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## May 6th Meeting Correspondence



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Planning, Building & Environmental Services

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

David Morrison  
Director

## MEMORANDUM

To: John McDowell, Planning	From: Jeannette Doss, Engineering <i>JD</i>
Date: March 13, 2020	Re: Greenwood Mansion / Vinum Cellars Specific Plan Amendment and Use Permit Modification Engineering CoA 499 Devlin Road, Napa, CA P17-00019-SPA /P17-00099-MOD APN 057-200-028

The Engineering Division received a referral for comment on a new use permit. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

### RECOMMENDED APPROVAL CONDITIONS:

#### OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.
2. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

#### PREREQUISITES FOR ISSUANCE OF PERMITS

3. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for

Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.

4. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and grading permit documents at the time of permit application. A plan check fee will apply.
5. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
6. **Prior to issuance of a building permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
7. **Prior to issuance of a building permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
8. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.
9. All improvements shall conform to the latest Napa County Airport Industrial Area Specific Plan.
10. Applicant shall pay the applicable Napa County Airport Industrial Area Traffic Mitigation Fees prior to receiving any building permits for this project. The applicant should contact the Public Works office to obtain information regarding the determination of this fee.
11. The Applicant must comply with all associated requirements and exhibits relating to water conditions to be imposed on all parcels as described in Napa County Agreement No. 7070, between the County of Napa and the City of American Canyon.

#### PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

12. All roadway and parking improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification. **\*\* If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

**PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY**

13. Operations and Maintenance Agreement for post construction Stormwater facilities must be legally recorded.
14. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at [Jeannette.Doss@countyofnapa.org](mailto:Jeannette.Doss@countyofnapa.org)

**From:** Ron Elvidge <ronpatelvidge@gmail.com>

**Sent:** Sunday, May 3, 2020 3:21 PM

**To:** Whitmer, David <Dave.Whitmer@countyofnapa.org>

**Cc:** McDowell, John <John.McDowell@countyofnapa.org>; joellegpc@gmail.com; anne.cottrell@lucene.com; andrewmazotti@gmail.com

**Subject:** Vinum Cafe

Dear Chair Whitmer,

Please review the attached letter prior to the hearing on May 6th. Please feel free to contact me should you have any questions.

Thanks,

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*Ron Elvidge*  
*1343 Locust Street #204*  
*Walnut Creek, CA 94596*  
[ronpatelvidge@gmail.com](mailto:ronpatelvidge@gmail.com)  
*cel (925)708-5252*

TO: [Dave.Whitmer@countyofnapa.org](mailto:Dave.Whitmer@countyofnapa.org),

CC: [John.McDowell@countyofnapa.org](mailto:John.McDowell@countyofnapa.org); [joellegPC@gmail.com](mailto:joellegPC@gmail.com); [anne.cottrell@lucene.com](mailto:anne.cottrell@lucene.com);  
[andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com)

May 1, 2020

Dave Whitmer  
Chair, Napa County Planning Commission  
*Sent via e-mail*

RE: Vinum Café, Tasting Room, and Winery Project

Dear Chair Whitmer,

I am the majority owner of 477 Devlin Road and 211 Gateway Road West, which makes-up two of the four flex buildings, which collectively we call the Gateway Condos, that are adjacent to the Project site, which we call the Ranch House. I'm writing you to urge you not to approve the conversion of the Ranch House offices to a restaurant and tasting room. While I have several concerns, my primary concern is the horrible parking and congestion it will cause in our shared parking lots and on Devlin Road.

When the Gateway Condos and Ranch House was first permitted by the County in 2010, the developer, Charles Slutzkin (on behalf of Pacific Union), constructed a specific number of parking spaces based on a combination of office and flex uses-the office uses being 4 spaces per 1,000 SF and warehouse uses being 1 space per 1,000 SF. As part of the joint development of the Gateway Condos and Ranch House, Charles utilized a reciprocal parking easement agreement to allow him to fully-utilize the development footprint of the site, while providing a sufficient number of parking spaces for all users. Charles and his team never contemplated a change of use to a more-intensive commercial use with much greater parking needs.

When the applicant's (Richard Bruno) intentions came to light, the owners of the Gateway Condos met with him in good faith to hear him out. Mr. Bruno told us all he wanted was a tasting room, but the ABC required him to include wine production and food service in order for them to approve his tasting room. We told Richard that we objected to three things, which were (i) the size, height, and location of the proposed winery building, (ii) the location of the trash enclosure, and (iii) the parking issues it would create. Mr. Bruno has continued to push his project forward with seemingly little regard on the impacts it will have on his neighbors. Mr. Bruno has told me over and over again that the parking won't be a problem and that I'm being a "NIMBY".

As we've continued to object about the parking shortage his project will create, he's presented several scenarios with additional parking spaces but all of them have been both dangerous and awkward, particularly with the latest proposal with the nine proposed parking spaces in the main access driveway coming in from Devlin Road. I would imagine everybody knows what a nightmare the Devlin / Airport intersection is at peak hour traffic times and how it backs up onto Devlin Road. Having cars trying to back out in the middle of the driveway while other cars are trying to come into the driveway in the midst of traffic seems like a recipe for disaster, both on the property and on Devlin Road. In addition, there is one parking space inside the winery building such that the public would not feel comfortable parking there and two spaces in the middle of roundabout. The parking study Richard created does not at all tell

the true story of the parking situation as it was conducted when there were significant vacancies at the Gateway Condo buildings. 215 Gateway Road West was recently purchased by Arthur Roosa and was largely vacant; it is still 50% vacant and listed for lease. 221 Gateway Road West was recently purchased by Jeff Mazet and is not fully-staffed yet. Our building at 211 Gateway Road West has a 3,600 SF unit that was not being used during the period the parking study was being done. In addition, Jeff Mazet has meetings many mornings requiring employees from other locations to attend, sometimes bringing in as many as a dozen additional vehicles into the parking lot near Mr. Bruno's proposed project, and is expected to grow in the near future.

It's important to note that parking trends are changing for office uses. The contemplated 4 people per 1,000 SF has grown to over 6 per 1,000 SF on average in the greater Bay Area, resulting in an even greater shortage.

One further parking consideration is that when we apply for permits to improve our buildings we're being required to add additional ADA parking for both van and vehicles. We recently had to do this for Nelson Staffing at 477 Devlin Road. Each one of these ADA van / car combinations takes up approximately 3 regular parking spaces, further reducing spaces that non-ADA patrons can use.

The total square footage of the 4 office / flex buildings is 58,000 SF. The total parking spaces (not including the ranch house) is 212, including 5 ADA spaces and 207 non-ADA spaces. When we lose additional parking spaces due to conforming with ADA requirements we'll be down to 201 non-ADA spaces, which is only 3.46 spaces per 1,000 SF. This ratio is very tight already.

We are also concerned the scope of the project does not fully describe the project's parking needs. Mr. Bruno's application sites 15 employees and 60 seated patrons. However, the seating plan drawings show 12 seats in the conference room, 5 seats in the tasting room, and the balance of 78 seats in the café and the patio. When you add the conference room seating (Mr. Bruno told us he intends to lease this out to other businesses), the wine tasting seating, and the indoor/outdoor restaurant seating, it all adds up to 95 seats. With the 12 full time and 3 part time employees, the total count increases to 110. And this count still doesn't include Mr. Bruno and his partners. Mr. Bruno also told us he expects lots of to-go orders as well, further increasing the likelihood of a congested parking lot during peak hours. There's no doubt this will have a significant negative impact all the other businesses operating at the Gateway Condos.

Please do not let this project move forward as currently presented.

Sincerely,

Ron Elvidge  
2411 Morrison Lane  
Fairfield, CA 94534  
925-708-5252  
[Ronpatelvdige@gmail.com](mailto:Ronpatelvdige@gmail.com)

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**From:** Ron Elvidge <ronpatelvidge@gmail.com>

**Sent:** Tuesday, May 5, 2020 11:45 AM

**To:** Whitmer, David <Dave.Whitmer@countyofnapa.org>

**Cc:** McDowell, John <John.McDowell@countyofnapa.org>; joelleGPC@gmail.com <joelleGPC@gmail.com>; anne.cottrell@lucene.com <anne.cottrell@lucene.com>; andrewmazotti@gmail.com <andrewmazotti@gmail.com>

**Subject:** Re: Vinum Cafe

Dear Chair Whitmer and others,

We hired an engineer to review the Vinum Cafe project, which I have attached. As you'll see the engineer found that the project will have a negative impact on parking availability and will create a dangerous situation at the main entry to our project. Please take the findings of this report into consideration when making your decision.

Sincerely,

Ron Elvidge

On Sun, May 3, 2020 at 3:21 PM Ron Elvidge <[ronpatelvidge@gmail.com](mailto:ronpatelvidge@gmail.com)> wrote:

Dear Chair Whitmer,

Please review the attached letter prior to the hearing on May 6th. Please feel free to contact me should you have any questions.

Thanks,

--

*Ron Elvidge*  
*1343 Locust Street #204*  
*Walnut Creek, CA 94596*  
[ronpatelvidge@gmail.com](mailto:ronpatelvidge@gmail.com)  
*cel (925)708-5252*





May 4, 2020

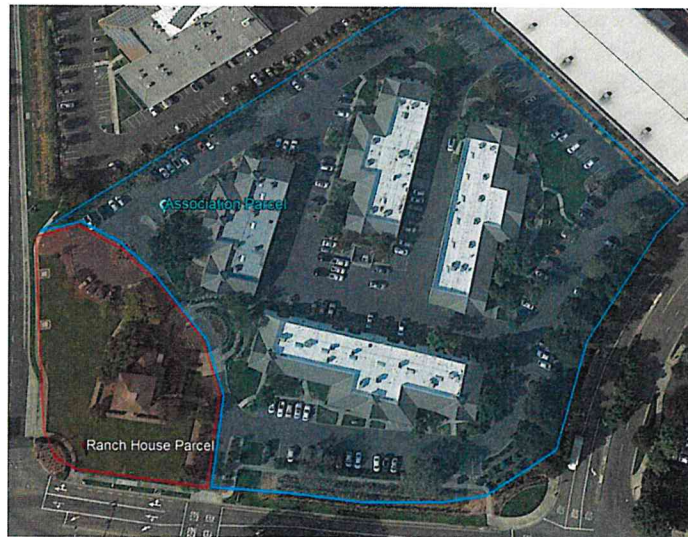
Mr. Ron Elvidge  
Getahead LLC  
1343 Locust Street #204  
Walnut Creek, CA 94596  
via email only: [ronpatelvidge@gmail.com](mailto:ronpatelvidge@gmail.com)

**Subject: Peer Review for Vinum Cellars/Greenwood Mansion Project**

Dear Mr. Elvidge:

On behalf of Transpedia Consulting Engineers (TCE), this letter provides a peer review of the traffic and parking analyses prepared for the Vinum Cellars/Greenwood Mansion Project ("Project") at 499 Devlin Road, Napa, CA 94558 ("Ranch House Parcel") as submitted to the Napa County Planning Commission for its May 6, 2020 hearing on the Project.

