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## Public Comments



August 23, 2020

Brian Bordona  
Deputy Planning Director  
Napa County Planning, Building, & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: Benjamin Ranch Winery Use Permit Application No. P13-00371-UP

Dear Brian,

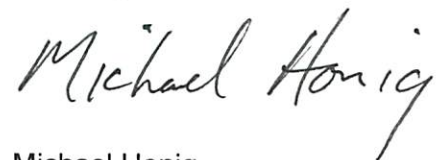
I recently received the Notice of Planning Commission Hearing & Notice of Intent to Adopt a Mitigated Negative Declaration for the hearing on September 16, 2020 for the Benjamin Ranch Winery Use Permit Application. I am an interested party as a landowner of an adjoining parcel. I am writing this letter to request a 90 extension for this hearing to be held. We need time to review all the issues surrounding this project, time to gather additional information relevant to this project, and time to review this new information.

Experts need to be engaged to evaluate both the information submitted by the applicant, and to evaluate all newly generated information. They need to review traffic, water, soil contamination, noise, waste disposal, and the size and scope of this project as compared to surrounding winery facilities.

In this time of Covid, harvest, and with the current fire and smoke situations, it is impossible to review and comment on this project within the defined time frame. It is not unreasonable to ask for this additional time given these circumstances and the fact that this permit request was submitted over five years ago.

I look forward to hearing your response.

Sincerely,

A handwritten signature in black ink that reads "Michael Honig". The signature is written in a cursive style with a large, prominent 'M' and 'H'.

Michael Honig  
President  
Honig Vineyard and Winery

Cc: Joell Gallagher  
David Whitmer  
Anne Cottrell  
Andrew Mazotti  
Megan Dameron  
David Morrison  
Charlene Gallina  
Dana Ayers

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**From:** Whitmer, David <[Dave.Whitmer@countyofnapa.org](mailto:Dave.Whitmer@countyofnapa.org)>  
**Sent:** Monday, September 7, 2020 6:19 PM  
**To:** Hawkes, Trevor <[trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)>  
**Cc:** Bordona, Brian <[Brian.Bordona@countyofnapa.org](mailto:Brian.Bordona@countyofnapa.org)>; Gallina, Charlene <[Charlene.Gallina@countyofnapa.org](mailto:Charlene.Gallina@countyofnapa.org)>  
**Subject:** Fwd: Turning Rutherford into Hollywood URGENT

FYI...  
Public comment for Benjamin Ranch...

Dave

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**From:** dylan smith <[dylansmithgolfsf@gmail.com](mailto:dylansmithgolfsf@gmail.com)>  
**Sent:** Monday, September 7, 2020 5:38 PM  
**To:** Whitmer, David  
**Subject:** Turning Rutherford into Hollywood URGENT

[External Email - Use Caution]

Dear Mr. Whitmer and the County of Napa.

Hello, my name is Dylan Smith. My family has owned property at the end of Ponti Road for over 25 years. I am writing to you today to urge you to IMMEDIATELY stop the development of the Frank Family - Benjamin Ranch Winery P13-00371-UP.

Rutherford is a special place because of the purity of land and the people that work hard to cherish it. Families have worked hard for generations here to grow wine and create a safe, quiet family environment. Do not let a Hollywood Mogul come into Rutherford and DESTROY it! Rutherford will forever become a tourist trap filled with people making loud noise, disrespecting the land, leaving trash, creating traffic and invading our lives that we have worked very very hard for generations to have.

If the decision is made to go forward with this Rutherford will NO LONGER be the special place it will be and will become COMMERCIAL. If this is built the heart of Rutherford will FOREVER be lost, I want you to remember that when making this extremely important decision to the residents of Rutherford. We are all unified in Rutherford and 100 percent DO NOT WANT the Frank Family - Benjamin Ranch Winery P13-00371-UP to be built.

Like I said before. Remember when making this decision that you hold the fate of Rutherford in your hands. Rutherford will forever be changed and we are all STRONGLY against the Frank Family - Benjamin Ranch Winery P13-00371-UP.

