

Planning Commission Mtg.

CARMEN & GREG FRANCESCHI
1635 West Zinfandel Lane
St. Helena, CA

MAY 07 2014

Agenda Item #

9A

Napa County Conservation, Development &
Planning Commission
County Administration Building
1195 Third Street, Second Floor
Napa, CA 94559

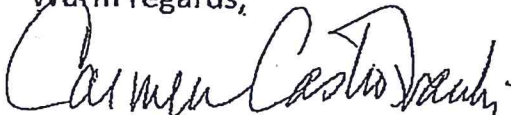
Re: Castellucci Family Winery
Use Permit (P13-00140), Road Exception and Variances

Dear Commissioners and Staff:

My husband and I live at 1635 West Zinfandel Lane, St. Helena, and we are in support of proposed Winery. If you have any questions, please do not hesitate to contact me directly at 415-296-3713.

Thank you.

Warm regards,



Carmen Castro Franceschi

415-296-3713

Sharma, Shaveta

From: Ron Nichol森 <ron@kelhamvineyards.com>
Sent: Friday, May 02, 2014 11:59 AM
To: Sharma, Shaveta
Subject: Castelluci Family Winery

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern-

This is a letter in support regarding the Castelluci Family Winery- #P13-00074. I am a property owner at 360 Zinfandel Lane St. Helena 94574. Our property is 10.9 acres with a 75,000 gallon annual wine production permit. My family has owned and produced wine for the last 16 years at the above address. I have an Architectural and Planning degree from the University of Colorado at Boulder.

Zinfandel lane has been home to a number of wineries over the years; two wineries with high volume permits. I believe the addition of the Castelluci Family Winery will make a thoughtful addition to the industry and promote a unique experience represented by the Castelluci family character. Mr. Castelluci has hired extremely talented and successful architects to design and stage his families winery. I believe the scale of production is modest regarding the site and existing network of roads. The suggestion of traffic studies on this location is unfounded. I myself understand the impact the proposed winery will have on Zinfandel Lane, a traffic study will prove nothing because of the modest tour volume and production limits. I believe in the counties findings and would suggest approval of this project. Please feel free to contact me with any questions regarding this project.

Ron Nichol森, Proprietor
KELHAM VINEYARDS
Winery | Growers
OAKVILLE NAPA VALLEY

JIM LARKIN
493 ZINFANDEL LANE
ST. HELENA, CA 94574

May 6, 2014

VIA FAX AND EMAIL: Planning@countyofnapa.org

Napa County Conservation, Development &
Planning Commission
County Administration Building
1195 Third Street, Second Floor
Napa, CA 94559
FAXL: 707-253-4336

Re: Castellucci Family Winery (Use Permit (P13-00140))

Dear Commissioners and Staff:

As a Napa County resident and owner of 493 Zinfandel Lane in St. Helena, I write to express my concerns about the proposed Castellucci Family Winery (APN 025-160-006). I urge the Planning Commission and its staff to (a) conduct a safety study to evaluate the effect the proposed winery and Road Standards exception will have on public welfare and safety for residents and others that use Zinfandel Lane; (b) explore alternatives to the current proposal that would promote public safety; and (c) ensure that the public has received proper notice of the full scope of the proposed project.

Although I do not oppose the construction of a winery on the Castellucci property, I am concerned that the scope of the project may exacerbate traffic and safety issues already present on Zinfandel Lane. As the Commission is aware, Zinfandel Lane serves as a major conduit between Highway 29 and Silverado Trail. It is a busy street, and although there are posted speed limits on the road, I have observed far too many cars passing by at much higher speeds. This creates safety issues for eastbound traffic, as the road narrows significantly on the historic stone bridge that lies approximately 300 feet to the west of the proposed winery entrance. Moreover, the current proposal would create a left turn lane shortly after crossing the bridge, and a lane transition of 175 feet --- significantly less than the 600-foot transition required under Napa County Road and Street Standards. This all seems very unsafe.

I ask that the Commission and its staff take all necessary steps to better evaluate how the Castellucci winery will impact road safety issues on Zinfandel Lane. I understand that staff requested a "Circulation Study" to evaluate the potential congestion issues arising from the project, but this study is inadequate for a number of reasons. **FIRST**, the Circulation Study failed to take into account the increased traffic from the numerous marketing events for the proposed winery. With seven marketing events with a maximum of 50 or more guests, there is a strong possibility that east bound traffic could be backed up past the bridge, creating not just congestion but also increased safety issues given the speed with which drivers travel on Zinfandel Lane and the reduced transition lane. The Circulation Study should be supplemented to take into account the full effect the proposed marketing events will have on Zinfandel Lane traffic. **SECOND**, the Circulation Study did not take into account life, safety and public welfare concerns arising