This letter focuses on the Project's parking and circulation impacts on the Napa Valley Gateway Condominium Association's ("Association") four office-flex buildings on the parcel adjacent to the Project ("Association Parcel") as depicted below. It is my understanding that the Association relies on parking spaces on the Ranch House Parcel via a reciprocal Parking Easement Agreement.



As set forth in greater detail below, the Project will have a significant impact on parking and circulation on both the Ranch House Parcel and the Association Parcel. The Project's traffic and parking studies would have reached the same conclusions, but for the following flaws in the respective analyses:

1. The traffic analysis significantly underestimates the Project's traffic trips, in particular during peak hour period. To calculate new traffic trips, the analysis gives the Project a trip reduction

"discount" of 30% based on the idea that guests would walk to the Project. But, only a 3% reduction is appropriate during the PM peak hour, for example.

2. The parking analysis fails to analyze parking availability when the four office-flex buildings are at capacity as required under CEQA. At full office capacity, the Association must provide 232 parking spaces, which exceeds the existing 229 parking spaces currently available on both parcels under the Parking Easement Agreement.
3. The parking spaces proposed by the Project will have significant impacts on traffic circulation and safety due to their location and proposed layout.

## 1. Underestimated Project Trip Generation

GHD prepared the Project's traffic analysis entitled "Focused Trip Generation for the Proposed Vinum Cellars/Greenwood Mansion Café, Tasting Room, and Office Project," dated December 21, 2017 (the "Traffic Study").

In making its traffic assumptions, the Traffic Study *discounts the Project's traffic trips by 30%* based on "ITE" or "Institute of Transportation Engineers" Trip Generation Handbook as depicted below. However, ITE's Trip Generation Handbook (3<sup>rd</sup> Edition, Sept. 2017) only provides a 3% discount during the PM peak hour.

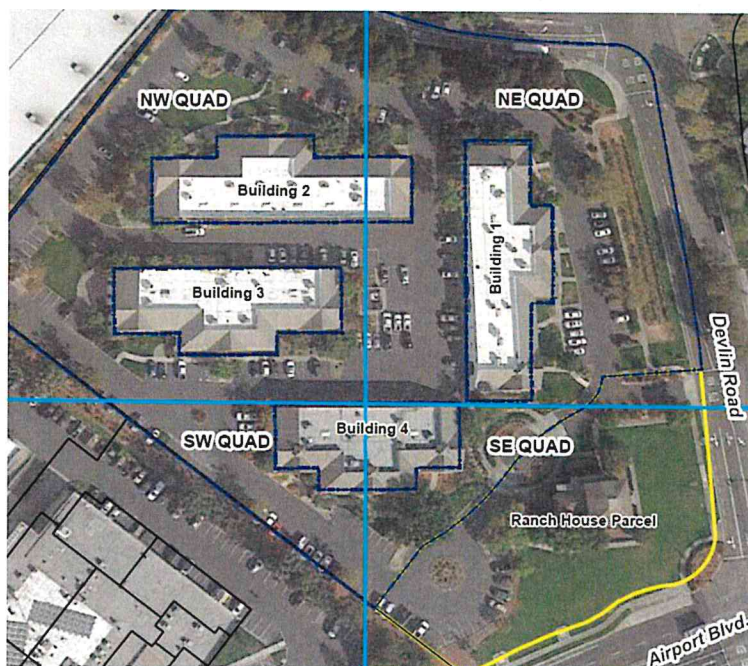
In addition, the Traffic Study assumes the Project will have 5 employees. However, the conditions of approval state that there will be 12 full-time employees and 3 part-time employees. This results in at least 33 more daily trips, and 5 additional weekday PM peak hour trips. As discussed in greater detail below, these increases in traffic trips are significant because it shows that the Project requires more parking compared with what is required under the County's Parking Requirements.

The traffic analysis is limited in scope to Project's trip generation estimation and does not meet the Napa County Winery Trip Generation Calculation, January 2020 requirements. The County requires a traffic impact study (TIS) if the number of daily on either weekdays or weekends is greater than 20 to study potential project impacts. Although the Traffic Study underestimated winery trip generation, the report daily trips exceed the County threshold of 20 (31 trips on weekdays and 22 trips on weekends). It is recommended to expand the Traffic Study to examine Project potential transportation impacts in accordance with Napa Public Works TIS Guidelines. It is also recommended to use the current version of the ITE Trip Generation (10<sup>th</sup> Edition, Sept. 2017) which was available when the Traffic Study was prepared.

## 2. Inadequate Project Parking

Galford Planning & Real Estate Consulting prepared a parking study entitled the "Parking Study for the Greenwood Mansion Project" and dated April 29, 2018 (the "Parking Study"). It is important to note that parking studies are usually conducted by licensed traffic engineers to provide a comprehensive evaluation of parking supply and demand conditions, not real estate consultants.

The Parking Study evaluated parking availability on the Ranch House Parcel and the Association Parcel by dividing the site into quadrants as depicted below.



As a threshold matter, the Association must utilize parking on the Ranch House Parcel in order to comply with the County's parking requirements set forth in the Napa County Airport Industrial Specific Plan ("Specific Plan") and Chapter 18.110 of the Napa County Code (together, the "County Parking Requirements"). The Association Parcel consists of four commercial buildings (Buildings 1 through 4 as depicted above), which amount to 58,000 SF. Assuming the entire Association Parcel is occupied with offices uses, the Association is required to provide 232 parking spaces under the County Parking Requirements.<sup>1</sup> But, there are only 229 spaces on both the Ranch House and Association Parcels.

Baseline Conditions: The Ranch House Parcel is permitted for 3,090 SF of office. The existing use permit for office uses is limited to 5 employees. As a result, *at least 5* parking spaces are required and 237 parking spaces if both properties are fully-occupied as office uses.

Potential Conditions (without a Specific Plan amendment): If the existing use permit was not subject to an employee limitation, the Ranch House Parcel would be required to provide 12 parking spaces for office uses. As a result, 244 parking spaces would be required if both parcels are in office uses.

Project Conditions (with the Specific Plan amendment): The staff report states the Project is required to provide 25 parking spaces for the various proposed uses. As a result, a total of 257 parking spaces are required with the Association under offices uses in conjunction with the Project.

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<sup>1</sup> NCC Section 18.110.030 require one parking space per every 250 sf of business and professional office uses.

While the Parking Study mentioned a quadrant system for the analysis (as depicted above), there was no discussion on the Project impacts to the buildings within those quadrants. Rather, the study provided an overall picture of parking conditions on the entirety of the parking area. The two most impacted quadrants are the NE and SE Quadrants, which include Buildings 1 and 4. Based on a site visit in March 2020, we observed that there was limited parking within these areas:

- NE Quad (East of Building 1): 17 of 27 spaces occupied
- SE Quad (South of Building 4, including Ranch House Parcel): 21 of 23 spaces occupied

Overall, 38 of the 50 parking spaces in these two quadrants were occupied—leaving only 12 available spaces. The proposed Project is expected to have significant impact on parking conditions of Building 1 and 4 even though they are currently not fully occupied or underutilized.

As noted above, the Project's Traffic Study does not count all Project trips, in particular those during the PM peak hour.

On page 22 of the "Initial Study Draft/Negative Declaration," estimated that 25 parking spaces would be required that would and the project is designed to exceed these requirements by providing 35 parking spaces (Attachment B Draft Conditions of Approval and Attachment G Project site plan show only 32 spaces). However, the Project parking demand is expected to exceed these requirements during weekday PM peak hour:

- 10 FT and 5 PT employees:
  - Demand for 15 parking spaces
- Café (assuming 50% of PM peak hour trips shown in Parking Study):
  - Demand for 13 parking spaces<sup>2</sup>
- Wine tasting (assuming 50% of PM peak hour trips shown in Parking Study):
  - Demand for 6 parking spaces

Overall, the Project parking demand during weekday PM peak hour is expected to be 34 parking spaces which exceeds the 32 parking spaces on the Ranch House Parcel.

### **3. The Project's New Parking Spaces Will Increase the Likelihood of Collisions**

As stated in greater detail below, the Project's proposed additional parking spaces presented in the new site plan in Attachment G will have significant impacts on traffic circulation and safety due to their location and proposed layout.

- The nine (9) parking spaces in the SE quadrant are expected to interfere with site driveway access traffic operations and cause safety concerns. This will interfere with ingress/egress onto Devlin Road, which has more traffic and likelihood for collisions compared with internal parking lot.

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<sup>2</sup> We did not apply the 30% reduction factor GHD used because the appropriate reduction is 2-3% under ITE manual.

Mr. Ron Elvidge  
May 4, 2020  
Page 5 of 5


- The two (2) parking in the traffic circle in SE quadrant are expected to interfere with internal traffic circulation.
- The three (3) spaces in the circular driveway are configured in a manner that is challenging for drivers to maneuver in and out of those spaces in conjunction with automobiles in adjacent spaces which is more likely to result in collisions.

It is recommended to revise the Project's new site plan to address the above-mentioned concerns.

We appreciate the opportunity to work with you on this Project.

