

**From:** [Carole Meredith](#)  
**To:** [Hade, Jason](#)  
**Subject:** Chateauneuf du Pott Winery P19-00408  
**Date:** Wednesday, July 14, 2021 3:58:31 PM

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[External Email - Use Caution]

Napa County Planning Commission  
1195 Third Street, Second Floor  
Napa, CA 94559

RE: Use Permit #P19-00408, Chateauneuf du Pott Winery

We are in full support of this application. We have lived in the Mount Veeder area for 35 years, less than a mile from the proposed project. We are aware of, and also sensitive to, land use and environmental issues in this neighborhood. After reviewing the application, we conclude that this project will provide a net benefit to Napa County and encourage you to approve it.

Not only is the proposed winery very small, both in production capacity and development area, but it will be constructed on the footprint of a previous structure that burned in 2017, thus contributing no net expansion of previously developed area. The driveway connecting the winery to the county road will be short and not shared with other parcels, thus negating concerns about emergency access and egress.

The water demands of the project will be minimal and the water will come from an existing well on an adjacent parcel owned by the applicants. Mount Veeder is a relatively high rainfall area and this small project will have an insignificant impact on water availability. The applicants already own and farm a small vineyard on an adjacent parcel and their conscientious care for this land demonstrates their genuine concern for minimizing the impact of their activities on the natural landscape and its inhabitants. A significant amount of the grape supply for the proposed winery will come from this adjacent vineyard, thus actually reducing grape hauling truck traffic on Napa County roads.

Aaron and Claire Pott have lived and worked in Napa County for decades and are raising their two daughters here. They are well-respected locals, not outsiders looking to buy a wine country lifestyle. They are full-time grape and wine producers and are an integral part of our local economy.

This small-scale, family operated business deserves the encouragement and support of the community and local government. We hope you will agree.

Yours truly,

Carole Meredith  
Steve Lagier  
4967 Dry Creek Road  
Napa, CA

**From:** [Karen Fontanella](#)  
**To:** [Hade, Jason](#)  
**Subject:** Chateauneuf du Pott Winery  
**Date:** Friday, July 16, 2021 2:29:59 PM  
**Attachments:** [image001.png](#)

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[External Email - Use Caution]

Dear Mr. Hade,

I am writing in support of the application for a winery use permit for the Chateauneuf du Pott Winery on Mt. Veeder Road in Napa. Aaron Pott and his family are long-standing residents of Napa County and have been wonderful contributors to our community. This is precisely the type of project that Napa County should be supporting. The winery is of an appropriate size and functions to make better use of traffic by keeping grapes on site for processing. Aaron has always been a strong proponent of our valley and an advocate for Mt. Veeder wines. He is a great steward of the land and a very reputable winemaker in the valley. This will be a great addition to Napa Valley and our Mt. Veeder community. We, as neighbors, strong support this new project.

Thank you,

Karen Fontanella  
Proprietor  
1721 Partrick Road  
Napa, CA 94558  
(707) 252-1017  
[www.FontanellaWinery.com](http://www.FontanellaWinery.com)



**From:** [paul@progenywinery.com](mailto:paul@progenywinery.com)  
**To:** [Hade, Jason](#)  
**Subject:** Chateaufneuf du Pott Winery Use Permit P-19-00408  
**Date:** Sunday, July 18, 2021 5:11:28 PM

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[External Email - Use Caution]

Dear Mr. Hade,

Please accept this email as my expression of support for the Chateaufneuf du Pott Use Permit application. As the owner of Progeny Winery on Mt. Veeder, my knowledge of the issues relating to production and visitation derives from many years of experience. An application such as this creates a perfect balance for our special area. Hopefully, the Use Permit will be approved and the project will move forward. Such a result will greatly benefit the agricultural purpose, and assist with alleviation of many concerns articulated by planners, and the Napa County Board of Supervisors.

The obvious benefit will be to have grapes grown on the property crushed on the property. This avoids the need to transport them to another location, one of the concerns frequently voiced. Additionally, the very modest request for visitation will add another location for travellers to Mt. Veeder potentially to spend the day concentrating on Mt. Veeder producers. This eliminates traffic on the valley floor by virtue of a 3-4 winery tour without leaving our American Viticultural Area. As the Planning Commissioners and Board members know, I've been a proponent of establishing routes of visitation that will avoid forcing people to spend their time on the road traversing the valley. Pockets of visitation in a smaller geographic region will help achieve that result.