May 6, 2014
Page 2

from the reduced taper of the left turn lane. The Commission should conduct a "safety study" to evaluate how the combination of the Road Standards exception for the reduced left turn lane taper, the historic bridge, and the traffic and speed on Zinfandel Lane will affect public safety and welfare on Zinfandel Lane before granting any use permit or exception to the Road Standards. To date, there are no findings or data that the Commission can rely on to conclude that the proposed Road Standards exception would "provide[] the same overall practical effect ... towards providing defensible space, and consideration towards life, safety and public welfare" as required under County Road Standards. The "safety study" should also consider all of the other use permits and submitted applications on Zinfandel Lane that collectively have increased, and will further increase, the traffic on Zinfandel Lane.

In addition, the Commission should evaluate alternatives that may minimize traffic and safety issues, such as moving the winery's entrance from Zinfandel Lane to Silverado Trail and adding safety signage and a reduced speed limit on the west half of Zinfandel Lane.

Finally, I ask the Commission to ensure that proper notice is provided to neighbors and residents about the Castellucci Winery's requested variances. It has come to my attention that in addition to the setback variance requested for the Castellucci property's border on Silverado Trail, the Castellucci's have also requested a variance from the setback off of Zinfandel Lane. The Commission should make sure that this variance is properly noticed on future agendas so that residents are made aware of the full scope and impact of the proposed project. I am particularly in why County staff believes a variance is necessary from Zinfandel Lane.

It is my understanding that the Commission is scheduled to discuss this matter on May 7, but that staff has recommended this issue be postponed for hearing until May 21 so that staff can complete its assessment of the project concerns and make a final decision on the Castellucci application. I trust that the Commission will take this additional time to fully evaluate the issues I have raised in this letter prior to granting any use permit or Road Standards exception.

Sincerely,

Jim Larkin

A handwritten signature in black ink, appearing to read "Jim Larkin", written over the printed name.

Wehr Family Vineyards
255 Zinfandel Lane
St. Helena, California 74574
ctwehr@sbcglobal.net

May 5, 2014

Via U.S. Mail and Email (planning@countyofnapa.org)

Napa County Conservation,
Development & Planning Commission
County Administration Building
1195 Third Street, Second Floor
Napa, CA 94559

Re: Request for Continuance and Comments on May 7th Agenda Item 9A,
Castelluci Family Winery (Use Permit P13-00140)

Dear Commissioners and Planning Staff:

We own a home and vineyard at 255 Zinfandel Lane in St. Helena, approximately 0.6 miles from the proposed Castelluci Family Winery, and we use Zinfandel Lane almost daily for driving and bicycling. We submit this letter in support of staff's recommendation that the Planning Commission continue this item until May 21, 2014. Having only just learned about the winery proposal, we request more time for neighbors and County staff to consider the potential safety impacts of the project and the appropriateness of its proposed size and scope.

Having lived on Zinfandel Lane for many decades, our concerns about traffic speeds, truck traffic, and traffic safety—particularly near the historic Napa River bridge—have increased over time. The layout, access, and model of the proposed winery would exacerbate these concerns by providing access from Zinfandel Lane instead of Silverado Trail, installing a left-hand turn lane very close to the bridge, and producing wine from 80% non-estate grown grapes. The proposed winery is larger than is typical, and will bring a notable number of new visitors to an agricultural and residential street with very few commercial wineries.

- We support the need for a Safety Study regarding the proposed Road Standards exception that would allow a 175-foot turn lane transition rather than the required 600-foot transition. The narrow road and reduced visibility on the Napa River bridge should be given specific consideration.

- We support taking a closer look at the Circulation Study and factoring in grape truck deliveries and other aspects of the proposed winery operations.
- We believe new safety measures are warranted in this area to offset ever-increasing traffic, and we fully support a speed limit reduction on Zinfandel Lane.
- We are concerned that reducing the required setback from 600 to 500 feet or less will increase safety concerns at the proposed winery.

Thank you for your consideration of these important issues.

Sincerely,

Tim and Carol Wehr

cc: Shaveta Sharma (shaveta.sharma@countyofnapa.org)

My name is Chris Cordano. I live at 1391 Mountain View Avenue, Saint Helena, CA. My home is on the corner of Mountain-View-Avenue and Zinfandel Lane. I am writing in regard to the following items:

- Proposed expansion of production and hospitality facilities at the Raymond Winery. I understand this hearing is scheduled for June 18, 2014
- Proposed construction and operation of the Castellucci Winery and hospitality venue at the intersection of Zinfandel Lane and the Silverado Trail. I understand this hearing is scheduled for May 7, 2014

I have concerns about these projects and their impact on my neighborhood, Zinfandel Lane and traffic in the Napa Valley in general.