Sincerely,

*Transpedia Consulting Engineers*



Mousa Abbasi, Principal  
Ph.D., P.E., T.E., P.T.O.E.  
California Professional Civil Engineer No. 67935  
California Professional Traffic Engineer No. 2324  
Professional Traffic Operations Engineer No. 1297

---

**From:** Michael Moffett <mmoffett@cnapavalley.com>

**Sent:** Monday, May 4, 2020 3:37 PM

**To:** Ron Elvidge <ronpatelvidge@gmail.com>; Whitmer, David <Dave.Whitmer@countyofnapa.org>

**Cc:** McDowell, John <John.McDowell@countyofnapa.org>; joelleGPC@gmail.com; anne.cottrell@lucene.com; andrewmazotti@gmail.com; Beth Painter <beth@bnapa.com>; Jeff Dodd <jdodd@coblentzlaw.com>

**Subject:** Vinum Cafe - Greenwood Ranch House

Dave, Thanks for speaking with me this morning. I've attached the letter that I told you would be coming and have copied the others involved as well. Your commitment to talk through this is greatly appreciated. Mike

Michael J. Moffett

(707) 479-1976

BRE# 00946472

**Michael & Marian Moffett**  
**3319 Homestead Ct**  
**Napa, Ca 94558**  
**(707) 479-1976**

TO: [Dave.Whitmer@countyofnapa.org](mailto:Dave.Whitmer@countyofnapa.org),

CC: [John.McDowell@countyofnapa.org](mailto:John.McDowell@countyofnapa.org); [joellegPC@gmail.com](mailto:joellegPC@gmail.com);  
[anne.cottrell@lucene.com](mailto:anne.cottrell@lucene.com); [andrewmazotti@gmail.com](mailto:andrewmazotti@gmail.com)

May 1, 2020

Dave Whitmer  
Chair, Napa County Planning Commission  
*Sent via e-mail*

RE: Vinum Café, Tasting Room, and Winery Project

Dear Chair Whitmer,

I am a minor owner in the 477 Devlin Rd and 211 Gateway Road West buildings that are on the adjacent condominium complex parcel that shares the parking with the Greenwood Ranch House that the County of Napa is being requested to amend the General Plan to permit a home conversion office whose local historical status was protected when it was moved and showcased at the corner of Devlin Road and Airport Road. Quite a bit of work went into this when that phase of the business park development was approved. As a Commercial Real Estate agent, I also do the leasing for the complex.

There are several flaws to this project that are being addressed by others involved in the ownership of our condominium parcel, including our attorney, so I won't go into detail on those issues that also concern me, but did just wish to point out my largest concerns.

Items that should be thought through as they effect life and safety issues and aesthetic shortfalls:

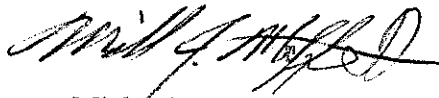
- There will be a parking shortfall. The reciprocal agreement that allows for reciprocal parking usage did not anticipate changes in use to more intensive uses. The the Specific Plan does not currently permit the more intensive uses at this location. This project and change to the Specific Plan will impair reasonable right to the existing tenants and owner's usage of the parking that is on our property and already in short supply. It should be a requirement that the applicant work with the condominium owners to revise the reciprocal access and parking agreement to take into account original intent for proportionate usage of parking and not his interpretation of his ability to use whatever he wants.
- Ingress/Egress will be unsafe with cars coming into the project during the busier times of day that are trying to get into the project from a very busy road that will get busier when Devlin Road extends to Green Island in the near future.

- The new building is being proposed very close to the current ingress/egress to the main drive isle into the condominium project and is inappropriately close to the travel isle further impeding the safety and esthetics of the setting and feel of the complex.
- Customer parking and the logical habits of patrons will be to park in the most convenient parking locations. We have concerns some of those spaces will be in front of our 477 Devlin Rd. building where we've already lost an additional two spaces for a required ADA parking improvement for one of our new tenants.
- There has been very significant history around minimizing the amount of commercial uses in the airport business parks and the creation of commercial nodes that limit commercial uses to those supporting and compatible to supporting the uses in the business parks and for them to be compatible with their adjacent uses. We do not think this commercial use meets these standards.

All of these issues I feel will impair our condominium project and its' ability to properly function as a flex/office development as designed.

I would ask that you please consider a denial of this project as designed and encourage the owner to re-evaluate the site and future uses.

Sincerely,



Michael J. Moffett  
(707) 479-1976



1610 King Ave  
Napa, CA 94559

May 1, 2020

Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars  
Specific Plan Amendment P 17-00019-SPA & Use Permit P17-00099-UP

Dear Chairman Whitmer,

For over twenty years, starting in 1987, I was the project manager for the Napa Valley Gateway Business Park. I no longer have any financial or management involvement with the business park. I do, however, still have an interest in the preservation of a core element of the Airport Area Specific Plan, which I believe has, for over thirty years, been responsible for much of the success of the airport area.

There are two changes to the Specific Plan that are proposed by the Greenwood application. The first change, I feel is minor — expand the Gateway Commercial Node to include the Greenwood Ranch House parcel. I would support that change, although my support does not at this time indicate support for any special commercial use for that parcel.

The second proposed change is the reason I am writing this letter. The applicant proposes that the county ignore the phrase on page 49 of the Specific Plan Land Use Element that requires that commercial development be **“compatible with adjacent industrial park uses”**.

Compatibility is the core land use element of the Specific Plan and it provides the framework that allows development and use in the airport industrial area to occur without the conflict often associated with real estate projects.

It should be noted that the creation of the Specific Plan, which was adopted in 1986, was the result of over 4 years of County effort and more than twenty public hearings. The final detailed document provides a guarantee to future developers, owners and tenants that locating in the airport industrial area would result in a conflict free future.

The existence of a Specific Plan which, among other benefits, provided a conflict free development opportunity is the reason why our partnership entered into an agreement in 1987 to purchase a portion of the Greenwood Ranch and develop the Napa Valley Gateway Business Park.

I believe the Airport Industrial Area Specific Plan was an underlying reason for our success in selling our business park lots as well as for the success of those that built in the business park.

I also believe it is the reason for the successful development within the entire airport industrial area even though the South County initially had a reputation that it would support only less desirable uses such as the county dump, auto dismantlers and heavy industrial nuisance type operations.

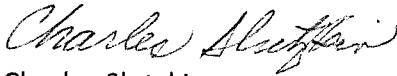
The Specific Plan may need some minor adjustments, but it is not broken and the requirement for compatible development throughout the airport area should not be ignored.

Napa County may desire another wine tasting room or another 210 square feet of wine production area, but their approval should not also send a message that the county no longer effectively supports the Specific Plan requirement that adjoining uses in the airport industrial area be compatible.

**Why would the County, after spending 4 years creating an excellent Specific Plan, and over thirty years enforcing it, now approve a project that does not comply with the Specific Plan?**

Finally, since our partnership was able to develop the entire Napa Valley Gateway Business Park without having the conflicts associated with this Greenwood proposal, I would like to suggest that the Planning Commission continue this hearing to give the two sides of this issue time to reach the compromise necessary to design a commercial development that is **compatible with adjacent industrial park uses**.

Very truly yours,



Charles Slutzkin

Cc: John McDowell

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**From:** Wendy Jones <wjones@aklandlaw.com>

**Sent:** Monday, May 4, 2020 4:06 PM

**To:** Whitmer, David <Dave.Whitmer@countyofnapa.org>; anne.cottrell@lucene.com; Andrew Mazotti <andrewmazotti@gmail.com>; Joelle Gallagher <joellegpc@gmail.com>; Dameron, Megan <megan.dameron@countyofnapa.org>

**Cc:** Morrison, David <David.Morrison@countyofnapa.org>; McDowell, John <John.McDowell@countyofnapa.org>; Apallas, Chris <CHRIS.APALLAS@countyofnapa.org>; Richard Bruno <Richard@vinumcellars.com>; Diane Kindermann Henderson <DKindermann@aklandlaw.com>

**Subject:** Vinum - Greenwood Manion Project - Hearing Date: May 6, 2020

Please see the attached support letters from Vinum Cellars for your review.

Thank you,

**Wendy Jones**  
**Legal Secretary for Diane Kindermann**  
**and Daniel S. Cucchi**



A Professional Corporation

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May 4, 2020

**SENT BY ELECTRONIC MAIL**

Napa County Planning Commission  
Honorable Dave Whitmer, Chair  
County of Napa  
1195 Third Street, Suite 305  
Napa, CA 94559

**Re: Greenwood Mansion Café Project  
Specific Plan Amendment (P17-00019-SPA) & Use Permit (P17-00099-UP)  
Devlin Road, Napa County  
Hearing Date and Time: May 6, 2020, 9:00 a.m.**

Dear Chair Whitmer and Commissioners:

This firm represents Vinum Cellars (“Vinum”), the owner of 499 Devlin Road, Napa, California, located at the northwest corner of Devlin Road and Airport Boulevard (“Property”) in matters pertaining to the Greenwood Mansion Café Project (“Project”). Vinum is seeking approval of the following entitlements for the Project:

- 1) A Conditional Use Permit (“CUP”) to renovate the existing farmhouse and surrounding grounds to be used as a café, a wine-tasting room, and an office, as well as a new wine production facility of approximately 680 square feet (“Project”). The Project provides natural support for the Napa County Airport Industrial Area (“AIA”) and gives life to an underutilized historic resource; the Greenwood Mansion.
- 2) A modification to the Napa Valley Business Park Specific Plan (“Specific Plan”) to include the Property within the Gateway Commercial Node designation (“Node”), which authorizes the proposed uses with the approval of a CUP within those B/IP areas designated as the Node.

For the reasons explained below, we respectfully request that the Commission recommend that the Board of Supervisors: (1) adopt the proposed Initial Study / Negative Declaration (“IS/ND”) which legally confirms that the proposed Project will not have a significant effect on the environment; and (2) approve the Specific Plan Amendment and CUP.