Please let me know if I can appear at anytime to argue my case or present this in a more formal

fashion. My family, myself and the residents of Rutherford care about this immensely and are 100 percent against it. Thank you for your time.

Sincerely,

Dylan Smith

Sent from my iPhone

**From:** [Michael Honig](#)  
**To:** [Bordona, Brian](#); [joellegPC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [andrewmazotti@gmail.com](#); [Dameron, Megan](#)  
**Cc:** [Gallina, Charlene](#); [Morrison, David](#); [DAyers@trccompanies.com](#)  
**Subject:** correct the public record P-13-00371-UP  
**Date:** Monday, September 7, 2020 8:01:38 AM

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[External Email - Use Caution]

Dear Mr. Bordona and Napa County Planning Commission,

I spoke last Wednesday during the public comment period and then after I left the attorney for the applicant spoke. I was just reviewing his comments and wanted to correct the record. As you can see from the enclosed emails to both county staff and Richard Frank, I have tried to keep informed and have asked to meet and discuss the project. Call me a lot of things, but never call me a liar!  
Sincerely,  
Michael Honig

Michael Honig  
President  
Honig Vineyard & Winery  
707-479-0566  
[www.honigwine.com](http://www.honigwine.com)



No we have the initial permit submitted but are in the process of looking at amending it. I will of course let you know when we have submitted a final plan and will be happy to come over and review it with you when we do.

Let's try to find a time to grab a dinner with our ladies. I will speak to Leslie and get back to you with some dates.

**Rich Frank**  
Proprietor  
[Frank Family Vineyards](#)  
[1091 Larkmead Lane](#)  
[Calistoga, CA 94515](#)  
[rfrank@frankfamilyvineyards.com](mailto:rfrank@frankfamilyvineyards.com)  
[707.942.0859](tel:707.942.0859)

On Jan 10, 2019, at 4:34 AM, Michael Honig <[michael@honigwine.com](mailto:michael@honigwine.com)> wrote:

Hi Rich,  
I wanted to check in and see if you had moved forward with your new winery?

Thanks,  
Michael

**From:** Ayers, Dana <Dana.Ayers@countyofnapa.org>  
**Sent:** Friday, February 16, 2018 6:11 PM  
**To:** Michael Honig <michael@honigwine.com>  
**Subject:** RE: Frank Family

Michael,

My apologies for the delay in reply. The requested Frank Family Winery use permit application is still pending. They have been in contact with me about keeping the application open and have not to date changed the scope of the project proposal. I am unsure of the date that they intend to resubmit responsive materials, though I anticipate it may be sometime within the next few months. We will re-commence our review upon receipt of their re-submittal.

Dana Ayers, Planner  
Napa County  
Planning, Building & Environmental Services  
1195 Third Street, Napa, CA 94559  
Phone: 707-253-4388  
Fax: 707-299-4320

Hi Dana,

We spoke a few years back about the Frank Family project in Rutherford. At the time, they had submitted an application, but had not moved forward with any review ect. Has anything changed and are they trying to move forward?

Thanks,  
Michael



# CHAPPELLET

Tuesday, September 8, 2020

Dear Charlene,

I am writing to voice my support of the proposed Frank Family winery permit request for the Benjamin Ranch property on Rutherford Cross Road.

The Frank's ask, to build a winery and tasting room on an 87-acre parcel on the valley floor in the middle of the Rutherford appellation, is exactly the type of project the Board of Supervisors have been advocating. The proposed winery facility is on a large flat property with sufficient water, very good distancing from the few homes in the area and will be barely visible from the Rutherford Cross Road.

Rich Frank has been a Napa Valley vintner for over 25 years. He and his wife Leslie make Napa Valley their full-time home. They are great stewards of the land as their four vineyard properties are all Certified Organic. The Franks have also worked to preserve one of Napa Valley's historic wineries doing a remarkable job of restoring the once Larkmead and Hans Kornell Wineries on Larkmead Lane. Frank Family is a respected Napa Valley brand that has made a positive contribution to the reputation of Napa Valley for several decades. Rich and Leslie are stalwart supporters of our community generously donating to Auction Napa Valley and many other important charities.