Zinfandel Lane is well known to residents, employees and visitors of the valley as a significant ("speedy") route for crossing east or west from one side of the valley to the other. It is also a route that is fairly easy to navigate for large tractor-trailer trucks. As such, it endures large volumes of traffic throughout the day. It is also a significant route across the valley for emergency vehicles.

Any expansion project or new business construction project will surely add more traffic to the valley in general. This will be the case both during construction and after the business begins conducting operations. These two projects will directly add more traffic to Zinfandel Lane.

I believe these projects, due to their close proximity to one and other, should be studied for their cumulative effect on traffic, the environment and surrounding area rather than their individual effect.

I also have concerns about the continued development of "wine factories" in the Ag Preserve portion of the Napa Valley. Large scale production should take place in the industrial sections of the Valley, not in the sacred Ag Preserve section of the Valley. The scenic beauty of the valley is being replaced by large overbuild production facilities. The Valley is already bulging at the seams with morning and evening commute traffic as well as weekend visitor traffic. I doubt the visitors to this valley, who support our livelihood and economy, appreciate sitting in traffic on a sunny Saturday when they thought they would be "enjoying the wine country".

Another concern I have is the disproportionate amount of hospitality events sponsored by wineries relative to their customer base and production size. It appears that wineries now see themselves as "party venues". The new wave in wine marketing is to host Wine Club dinners and related events where they sell wine, club memberships or a combination of both. The construction of wineries is shifting from a basic production facility to a hospitality destination. I believe this is unnecessary. These hospitality events also add to the above mentioned traffic problem.

Lastly, as these new wineries and expanded wineries continue to apply for permits, the question of fruit sourcing comes into play. The Winery Definition Ordinance, established many years ago, requires Napa Valley wineries to source at least 75% of the fruit used for winemaking from Napa Valley sources. There is a finite amount of fruit in the valley. As new wineries are constructed and existing wineries expanded the question that has to be asked is: "Where is this fruit coming from?"

At the end of the day, I am generally concerned about preserving this magical place known as the Napa Valley. I believe we have to be very aware of the progress that is taking place all around us and also be prepared to say "enough is enough" I believe we are very close to this threshold.

Because I believe we are very close to a threshold, I believe more time should be spent studying the impact of these two, or any other projects. A more thorough traffic study is needed. A Combined comprehensive traffic study is needed. The impact of hospitality events needs to be more fully understood as wineries become hospitality venues. The issue about the source of grapes, used in production, has to become a greater priority is the permitting process to avoid an abuse of the valley for wine promotion purposes.

More time is needed to better understand these issues before permits are handed out.

Thank you for considering my comments here.

Marko Zaninovich, Inc.

Grower and Shipper

May 5, 2014

1998 Road 152
DELANO, CALIFORNIA 93215

Mark Luce, Chairman
Napa County Board of Supervisors
1195 Third Street, Suite 310
Napa, California 94559

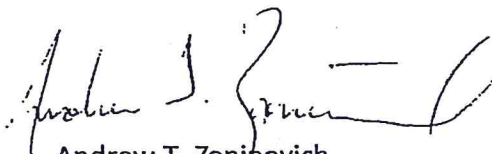
Dear Chairman Luce and Members of the Board:

As business owners and local land owners in Saint Helena, we wish to express opposition to the large winery project on Zinfandel Lane as currently proposed. The proposal is for a high volume winery and will include marketing and distribution, with visitor opportunities and events scheduled seven days a week.

There are serious public safety and traffic concerns that arise in relation to this project. The draft negative declaration describes the two-way Zinfandel Lane as a "Level of Service F" street, a condition that exists wherever the volume of traffic exceeds the capacity of the roadway. The entrance to the winery is planned a short distance east of the narrow bridge which crosses the Napa River. The project applicants are requesting an exemption to the 600 foot left turn lane transition required by the Napa County Road and Street Standards, for a transition lane of 175 feet. It is easy to imagine how this shortened left turn transition will create a bottleneck on Zinfandel Lane as employees, contractors, and visitors line up for entrance. Adding to this situation is the curved roadway immediately after the narrow bridge that impedes a clean line of sight of the proposed turning lane for drivers coming off the bridge. These safety issues, combined with the increased volume of traffic, will have a serious negative impact on the neighborhood.

As Zinfandel Lane landowners, we urge the Board of Supervisors to direct the Planning Commission to carefully re-examine and revise the draft negative declaration for the proposed winery project to include and address the traffic safety issues described above.

Sincerely,



Andrew T. Zaninovich
Marko Zaninovich, Inc.