This letter is organized as follows:

**I. Background Facts Regarding Vinum’s Proposed Project at the Greenwood Mansion**

- A. Existing Conditions & Context
- B. Proposed Operations
- C. Additional On-Site Parking to Address Neighbor Concerns

**II. Project Benefits**

- A. The Project Will Bring a Much-Needed and Sought After Service To The Business Park
- B. The Project Location Is a Natural Extension of the Existing, But Yet to be Realized Potential of the Gateway Commercial Node
- C. The Project Furthers the Goal of Directing Growth Into Existing Cities
- D. The Project Promotes Smart Growth and Reduces Sprawl

**III. Project Consistency with Land Use Plans and Policies**

- A. Specific Plan Consistency
- B. 2012 Airport Industrial Area Blue Ribbon Committee Report Consistency

**IV. Conclusion**

**I. Background Facts Regarding Vinum’s Proposed Project at the Greenwood Mansion**

**A. Existing Conditions & Context**

The proposed Project is located on a 1.17 acre site that is on the northwest corner of Devlin Road and Airport Boulevard. This includes on-site access leading to 32 on-property parking spaces, 20 of which add to the shared 231-space common parking lot and access ways with the adjoining developed mixed-use office and light industrial complex, for a total of 251 parking spaces. There is an existing two-story 3,090 sq. ft. historic farmhouse, known as the Greenwood Mansion, located on the site that has been used as office space since the early 1990s. The site is centrally located within the Napa Valley Industrial Park, which is a mostly developed industrial park that lies within the southern portion of Napa County. All properties surrounding the site are developed or entitled for industrial development. To the north the project shares access and parking with a multi-building office and light industrial complex.

**B. Proposed Operations**

The Project’s proposed uses as requested in the refined application are the result of consultations with the County and City staff to shape a noble project that functionally serves the AIA, features a beautiful historic resource and is consistent with the proposed Gateway Commercial Node designation. The proposed Project is described more fully as follows:

- Convert the existing 3,090 sq. ft. office building within the 1880's farmhouse to a café, a winery with accessory wine tasting, and an office including:
  - Convert 840 sq. ft. of the main building lower floor to a café including commercial kitchen and indoor food service seating area;
  - Convert the remaining 920 sq. ft. of the main building lower floor to a wine tasting room with tasting bar and indoor seating area;
  - Retain and upgrade the existing 1,330 sq. ft. main building second story for office use including the establishment of a conference room and installation of an elevator and a small lobby area;
- Construct a new ancillary 680 sq. ft. carriage house on the north side of the main building for wine production;
- Construct an approximately 1,200 sq. ft. uncovered, unenclosed deck for use as outdoor café and wine tasting seating;
- Replace approximately 15,000 sq. ft. of existing lawn area with a vineyard for the winery use;
- Full operations for the Project would include up to 10 full-time employees, and 5 part-time employees, maximum seating for both the café and wine tasting operations would be limited to 60 total seats (outdoor and indoor);
- The winery's annual maximum production would be 1,200 gallons of wine;
- The café would be open Monday through Friday from 6:00 a.m. to 8:00 p.m.; and
- Wine tastings would be allowed everyday between the hours of 10:00 a.m. and 6:00 p.m., with a maximum number of 56 visitors during the work week and 160 visitors on the weekends.

The most current site plan is attached hereto as **Exhibit A** and is incorporated herein by reference. Also attached hereto as **Exhibit B** and is incorporated herein by reference is an aerial photograph of parking quadrants.

### **C. Additional On-Site Parking to Address Neighbor Concerns**

Despite the fact that the Napa County parking requirements would only require the Project to have 18 parking spaces for all of its operations, Vinum is proposing to develop up to 32 parking spaces on-site, 20 of which will replace landscaped area on the Property in order to

ensure that there is no impact on the neighboring mixed-use office and light industrial complex members' use of the shared parking lot.

## **II. Project Benefits.**

### **A. The Project Will Bring A Much-Needed And Sought After Service To The Business Park**

The proposed café will support and meet the needs of the Business Park, as it is designed to operate as a business-park serving establishment. More than 3,000 employees are anticipated under recently approved uses in the Business Park making food service an important and sensible addition to the area. The proposed winery use has been long sought after within the Business Park, as winery uses including accessory tasting and marketing activities, have been conditionally allowed since 1986. Furthermore, the Project will take advantage of the rich history of the Greenwood Mansion, which has had years of unsuccessful tenant usage because is not viable as an office building and add a new opportunity for employees within the Business Park to interact with each other.

### **B. The Project Location Is a Natural Extension of the Existing, But Yet to be Realized Potential of the Gateway Commercial Node**

The Specific Plan already recognizes that there is a need to allow for development of ancillary restaurant uses that are designed to serve the needs of the AIA. It contemplates the development of potentially several distinct restaurant uses of up to 6,500 square feet in size with up to 150 seats within the Node. But to date, only a Springhill Suites hotel (which does not include a restaurant) and a business services agency have located within the current Node boundaries. As the Project site is located adjacent to the western boundary of the Node, the extension of this boundary to include the Project site would allow for the Project to fulfill a need that was expected at this location in the Specific Plan, but has yet to see its first restaurant become operational. The Project café will be open as wine service is available, providing breakfast and lunch late into the afternoon, thereby supporting the tenants and visitors of the industrial park in the AIA. The Project applicant is also considering the feasibility of bringing Jump Bikes to the AIA, with a station strategically placed at the Project and other locations throughout the AIA.

Furthermore, the Node already allows up to 35,000 square-feet of retail/service and restaurant commercial uses, with as much as 75,000 square-feet under specified circumstances, so long as they are "business park serving uses." Since the first "business-park-serving" retail/service and restaurant commercial use has not been built within the Node, the approval of the Project would not actually increase the total amount of these commercial uses that are already allowed within the Node.

### **C. The Project Furthers the Goal of Directing Growth Into Existing Cities**

The Project furthers the long-term shared goal of directing growth to the City of Napa. The Napa County Airport is a shared community resource that the City and the County affirmed as a desired location for industrial development in the RHNA Agreement. Thus, the County has a strong interest in the success of the AIA and is undoubtedly a part of the County's willingness to enter into this mutually beneficial agreement. Part of the AIA's success is to make it an attractive place for new businesses to locate and existing ones to expand. As this occurs, these businesses will need to entice high-quality talent that will be attracted to the idea that they can grab a quick bite to eat or drink, network with colleagues, or sit down with current or potential clients at a place that is conveniently located from work. The Project helps to fill that need by providing variety to the options that these employees will demand when choosing to accept an employment offer.

### **D. The Project Promotes Smart Growth and Reduces Sprawl**

The principles of smart growth and the reduction of sprawl encourage the location of complementary uses near each other. The Project café will support this by serving the employees and visitors of the industrial park. The benefits also include the reduction of vehicle miles travelled ("VMT") due to the reduced need to use one's car to reach the destinations that fulfill those day-to-day needs, such as grabbing a bite to eat for breakfast or lunch, buying that item that was forgotten at home, or just a place to relax for a little while before heading back to the office. Consequently, reduced VMT leads to improved air quality and the reduction in greenhouse gas emissions; reduced local road congestion; improved health through increased walking and biking; and an increase in overall economic activity through passer-by retail sales.

The Project will promote these goals by spurring the development of ancillary beneficial uses within the AIA. As a service that would be well located adjacent to an already vibrant multi-tenant facility, the Project will provide a much-needed service that will improve the options for existing area users to remain within the AIA for lunch; rather than jump in their cars to find somewhere to eat. This will lead to additional similar uses locating within the Node, thereby creating the kind of smart growth environment envisioned in the Specific Plan.

## **III. Project Consistency with Land Use Plans and Policies**

### **A. Specific Plan Consistency**

The Project not only provides substantial community benefits for the City, it also furthers the goals and policies of the Napa Valley Business Park Specific Plan. The City adopted the Specific Plan in 1986, where it currently designates the Project site as "Business/Industrial Park," and is located adjacent to the boundary of the Gateway Commercial Node designation. The Project seeks to expand the Node to include the Project site. The following analyzes the Project's compliance with relevant Specific Plan policies, including the policies that establish



how to determine which properties are consistent with the Node designation, in the order they appear in the Specific Plan:

1) **Gateway Commercial Node (LI/BP Areas Allowed Uses 2(i))**

Policy:

Ancillary retail, banking, and other professional or personal service commercial uses which are minor business park components, provided that:

Such commercial development takes place in a manner which: (1) is consistent with the overall goals of this industrial area specific plan, (2) contributes to and complements the viability and intended image of the planning area as an industrial center, and (3) is compatible with adjacent industrial park uses.

Compliance:

One of the requested approvals for the Project is the amendment of the extension of the Gateway Commercial Node designation to include the Project site, which would allow the establishment of a restaurant and winery/tasting room uses with the approval of a Conditional Use Permit. The Project furthers the Node policy as follows:

- 1) The Project is consistent with the relevant Business Park planning goals for ancillary commercial activity as discussed below;
- 2) The Project contributes to the viability of the planning area by establishing one of the first planned support uses envisioned for the Node within an area that is a logical extension to the adjacent Node's existing boundary; and
- 3) The project is compatible with the adjacent industrial business park to the north of the site, because (i) ample parking is provided on-site which will avoid impacting the parking needs of new and existing businesses, and (ii) it enhances the attractiveness of the business park by providing a convenient location for casual dining and business meetings within walking distance of their operations.

2) **Land Use Goal 3**

Goal:

To the extent allowed by Growth Management System consistency goals, accommodate landowner interests and identified market demands for business/industrial park, general industrial, and related service-commercial land uses within the planning area in order to maximize the pace of County economic development.

Compliance:

The Project applicant has an interest in developing this café/winery operation at the site, and the use is consistent with the planned uses for the geographic region of the Business Park identified to incorporate such ancillary uses for the existing and future industrial uses in the Specific Plan area. The Business Park encourages such uses to be located in a central location because these support businesses enhance the attractiveness of the plan area for industrial businesses seeking a location for their operations.

**3) Land Use Goal 8**

Goal:

Provide adequate land area to accommodate supportive or secondary land uses which may be required to support the operations of primary industrial uses (supporting commercial, maintenance, and other ancillary types of operations).

Compliance:

The existing Node has yet to establish any restaurant uses that are a planned for use in the Business Park. This supports the conclusion that a modest expansion to the Node is consistent with ensuring there is enough land area to accommodate these ancillary uses, because the currently designated land area has failed to produce any restaurant uses since 1986. More land area is needed to create competition between landowners that will spur these types of investments.

