forward to continuing our discussion and hopefully to gaining your support for the project.

Best Regards,

Eric Sklar



YOUNT MILL *Vineyards*

Napa County Planning Commission
1195 Third Street
Suite 305
Napa, California

Planning Commissioners,

I have received your Notice of Hearing in regards to the Yountville Hill Winery/CS2 Wines, LLC application.

I am not opposed to a winery at this site.

I do however have concerns about the size & scope of this application. I am in hopes that the commission will grant production and sales activity (events) commensurate with the limiting factors of the location in the valley and the unique topography of this site. I would like to point out the two areas that I believe limit capacity of this application. One is applicable to production and the other relates to sales & marketing events.

Wash water may be the most critical issue, 10.5 acres is very close to minimum parcel size, yet only 25% of parcel is available for wash water treatment in an area that is known to have percolation problems (Mustards for example). In addition there is a nearly year round spring fed stream at the base of the hill that drains directly to the Napa River that would require a setback further limiting available space for such activity. If septic treatment, wash water treatment & well source are all located on the valley floor, I submit you would not meet requirements necessary without a variance.

Second, traffic in this portion of the valley on Highway 29 is problematic. On any workday between 3 & 6pm southbound traffic is backed up at least from Madison Street/Yountville to Yount Mill Road and sometimes all the way to Oakville. You have recently approved another winery at the corner of Yount Mill Road & Highway 29 that is still in construction. Traffic is a bad situation currently, I cannot imagine what this picture looks like with the number of events/visitors contemplated plus the use permit granted nearby that is not currently in use. Traffic studies are notorious for making assumptions. The assumptions attributable to the last traffic study should be verified before an accurate study can be made in regards to this application.

I do not plan on attending the hearing on the 19th. I am certain that the application as it exists exceeds the capacity of this site. Please consider carefully the size & scope of the Yountville Hill Winery/CS2 Wines, LLC application.

Sincerely,

Andrew Hoxsey
Yount Mill Vineyards
Pelissa & Hale LLC

Cathrine Hallengren

Sean Trippi
Napa County Planning Department
RE: Yountville Hill Use Permit Application

3/6/2014

Dear Sean,

I am writing to express my support of the Winery Use Permit application of the Yountville Hill Winery project.

In my view this project is a great improvement to the property with no discernable negative impacts.

The current building on the property has been an eyesore for far too long. The new proposed winery building is far better from a visual perspective.

In addition, it is clear that the applicant has gone to extra effort to hide almost all of the winery activities in the hill inside of caves.

I encourage the Planning Commission to approve this excellent project.

Many Thanks,


Cathrine Hallengren
7430 Highway 29
Napa, CA 94559

RECEIVED

MAR 10 2014

Napa County Planning, Building
& Environmental Services