



ALPHA OMEGA

June 24, 2014

Wyntress Balcher
Napa County PBES
1195 Third Street, 2nd Floor
Napa, CA 94559

RE: LMR Rutherford Estate Winery

Dear Ms. Balcher:

I am the owner of Alpha Omega, the winery which is adjacent to the proposed LMR Rutherford Estate Winery (LMR Winery). I am writing to express my support for the LMR Winery including the requested variance.

We understand and agree with the applicant's request to construct the LMR Winery outside the floodplain and within the 600 foot setback. We personally have experienced the difficulty of building in the flood plain on an elevated pad. Our recently permitted barrel building will be located on an elevated pad in the floodplain, which will almost double the cost of the building and make it more visible from Highway 29. Based on our experience, the difficulty incurred by constructing an entire winery facility within the floodplain makes the resulting project economically challenging. Additionally, this type of construction in the floodplain significantly disrupts LMR Winery's and Alpha Omega's shared environment, including Bale Slough. LMR and Alpha Omega have been working together as good neighbors to improve the condition of Bale Slough. We certainly do not want to make the situation worse.

If the LMR winery were proposed for construction outside the 600 foot setback and closer to Bale Slough, I would be concerned that the risk of flooding at Alpha Omega would be increased, which could cause damage to our property. To me, it is fairly simple. While I am not a flood plain specialist, it seems to me that if land is removed from the flood plain by elevating it 4 or 5 feet, then the water will have to go elsewhere. That means more water on our Alpha Omega property.

Having gone through the Napa County planning process several times, I know that the law gives the Planning Commission broad discretion in making its decisions. The Winery Definition Ordinance's intent and goals are not served by blind adherence to a setback that places wineries in locations creating greater impacts (both flooding and visual). Here, the better location for LMR is within the setback where flood risk is reduced and visual impacts diminished. I urge the Commission to exercise its discretion and approve the LMR project as proposed.

Thank you for your consideration.


Robin Baggett