**4) Land Use Goal 11**

Goal:

Limit commercial activities in the planning area to those ancillary retail, finance, and service businesses which are directly related to needs generated by planning area industrial development and the County Airport, in the interest of:

- Avoiding proliferation of scattered commercial uses in the planning area,
- Maintaining the viability and image intended for the planning area as an industrial center,
- Maintaining land use compatibility within the planning area, and
- Minimizing planning area traffic impacts.

Compliance:

The expansion of the existing Node to accommodate the adjacent Project site ensures that the proposed will not proliferate scattered commercial uses; rather, it will maintain the centralized design for ancillary uses in the Business Park while minimizing

impacts on surrounding areas. The Project utilizes existing roadway infrastructure, includes ample on-site parking, and will generate a relatively minor increase in new trips to the site, all while providing for a much-needed and planned for dining and public gathering opportunity for existing and future industrial businesses and their employees.

**5) Circulation Goal 3(f)**

Goal:

Optimize the use of already improved intersections, without overloading them, rather than creating new, minor intersections which could potentially reduce the capacity of a roadway segment.

Compliance:

The parking for the Project is contained on-site, uses existing driveway entrances and intersections. The Project does not generate a significant number of new trips to the area and will not overload the existing roadway infrastructure as confirmed in the Proposed IS/ND.

**B. 2012 Airport Industrial Area Blue Ribbon Committee Report Consistency**

The Airport Industrial Area Blue Ribbon Committee Report to the Board dated January 24, 2012, specifically states that the City and County should “explore amendments to the Specific Plan in order to expand the list of uses that could be permitted with use permits in the Airport Industrial Area.” This Blue Ribbon Committee was a stakeholder group compiled to revitalize the park after the economic downturn that commenced in 2008. The addition of food services was anticipated and is acknowledged by this Blue Ribbon Committee.

**V. Conclusion**

As shown above, the Project will provide substantial benefits to the County and the Napa Valley Business Park planning area and will not create any significant environmental impacts. Please let us know if there is any other information that we can provide to assist you in evaluating this request.

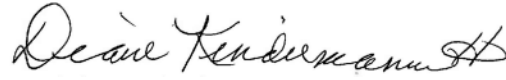
Accordingly, Vinum respectfully requests that the Commission recommends that the Board of Supervisors do the following:

- 1) Find that, based on substantial evidence in the record, the Project will not have a significant effect on the environment, and adopt the Proposed IS/ND; and
- 2) Approve the Project.

Napa County Planning Commission  
County of Napa  
May 4, 2020  
Page 9 of 9

We appreciate the opportunity to present this analysis and look forward to answering any questions you may have during the hearing.

Very truly yours,

A handwritten signature in cursive script that reads "Diane Kindermann".

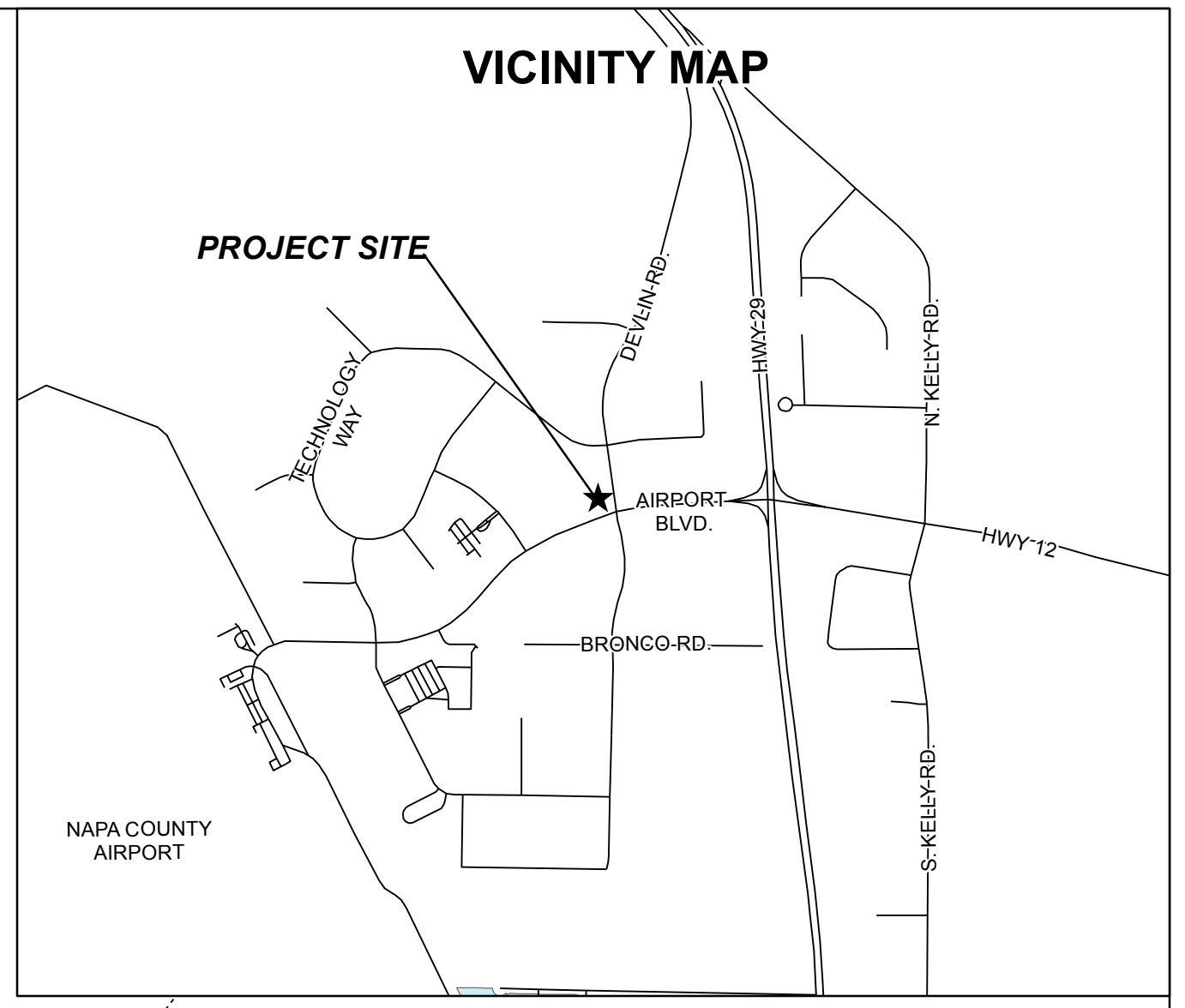
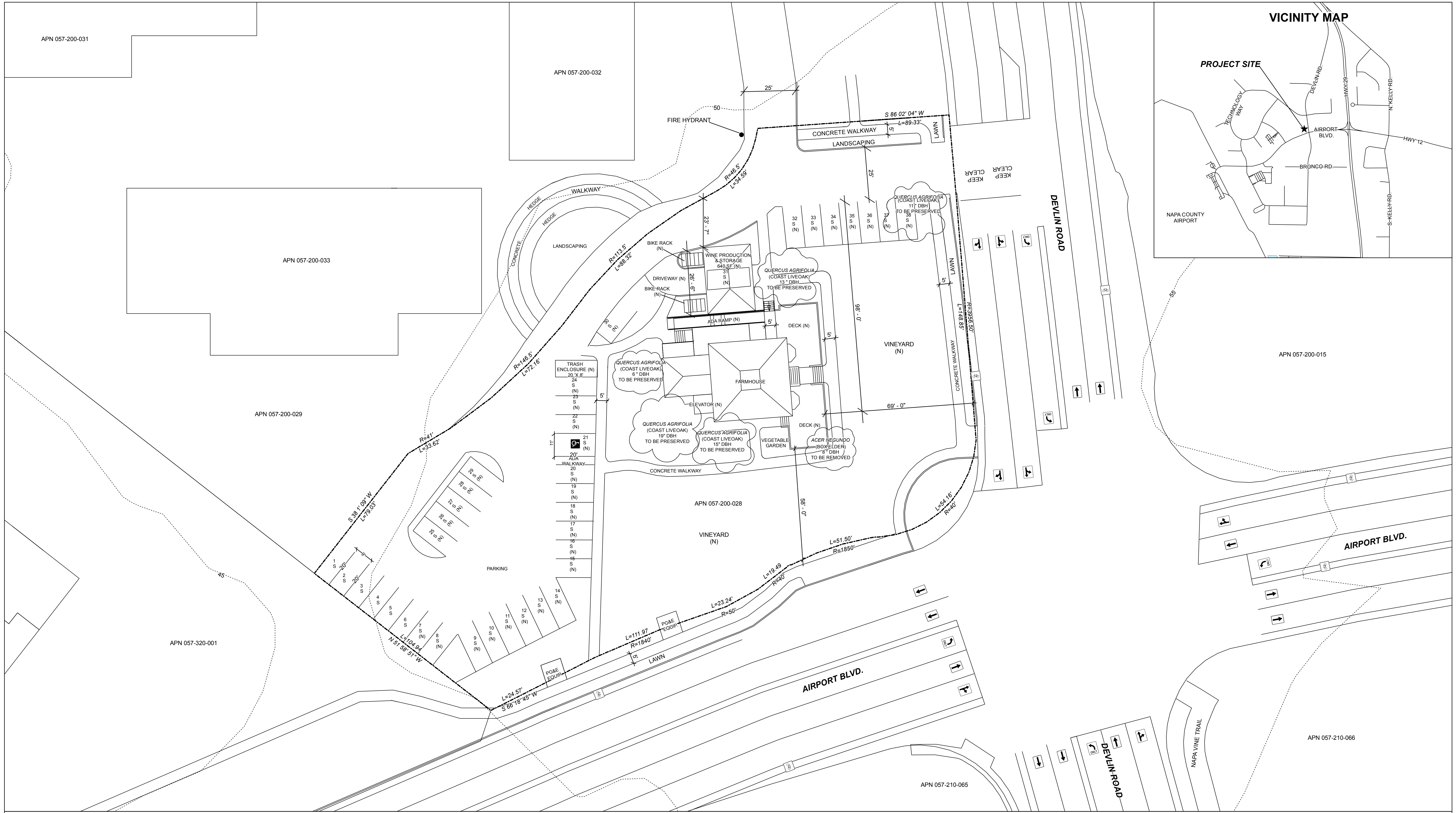
Diane G. Kindermann

