

FEB 18 2015

Agenda Item # 9B

Napa County Planning Commission
County Administration Building
1195 Third Street, Suite 201
Napa CA 94559

Re: Napa County Planning Commission Notice of Intent to Adopt Mitigated Negative Declaration
Girard Winery Use Permit P14-00053

Dear Planning Commission,

I am submitting this letter in opposition to the Girard Winery Use Permit Application and urge you to require full environmental review for the proposed winery and request you not adopt the Mitigated Negative Declaration. The project as proposed, violates the County of Napa Viewshed Ordinance 18.106.010 and is inconsistent with the goals and policies of the County of Napa General Plan particularly as specified in the land use, open space and conservation, and circulation elements.

As you are aware, the Silverado Trail is a County of Napa designated Scenic Highway and as such is included in the Viewshed ordinance. The project is in direct conflict with the Viewshed ordinance as it would destroy the existing views, landscape features and open space as seen from the Silverado Trail. The proposed project would, due to its location in an undeveloped valley plane and its proximity to the Silverado Trail violate the purpose and intent of the Viewshed Ordinance which states "protect the scenic quality of the county both for visitors to the county as well as for its residents by ensuring that future improvements are compatible with existing land forms." The geographic reality of the proposed project's location, specifically this location's contribution to the overall character of the Upper Valley and its relationship to the Silverado Trail prohibit approval of this project without at the very least seeking a variance from Viewshed ordinance.

I object to the adoption of the negative declaration and respectfully request the Planning Commission not adopt the Negative Declaration for the Girard Winery and instead have the applicant conduct an Environmental Impact Report and seek the required variances from the County of Napa Viewshed Policy.

Respectfully submitted,

Kellie Anderson
445 Lloyd Lane
Angwin CA 94508