I hope that the Planning Commission will look to support a remarkable citizen who has been a force in our community for a quarter century. These are the kind of projects we should be happy to see come to fruition vs. another hobby winery proposed by an outsider.

If you have any questions or if I can be of further assistance please feel free to reach me via email at [cyril@chappellet.com](mailto:cyril@chappellet.com) or at my cell phone 707-486-0993.

Best,

Cyril Chappellet  
President & CEO



**From:** [Cyril Chappellet](#)  
**To:** [Gallina, Charlene](#)  
**Cc:** [greenwood-meinert@coblentzlaw.com](mailto:greenwood-meinert@coblentzlaw.com)  
**Subject:** Support of the Proposed Frank Family winery permit  
**Date:** Tuesday, September 8, 2020 12:57:50 PM  
**Attachments:** [Support Letter from Chappellet.pdf](#)

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[External Email - Use Caution]

Hello Charlene,

Please find attached my support letter of the proposed Frank Family Winery permit.

If you have any questions or would like to further discuss this with me please feel free to reach out to me.

Best,  
Cyril

CYRIL CHAPPELLET *President & CEO*

707-286-4269 c707-486-0993



PRITCHARD HILL SINCE 1967



**From:** [Darioush Khaledi](#)  
**To:** [Gallina, Charlene](#)  
**Subject:** <no subject>  
**Date:** Monday, September 7, 2020 10:38:06 AM

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[External Email - Use Caution]

dear Charlene Gallina

I am writing to support the permit application for the Benjamin Ranch development by Frank Family Vineyards.

The proposed winery and visitation plan appear to fit all of the prerequisites that the Agricultural Preserve endorses. It is placed on a large 87+ acre property. It is situated at the center of the property where it will hardly be visible from the nearby road. It has very few homes located around it. There is sufficient water for this size winery.

Frank Family owns 4 vineyards in Napa Valley as well as a winery in Calistoga and all are Certified Green.

The owners of the property, Rich and Leslie Frank live in Rutherford and have been growing and producing wines in the valley for over 27 years. They are great stewards of the land and extremely charitable citizens in our community.

I encourage you to support this permit request.

Best Regards  
Darioush Khaledi  
Proprietor  
**DARIOUSH**  
Napa Valley | USA | [Darioush.com](#)  
707.603.3939 Direct

**From:** [Carmen Policy](#)  
**To:** [Gallina, Charlene](#); [brian.bordona@countyofnapa.com](mailto:brian.bordona@countyofnapa.com)  
**Cc:** [sgreenwood-meinert@conlentslaw.com](mailto:sgreenwood-meinert@conlentslaw.com)  
**Subject:** Frank Family permit.  
**Date:** Tuesday, September 8, 2020 1:56:33 PM

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[External Email - Use Caution]

Dear Charlene & Brian,

I am writing to comment and support the pending permit request of Frank Family Vineyards for a winery and tasting room on their Rutherford Ranch. This request for a winery and tasting room on their more than 87 acre property in the center of Rutherford is very appropriate and balanced in view of the project and the community around it. The winery will sit outside of the flood zone on flat ground and will require almost no vine removal. The amount of production at 475,000 gallons and the requested visitation is in total proportion to that of other Rutherford winery projects. Also the property is located well off the adjoining roads and has few homes within hundreds of feet of the winery location that are not connected to other wineries.

This seems to be the best type of project for winery development and in line with what the supervisors have been suggesting for the Agriculture Preserve. Rich and Leslie Frank started their family winery 27 years ago and have made a very positive impact on Napa Valley. They relish their Valley friends and have been avid supporters of the community as a whole as well as many individual philanthropic organizations. As another family winery owner, I believe deeply that we should support family wineries and give them foremost consideration in their efforts to thrive and survive. Thank you for giving me the opportunity to voice my opinion in this matter.

Respectfully submitted,

Carmen A. Policy

Five Vines, LLC

**Casa Piena Wines**

2170 Palmer Drive

St. Helena, CA 94574

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Fax: (707) 967-7001

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