DKH/wj

Enclosures

cc: David Morrison, Director, [David.Morrison@countyofnapa.org](mailto:David.Morrison@countyofnapa.org)  
John McDowell, Supervising Planner, [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)  
Chris Apallas, Deputy County Counsel, [Chris.Apallas@countyofnapa.org](mailto:Chris.Apallas@countyofnapa.org)  
Client

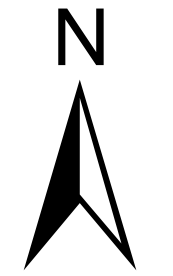
# **EXHIBIT A**



**GREENWOOD MANSION SITE PLAN PROPOSED CONDITIONS  
SHEET 2**

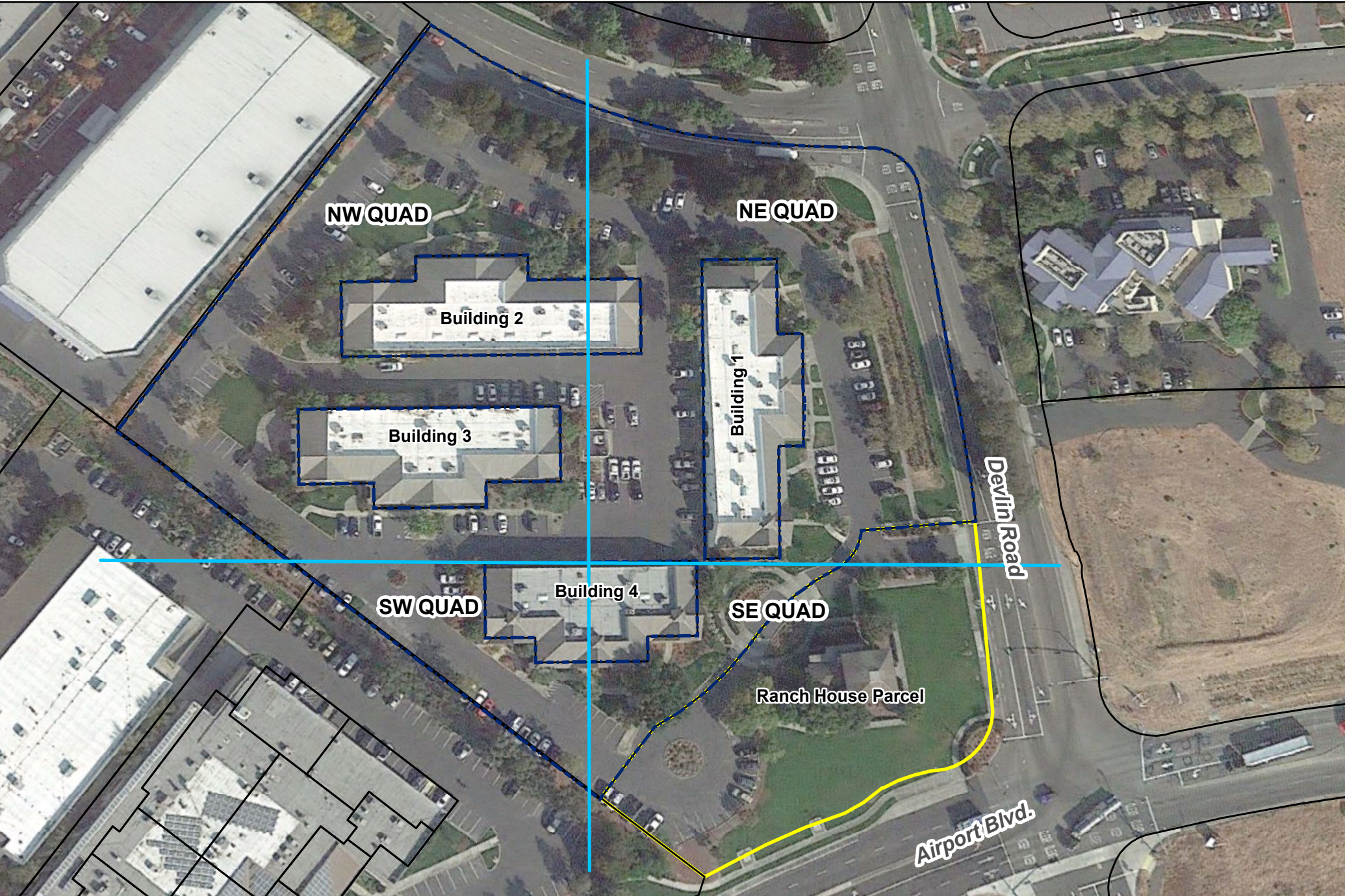
<b>APPLICANT</b> Vinum Cellars Richard Bruno, Owner 135 Camino Dorado, Suite 6 Napa, CA 94558 (707) 254-8313	<b>ARCHITECT</b> MCAI+ Architecture & Design Michael Connell 9104 Red Hill Court Cotati, CA 94931 (415) 640-4905	<b>PLANNING CONSULTANT</b> Galford Real Estate Damien Galford, Broker CA BRE 01926728 damien@galfordrealestate.com 707-225-5644
---	---	---

- Improvements
- - - Project Parcel Boundary
- ..... 5' Contours



0 10 20  
Feet  
1 inch = 20 feet





# **EXHIBIT B**

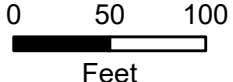


**Figure 2**

**GREENWOOD MANSION PARKING QUADRANTS**

Date: 4/25/18  
 Aerial: Google Earth 2017  
 Parcels: Napa County

-  Ranch House Parcel
-  Reciprocal Easement Parcel
-  Napa County Assessor Parcels
-  Parking Quadrants



1 inch = 100 feet



May 4, 2020

**SENT BY ELECTRONIC MAIL**

Airport Land Use Commission  
Honorable Dave Whitmer, Chair  
County of Napa  
1195 Third Street, Suite 210  
Napa, CA 94559

**Re: Greenwood Mansion Café Project  
Specific Plan Amendment (P17-00019-SPA) & Use Permit (P17-00099-UP)  
Devlin Road, Napa County  
Hearing Date and Time: May 6, 2020, 11:00 a.m.**

Dear Chair Whitmer and Commissioners:

This firm represents Vinum Cellars (“Vinum”), the owner of 499 Devlin Road, Napa, California, located at the northwest corner of Devlin Road and Airport Boulevard (“Property”) in matters pertaining to the Greenwood Mansion Café Project (“Project”). Vinum is seeking approval of the following entitlements for the Project:

- 1) A Conditional Use Permit (“CUP”) to renovate the existing farmhouse and surrounding grounds to be used as a café, a wine-tasting room, and an office, as well as a new wine production facility of approximately 680 square feet (“Project”). The Project provides natural support for the Napa County Airport Industrial Area (“AIA”) and gives life to an underutilized historic resource; the Greenwood Mansion.
- 2) A modification to the Napa Valley Business Park Specific Plan (“Specific Plan”) to include the Property within the Gateway Commercial Node designation (“Node”), which authorizes the proposed uses with the approval of a CUP within those B/IP areas designated as the Node.

For the reasons explained below, we respectfully request the Airport Land Use Commission (“Commission”) find that the Project is consistent with the Napa County Airport Land Use Compatibility Plan (the “Plan”).

**I. The Project Is Consistent With All Airport Land Use Compatibility Plan Requirements.**

The proposed Project is located on a 1.17 acre site that is on the northwest corner of Devlin Road and Airport Boulevard. There is an existing two-story 3,090 sq. ft. historic

farmhouse, known as the Greenwood Mansion, located on the site that has been used as office space since the early 1990s. The site is centrally located within the Napa Valley Industrial Park, which is a mostly developed industrial park that lies within Compatibility Zone D in the Plan, approximately 0.8 miles away from the centerline of the nearest runway.

The project will have a maximum of 15 employees working at the site and it has a maximum capacity of 60 customers total, including both inside and outside seating, for a maximum population density of 75 persons on the site. Taken together, even if the Project was filled to capacity, it would be operating at less than half of the maximum population density allowed in Zone D of 100 persons indoors or 150 total persons indoors and outdoors. (Plan, Table 3-2, p. 3-15.) The proposed café and winery uses are also consistent the Plan, as Zone D allows “most non-residential uses” as long as they meet the maximum allowed density criteria. (Plan, Table 3-2, p. 3-16.)

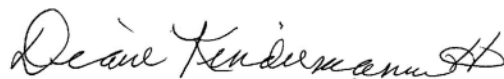
The Project is also located approximately 4,000 feet from the 55 dB CNEL noise contour, which means the Project, as a commercial use, is considered “Clearly Acceptable” pursuant to the Plan’s noise criteria. (Plan, Table 2-1, p. 2-3.) The maximum height of the existing and all planned buildings is 96 feet below the Horizon Surface (defined as 150 feet above the runway surface) that applies to this location. (Plan, Table 3-2, p. 3-15.)

## V. Conclusion

As shown above, the Project is fully consistent with the Plan and will not create any significant environmental impacts, including no impacts to airport operations. Please let us know if there is any other information that we can provide to assist you in evaluating this request. Accordingly, Vinum respectfully requests that the Commission finds that: **The Project is consistent with the Napa County Airport Land Use Compatibility Plan.**

We appreciate the opportunity to present this analysis and look forward to answering any questions you may have during the hearing.

