

From: [Amy Minter](#)
To: [Gallina, Charlene](#)
Cc: [michael@honigwine.com](#); [Bordona, Brian](#); [Cynthia Kellman](#); [Morrison, David](#); [joellegPC@gmail.com](#); [Whitmer, David](#); [anne.cottrell@lucene.com](#); [andrewmazotti@gmail.com](#); [Dameron, Megan](#); [PlanningCommissionClerk](#)
Subject: RE: September 16, 2020 Agenda, Item 7B: Benjamin Ranch Winery Use Permit P13-00371-UP
Date: Tuesday, September 15, 2020 12:55:44 PM
Attachments: [Follow-up to Planning Commission Comments on Benjamin Ranch.pdf](#)

[External Email - Use Caution]

Dear Ms. Gallina,

Thank you for sending us the revised application for the Benjamin Ranch Winery Project. Attached please find additional correspondence regarding this project.

Amy Minter
CHATTEN-BROWN, CARSTENS & MINTEER LLP
2200 Pacific Coast Highway, Ste. 318
Hermosa Beach, CA 90254
Tel: 310-798-2400, ext 3
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From: Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Sent: Monday, September 14, 2020 4:44 PM
To: Cynthia Kellman <cpk@cbcearthlaw.com>
Cc: Amy Minter <acm@cbcearthlaw.com>; michael@honigwine.com; Bordona, Brian <Brian.Bordona@countyofnapa.org>
Subject: RE: September 16, 2020 Agenda, Item 7B: Benjamin Ranch Winery Use Permit P13-00371-UP

Hello Cynthia,

We are in receipt of your letter, as well as other received today and will be posting it on Granicus this evening. Please see the attached amendment that was received by the applicant today.

Best Regards,

Charlene Gallina
Supervising Planner
Napa County Planning, Building, & Environmental Services Department
(707) 299-1355

From: Cynthia Kellman <cpk@cbcearthlaw.com>
Sent: Monday, September 14, 2020 12:01 PM
To: Morrison, David <David.Morrison@countyofnapa.org>; Gallina, Charlene

<Charlene.Gallina@countyofnapa.org>

Cc: joellegPC@gmail.com; Whitmer, David <Dave.Whitmer@countyofnapa.org>;
anne.cottrell@lucene.com; andrewmazotti@gmail.com; Dameron, Megan
<megan.dameron@countyofnapa.org>; Bordona, Brian <Brian.Bordona@countyofnapa.org>;
PlanningCommissionClerk <planningcommissionclerk@countyofnapa.org>; Amy Minter
<acm@cbcearthlaw.com>

Subject: September 16, 2020 Agenda, Item 7B: Benjamin Ranch Winery Use Permit P13-00371-UP

[External Email - Use Caution]

Honorable Commissioners,

Attached please find a comment letter from Amy Minter regarding the above-captioned subject.

Please feel free to contact me with any questions or concerns.

Cynthia Kellman
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September 15, 2020

Via Email david.morrison@countyofnapa.org, charlene.gallina@countyofnapa.org

Napa County Planning Commission
David Morrison, Director of Planning
Charlene Gallina, Supervising Planner
County Administration Building
1195 Third Street, 2nd Floor
Napa, CA 94559

Re: September 16, 2020 Agenda, Item 7B: Benjamin Ranch Winery Use Permit P13-00371-UP; Request for Continuance Due to Project Revisions

Honorable Commissioners:

After submitting comments on behalf of Michael Honig, we received notification from the County that a revised application had been submitted for the Benjamin Ranch Winery Project. Based on the changes made to this Project in the revised application, we again urge the Planning Commission to continue the hearing on the Benjamin Ranch Winery Project. This continuance is now required to allow Mr. Honig and other neighbors and community members adequate time to evaluate the significant changes proposed for the Project and the impacts associated with those changes. Thank you for your time and consideration in this matter.

Sincerely,

Amy Minter

cc:

Joelle Gallagher, Napa County Planning Commission (joellegPC@gmail.com)

Dave Whitmer, Napa County Planning Commission (Dave.Whitmer@countyofnapa.org)

Anne Cottrell, Napa County Planning Commission (anne.cottrell@lucene.com)

Andrew Mazotti, Napa County Planning Commission (andrewmazotti@gmail.com)

Megan Dameron, Napa County Planning Commission (megan.dameron@countyofnapa.org)

Brian Bordona, Deputy Planning Director (Brian.Bordona@countyofnapa.org)

Planning Commission Clerk (planningcommissionclerk@countyofnapa.org)



September 12, 2020

Planning Commission
County of Napa
1195 Third Street
Napa, CA 94559

RE: Agenda Item #7B: Frank Family/Benjamin Ranch Winery

Dear Chair Whitmer and Fellow Commissioners:

I have a few areas of concern that I hope you consider during your deliberations on the Frank Family winery application:

Is this an application for a winery or for an event center/restaurant?

The applicant is requesting 357 events per year in addition to 400 people per day for tours and tastings including **lunchtime and dinnertime** events with food prepared on-site.

Traffic impacts – specifically at intersection of Hwy 128 and Hwy 29.

*The Napa County General Plan (Policy CIR-38) establishes a capital improvement planning goal of LOS D. The policy lists some exclusions, including: 1) State Route 29 in the unincorporated areas between Yountville and Calistoga; and 2) Silverado Trail between Conn Creek Road/State Route 128 southward to Yountville Cross Road. For these two road segments that are in the vicinity of the project site, **the General Plan policy specifies LOS F and LOS E, respectively, as acceptable levels of service. The proposed project would contribute to traffic increases that would have the effect of increasing existing vehicle delays on roads in the project vicinity.** Further, the additional employees and visitors to the winery would generate vehicle trips and vehicle miles traveled (VMT). Between LOS and VMT, only VMT is an environmental impact under the California Environmental Quality Act.*

Not too long ago you were asked to approve the Mathew Bruno tasting room close to the Hwy 128/29 intersection. As I remember there was extensive discussion regarding the backup of traffic at that location today and concern regarding the impact that small tasting room would have. Now you have an application that could add significantly more cars resulting in more congestion and frustration for local residents and visitors.

It is quite disturbing that LOS F is considered an acceptable level of service in our General Plan. If the Hwy 128/29 is already at this level – how can you justify an application that will gridlock this area of the valley? Does the County have any plans for a traffic signal or a roundabout (my preference)? Is there a LOS F minus (or a LOS G?)

The cumulative impact of traffic appears to be minimized in the staff report.

Thanks and regards,

Eve Kahn

Eve Kahn, Chair
Get a Grip on Growth
PO Box 805
Napa, CA 94559