Very truly yours,



Diane G. Kindermann

DKH/wj

cc: David Morrison, Director, [David.Morrison@countyofnapa.org](mailto:David.Morrison@countyofnapa.org)  
John McDowell, Supervising Planner, [john.mcdowell@countyofnapa.org](mailto:john.mcdowell@countyofnapa.org)  
Chris Apallas, Deputy County Counsel, [Chris.Apallas@countyofnapa.org](mailto:Chris.Apallas@countyofnapa.org)  
Client

**From:** Corey Beck <Corey.Beck@FrancisFordCoppolaWinery.com>  
**Sent:** Tuesday, May 5, 2020 8:02 AM  
**To:** Fuller, Lashun  
**Subject:** Vinum project  
**Attachments:** 20200505082600802.pdf

**Categories:** Correspondence

Hi

Here's a letter for my support for the Vinum project. Please note we (Francis Ford Coppola Presents) once had a café in the park to service the parks needs for lunch. I believe this helped keep traffic off of HWY 29 during the lunchtime hours.

Thank you  
Corey

---

**Corey Beck**  
**CEO, Francis Coppola Winery**

QUALITY  
AUTHENTICITY  
PLEASURE

**Francis Ford Coppola Winery**  
300 Via Archimedes, Geyserville, CA 95441  
p (707) 857-1449 m (707) 888-5754

[Francis Ford Coppola Winery](#) - [Virginia Dare Winery](#) - [The Family Coppola Hideaways](#)  
[Café Zoetrope](#) - [Zoetrope: All Story](#) - [Mammarella Foods](#) - [American Zoetrope](#)



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CALIFORNIA SUSTAINABLE WINEGROWING LEADERSHIP AWARDS

**From:** Margaret Pratt <margaret@wineglassmarketing.com>  
**Sent:** Tuesday, May 5, 2020 9:04 AM  
**To:** Fuller, Lashun  
**Subject:** Vinum  
**Attachments:** VinumLetter.jpeg

**Categories:** Correspondence

Please see attached letter in support of Vinum.

Be well.  
Cheers,

### Margaret Pratt

Office Manager & Executive Assistant  
[margaret@wineglassmarketing.com](mailto:margaret@wineglassmarketing.com)  
(o) 707-927-3334 x200  
(m) 707-326-9468



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Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

May 5<sup>th</sup>, 2020

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project ("Project"), scheduled for the Planning Commission ("Commission") meeting of May 6, 2020. I respectfully urge the County to support the Project.

As the owners of WineGlass Marketing near the Napa Valley Business Park, I am supportive of additional food service options in the Business Park for my employees, myself and my patrons. I welcome the opportunity to walk or ride a bike to lunch at the Mansion, pick up coffee and a breakfast sandwich on the way in to work, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it's imperative that we continue to proactive in taking cars off HWY 29 and this is another opportunity to help meet this goal.

The Business Park has few foodservice options and while I appreciate what is there, the Project's café and small-scale winery will provide a sensible addition to the Business Park for owners, employees and patrons. I also appreciate that the applicant has purchased and is maintaining this structural gem, the Greenwood Mansion, for all of the Business Park to see and enjoy.

In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Kind Regards,

Susan Dematei

**From:** Robin Johnson <rubywinemaker@yahoo.com>  
**Sent:** Tuesday, May 5, 2020 9:24 AM  
**To:** Fuller, Lashun  
**Subject:** Greenwood Mansion Cafe / Vinum Cellars  
**Attachments:** Greenwood Mansion Cafe-Vinum cellars.pdf

**Categories:** Correspondence

Hello,

Please see attached for letter of support.

Many thanks,  
Robin Johnson

Robin Johnson  
2953 Sunrise Drive  
Napa, CA 94558

Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

May 5<sup>th</sup>, 2020

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project ("Project"), scheduled for the Planning Commission ("Commission") meeting of May 6, 2020. I respectfully urge the County to support the Project.

As Napa resident/neighbor to the Napa Valley Business Park, I am supportive of additional food service options in the Business Park for myself and others. I welcome the opportunity to walk or ride a bike to lunch at the Mansion, pick up coffee and a breakfast sandwich, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it's imperative that we continue to proactive in taking cars off HWY 29 and this is another opportunity to help meet this goal.

The Business Park has few foodservice options and while I appreciate what is there, the Project's café and small-scale winery will provide a sensible addition to the Business Park for owners, employees and patrons. I also appreciate that the applicant has purchased and is maintaining this structural gem, the Greenwood Mansion, for all of the Business Park to see and enjoy.

In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Sincerely,



Robin Johnson

**From:** Donny Sebastiani <don@donandsons.com>  
**Sent:** Tuesday, May 5, 2020 9:45 AM  
**To:** Fuller, Lashun  
**Cc:** Richard Bruno  
**Subject:** Vinum Cellars Greenwood Mansion Project  
**Attachments:** Vinum Cellars Letter of Support from Don Sebastiani and Sons.pdf

**Categories:** Correspondence

Please see attached letter in support of Vinum Cellars.

Donny Sebastiani  
707-484-0706





Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

May 5<sup>th</sup>, 2020

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project (“Project”), scheduled for the Planning Commission (“Commission”) meeting of May 6, 2020. I respectfully urge the County to support the Project.

As the proprietor of Don Sebastiani & Sons in the Napa Valley Business Park, I am supportive of additional food service options in the Business Park for my employees, myself and my patrons. I welcome the opportunity to walk or ride a bike to lunch at the Mansion, pick up coffee and a breakfast sandwich on the way in to work, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it’s imperative that we continue to proactive in taking cars off HWY 29 and this is another opportunity to help meet this goal.

The Business Park has few foodservice options and while I appreciate what is there, the Project’s café and small-scale winery will provide a sensible addition to the Business Park for owners, employees and patrons. I also appreciate that the applicant has purchased and is maintaining this structural gem, the Greenwood Mansion, for all of the Business Park to see and enjoy.

In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Sincerely,

Donny Sebastiani

**From:** Linda Fischer <lfischer@cbnapavalley.com>  
**Sent:** Tuesday, May 5, 2020 11:01 AM  
**To:** Fuller, Lashun  
**Subject:** RE Planning Project Consideration May 6  
**Attachments:** Vinum Cellars Letter of Support Napa County Planning Commission 05062020.pdf; ATT00001.htm; PastedGraphic-1.tiff; ATT00002.htm

**Categories:** Correspondence

Hello Lashun,  
Please include the attached letter in the packet for the proceedings, thank you!  
Linda Fischer

May 5<sup>th</sup>, 2020

Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project (“Project”), scheduled for the Planning Commission (“Commission”) meeting of May 6, 2020. I respectfully urge the County to support the Project.

I support more food service options in the Business Park. I welcome the opportunity to meet with a client in the Business Park area at the Mansion, over coffee or a glass of wine with bites in this beautiful setting of the Greenwood Mansion. We do not need to take people into downtown Napa or American Canyon for every face to face meeting. Also, many employed in the area are eager to get out of their office or industrial space and walk any day they can, and their lunch or other break is the time for it. This would be a unique option/destination. Most business/commercial/industrial areas have a range of types of venue for beverage, eating, meeting needs. The Project will provide a diverse addition to the Business Park, .

This venue is a conspicuous landmark, a pride and amenity of the area, and it is appropriate to figure out how more people can benefit from it. If the owner is willing to invest and maintain and manage this use, I think it should be supported. It would offer a superb short duration workspace option for private conversations outside other business spaces

I support the Project as an appropriate and needed use for the zoning, that benefits Napa and American Canyon, and I encourage the Commission to support it as well. Thank you for the opportunity to comment.

Sincerely,

Linda Fischer, REALTOR  
Coldwell Banker Brokers of the Valley  
1775 Lincoln Avenue Napa, CA 94558

  
— REALTOR —  
DEDICATION. DILIGENCE. DISCRETION.



May 5, 2020

Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project ("Project"), scheduled for the Planning Commission ("Commission") meeting of May 6, 2020. I respectfully urge the County to support the Project.

As the General Manager and Winemaker of Safe Harbor Wine Storage in the Napa Valley Business Park, I'm supportive of additional food service options in the Business Park for my employees, myself and my patrons. I welcome the opportunity to walk or ride a bike to grab lunch at the Mansion, pick up coffee and a breakfast sandwich on the way in to work, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it's imperative that we continue to proactively take cars off HWY 29 and this is another opportunity to help meet this goal.

The Business Park has few foodservice options and while I appreciate what is there, the Project's café and small-scale winery will provide a sensible addition to the Business Park for owners, employees and patrons. I also appreciate that Richard has purchased and is maintaining this structural gem, the Greenwood Mansion, for all of the Business Park to see and enjoy.

In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel Green", is written over the typed name. The signature is stylized and fluid.

Joel Green

303 Gateway Road West  
Napa, CA 94558

P 707.252.9690  
F 707.252.2528

info@safeharborwines.com  
www.safeharborwines.com

**From:** Chris Hansen <chansen@seguinmoreau.com>  
**Sent:** Tuesday, May 5, 2020 11:12 AM  
**To:** Fuller, Lashun  
**Cc:** Richard Bruno  
**Subject:** Vinum Cellars/Greenwood Mansion Project before Napa County Planning Commission  
**Attachments:** Letter Vinum 5\_5.pdf

**Categories:** Correspondence

Please see attached letter in support of the project before the planning commission.

Regards,



Christopher HANSEN  
Seguin Moreau Napa Cooperage  
General Manager

chansen@seguinmoreau.com - Mob.: + 1 (707) 260 4199  
Tel.: + 1 (707) 307 6240 - Fax: + 1 (707) 252 0319  
151 Camino Dorado, NAPA, CA 94558 USA  
[www.seguin-moreau.com](http://www.seguin-moreau.com)



**SEGUIN MOREAU NAPA COOPERAGE, INC.**

Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

May 5<sup>th</sup>, 2020

Dear Chairman Whitmer,

I am writing this letter to lend my support for the Vinum Cellars Greenwood Mansion Project ("Project"), scheduled for the Planning Commission ("Commission") meeting of May 6, 2020. I respectfully urge the County to support the Project.

As an executive of Seguin Moreau Napa Cooperage located very near the Napa Valley Business Park, I am in very strong support of additional food service options in the Business Park for my employees, myself, vendors and company visitors. I welcome the opportunity support a local business in the park, stop for coffee or breakfast on my way to work, lunch very close to our offices rather than having to drive to downtown Napa and possibly go for a glass of wine and snack after work. I think is it very important to support local businesses in this area, would help to take cars off Hwy 29 and this would help accomplish this goal.

The Business Park has few food and restaurant options and while I appreciate what is there, the Project's café and small-scale winery will provide a sensible addition to the Business Park for owners, employees and patrons. I also appreciate that the applicant has purchased and is maintaining this structural gem, the Greenwood Mansion, for all the Business Park to see and enjoy.

In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project, which is a great use at the right time, and in the right location.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Hansen".

Chris Hansen  
General Manager

**From:** Michelle Sullivan <mwebbsullivan@comcast.net>  
**Sent:** Tuesday, May 5, 2020 11:24 AM  
**To:** Fuller, Lashun  
**Cc:** Michelle Webb Sullivan; Richard Bruno  
**Subject:** Vinum Greenwood Mansion Project Letter of Support, Use Permit P17-00099-UP  
**Attachments:** Vinum Greenwood Mansion Letter Signed 5-5-20.pdf

**Categories:** Correspondence

Hello,

Please find attached a letter from Alan Sullivan of Safe Harbor and StaVin Inc. in support of Richard Bruno's "Vinum Cellars Greenwood Mansion" Project. The Project is before the Napa County Planning Commission tomorrow, May 6, 2020.

Thank you very much,

Michelle Sullivan

Michelle Webb Sullivan  
110 Rancheria Road  
Kentfield, CA 94904  
415-793-6577  
[mwebbsullivan@comcast.net](mailto:mwebbsullivan@comcast.net)

Alan F. Sullivan  
110 Rancheria Road  
Kentfield, CA 94904

May 5, 2020

Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project ("Project"), scheduled for the Planning Commission ("Commission") meeting of May 6, 2020. I respectfully urge the County to support the Project.

As the Managing Partner at Safe Harbor Wine Storage in the Napa Valley Business Park (and the President of StaVin Inc.), I'm supportive of additional food service options in the Business Park for my employees, myself and my patrons. I welcome the opportunity to walk or ride a bike to grab lunch at the Mansion, pick up coffee and a breakfast sandwich on the way in to work, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it's imperative that we continue to proactively take cars off HWY 29 and this is another opportunity to help meet this goal.

The Business Park has few foodservice options and while I appreciate what is there, the Project's café and small-scale winery will provide a sensible addition to the Business Park for owners, employees and patrons. I also appreciate that Richard has purchased and is maintaining this structural gem, the Greenwood Mansion, for all of the Business Park to see and enjoy.

In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Sincerely,

  
Alan F. Sullivan



---

**From:** Arthur Roosa <asroosa@syMed.net>

**Sent:** Tuesday, May 5, 2020 2:38 PM

**To:** Whitmer, David <Dave.Whitmer@countyofnapa.org>

**Cc:** McDowell, John <John.McDowell@countyofnapa.org>; joellegPC@gmail.com <joellegPC@gmail.com>; anne.cottrell@lucene.com <anne.cottrell@lucene.com>; andrewmazotti@gmail.com <andrewmazotti@gmail.com>

**Subject:** Vinum Café, Tasting Room, and Winery Project

Dear Commissioner Whitmer,

This is to add my voice to the objections being raised to the Vinum project noted in the subject line. My primary concern is the project's impact on traffic, circulation and parking in the immediate area. I am the owner of 215 Gateway Rd. West, one of the buildings in the Gateway Condominium group, and would experience a direct, and negative, impact on parking and the ingress/egress of my staff and future tenants to the property (my business occupies about 60% of the building with the remaining 40% currently on the market for lease).

Although Mr. Bruno has offered different parking configurations while working with me and other members of our condominium association, he has not attempted to address the underlying cause of the issues noted above. The size and scope of the project is inappropriate to the property he is wishing to use.

There are multiple design issues which I feel would be useful to address, such as the location and mass of the winery building, location of the trash bins and the size of the decking. Importantly, however, it is the impact on the overall parking and safety of ingress and egress to my staff and tenants, along with same for the other businesses in the Gateway park, which creates the primary concern. I request that the Commission deny this project as configured and allow the applicant to refile a project that is more suited for the property in usage, size and scope.

Thank you for attention to these concerns and your overall effort and service on this commission.

**Arthur Roosa CHBME**  
**Chief Executive Officer**

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**From:** Jeff Mazet <jmazet@bhmconstruction.com>

**Sent:** Tuesday, May 5, 2020 3:53 PM

**To:** Whitmer, David <Dave.Whitmer@countyofnapa.org>; McDowell, John <John.McDowell@countyofnapa.org>; joellegPC@gmail.com <joellegPC@gmail.com>; anne.cottrell@lucene.com <anne.cottrell@lucene.com>; andrewmazotti@gmail.com <andrewmazotti@gmail.com>

**Cc:** Jeff Dodd <jdodd@coblentzlaw.com>; Arthur Roosa <asroosa@symed.net>; Ron Elvidge <ronpatelvidge@gmail.com>

**Subject:** Vinum Café, Tasting Room, and Winery Project

Dear Commissioner Whitmer,

I too would like to add my strenuous objections to the Vinum Café, Tasting room, and Winery Project. As the owner of the both the building and business at 221 Gateway Road West,(and the closest in proximity to Mr. Bruno's property), the proposed building design, and subsequent use change, will have a significantly negative impact on BHM Construction and any future use of our building.

Currently, BHM Construction Inc. has over (120) employees. This number includes the (40) managerial and accounting personnel that reside and/or use the office daily. Additionally, our business requires weekly meetings, which must involve an additional (20) key "field" employees. The additional parking demands, precipitated by the Vinum Cafe and Tasting Room, will have a considerable adverse effect on the daily efficiency of BHM construction and our Gateway Condominium Group (GCG) neighbors.

Equally important, as proposed, the additional parking areas and proximity of the tasting room building to the fire/life safety access road will substantially add to the ingress and egress issues the GCG is already experiencing due to the significant traffic problems on Devlin Road.

While I can appreciate Mr. Bruno's desire to improve his property and business, I respectfully request that his application be denied. The size and scope of his proposal are unsuitable for the existing property and will have a lasting, harmful impact of the previously established local businesses'.

Respectfully,

Jeffery Mazet  
President  
BHM Construction Inc  
221 Gateway Road West, Suite 405  
Napa, Ca. 94558  
(707) 643-4580

**From:** PJ Awe (ACAM) <pj.awe@amorim.com>  
**Sent:** Tuesday, May 5, 2020 8:18 PM  
**To:** Fuller, Lashun  
**Subject:** Vinum Cellars Letter of Support Napa County Planning Commission 05062020 - PJ Awe - Amorim Cork America  
**Attachments:** Vinum Cellars Letter of Support Napa County Planning Commission 05062020 - PJ Awe - Amorim Cork America.pdf  
**Categories:** Correspondence

Dear Lashun,

Attached is a letter of my support of the Greenwood Mansion Cafe/Vinum Cellars. I urge for the county to support this project as it would add so much to the Business Park!

Thanks!  
PJ

**PJ Awe**  
Sales and Creative Director | Amorim Cork America

+1 707 392 8010 T  
+1 336 428 9176 M

[pj.awe@amorim.com](mailto:pj.awe@amorim.com) E (NEW)

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Amorim Cork America  
PJ Awe  
360 Devlin Rd.  
Napa CA, 94558

Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA  
& Use Permit P17-00099-UP

May 5<sup>th</sup>, 2020

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project (“Project”), scheduled for the Planning Commission (“Commission”) meeting of May 6, 2020. I respectfully urge the County to support the Project.

As an employee of Amorim Cork America in the Napa Valley Business Park, I am supportive of additional food service options in the Business Park for my employees, myself and my patrons. I welcome the opportunity to walk or ride a bike to lunch at the Mansion, pick up coffee and a breakfast sandwich on the way in to work, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it’s imperative that we continue to proactive in taking cars off HWY 29 and this is another opportunity to help meet this goal.

The Business Park has few foodservice options and while I appreciate what is there, the Project’s café and small-scale winery will provide a sensible addition to the Business Park for owners, employees and patrons. I also appreciate that the applicant has purchased and is maintaining this structural gem, the Greenwood Mansion, for all of the Business Park to see and enjoy.

In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Sincerely,

*PJ Awe*

PJ Awe

**From:** Seth Crater (ACAM) <seth.crater@amorim.com>  
**Sent:** Wednesday, May 6, 2020 8:09 AM  
**To:** Fuller, Lashun  
**Subject:** Vinum Cellars/Greenwood Mansion Project Liberation Specific Plan Amendment P17-00019-spa & use permit P17-00099-up

**Categories:** Correspondence

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project (“Project”), scheduled for the Planning Commission (“Commission”) meeting of May 6, 2020. I respectfully urge the County to support the Project.

As an employee of Amorim Cork in the Napa Valley Business Park, I am supportive of additional food service options in the Business Park for my employees, myself and my patrons. I welcome the opportunity to walk or ride a bike to lunch at the Mansion, pick up coffee and a breakfast sandwich on the way in to work, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it’s imperative that we continue to proactive in taking cars off HWY 29 and this is another opportunity to help meet this goal.

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In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Thank you for your time,

Seth Crater  
Sales Representative |  
Amorim Cork America

—  
scrater.acam@amorim.com

phone +1 707.302.9340  
[amorimcorkamerica.com](http://amorimcorkamerica.com)  
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360 Devlin Rd. Napa, CA 94558

Chairman Dave Whitmer  
Napa County Planning Commission  
1195 Third St., Suite 305  
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

May 5<sup>th</sup>, 2020

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In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Sincerely,  
Brittany Morris

**From:** Nadia Kinkade <nadia.sudeh@gmail.com>  
**Sent:** Saturday, May 9, 2020 2:06 PM  
**To:** Fuller, Lashun  
**Subject:** Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

**Categories:** Correspondence

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project (“Project”), scheduled for the Planning Commission (“Commission”) meeting of May 6, 2020. I respectfully urge the County to support the Project.

I am supportive of additional food service options in the Business Park. I welcome the opportunity to walk or ride a bike to lunch at the Mansion, pick up coffee and a breakfast sandwich on the way into work, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it’s imperative that we continue to proactive in taking cars off HWY 29 and this is another opportunity to help meet this goal.

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In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Sincerely,

Nadia Kinkade