Finally, this project represents the best feature of Napa Valley viticulture-that of the small, family winery. Most agree that we hope to avoid the commercialization of Napa wine-making in the hands of a few large conglomerates. Supporting the Pott's hope to create a modest operation near their home represents a realization of that important goal. Moreover, it bears mention that Aaron Pott has achieved a stellar reputation as the creator of excellent, highly regarded wines. He serves as a credit to our industry; and enhances the high reputation of Napa Valley wines. Likewise, he supports many of the philanthropic organizations and charitable efforts of the Napa wine-making community.

Please add this to the public record for the application. I close by asking the Planning Commission to vote in favor of this excellent, well-conceived addition to Mt. Veeder and Napa Valley.

With warmest regards,

paul woolls  
proprietor  
progeny winery

**From:** [Andy Erickson](#)  
**To:** [Hade, Jason](#)  
**Subject:** Winery at 2072 Mt. Veeder Road  
**Date:** Sunday, July 18, 2021 6:33:35 PM

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[External Email - Use Caution]

Dear Mr. Hade:

I am writing in support of the winery project proposed for 2072 Mt. Veeder Road, on Mt. Veeder in Napa. I have been in the Valley for more than 25 years, and have known Aaron Pott (and now the whole Pott family) for nearly as long, and I believe their project will be an example of “what to do” for vintners in the Napa Valley. I am currently the consulting winemaker for Mayacamas Vineyards, where I have been working since 2013. We are nearby neighbors of the Pott property. I have also been watching what Aaron and family have been doing there since they planted the vineyard there many years ago. It is a fine example of responsible, small-scale farming, and I believe the winery will adhere to the same principles. I know the Pott family has taken the neighbors, and the environment, into consideration in the design of the winery—this is to be applauded. Like the Potts, my wife, Annie Favia, and I have worked literally for decades making wine for other people, and are now blessed to have our own winery in Coombsville. I know the effort it takes to have your own property, without partners or outside investment.

In addition to being a fellow vintner, I am on the Board of Directors of the Napa Valley Vintners, and I am dedicated to preserving the integrity of the Valley, and to ensuring that we have a strong, healthy, vibrant community. I have seen Aaron’s efforts in this regard as well—he has chaired the Premiere Napa Valley auction, and helped raise money for the community, through Auction Napa Valley, through his various consulting wineries, as well as Pott Wines.

This small, family winery is exactly what should be happening in the Valley. I am in full support. Please feel free to reach out with any comments or questions. Thank you very much.

Andy Erickson  
[andy@faviawines.com](mailto:andy@faviawines.com)

**From:** [Cathy Corison](#)  
**To:** [Hade, Jason](#)  
**Subject:** Pott Estate Winery on Mt. Veeder  
**Date:** Monday, July 19, 2021 7:33:35 AM  
**Importance:** High

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[External Email - Use Caution]

Esteemed planning commission,

I would like to put in a good word in support of Aaron and Claire Pott's proposed family winery on Mt. Veeder.

Aaron has long made great wine in the Napa Valley and has become one of the pillars of our industry. Aaron and Claire are farmers first, which is the only thing that will keep us all making world-class wine going forward. They have long been responsible stewards of their special vineyard on Mt. Veeder.

I am terrified by the rate at which private equity firms and large corporations are taking control of the Napa Valley. The Pott project is exactly what we should all be backing if we want to remain important in the worldwide fine wine business.

The thoughtful, low-impact design of their proposed winery should be an inspiration to us all. They are our future.

Cheers,  
Cathy Corison  
Corison Winery  
[www.corison.com](http://www.corison.com)

Napa Valley Cabernet Sauvignon  
35 years of **Power** & *Elegance*

**From:** [John Kongsgaard](#)  
**To:** [Hade, Jason](#)  
**Subject:** Pott Winery application  
**Date:** Monday, July 19, 2021 10:12:08 AM

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[External Email - Use Caution]

Jason Hade  
Napa County Planning Department

Dear Jason,

I write to recommend that the county approve the winery application of my colleague Aaron Pott. One of Aaron's first jobs in the wine industry was as my assistant at Newton Vineyard in the 1980s. For over 30 years, I have watched with admiration as Aaron has made his way as a winemaker and grapegrower. He is a man of integrity and in every step of his distinguished career I have been stricken by his commitment to careful land stewardship, organic farming, and consideration of the overall environment. I also admire what considerate people Arron, his wife Claire, and their two daughters are as members of our community.

The Pott family has created their successful wine brand with the sweat of their brows, with hard work and considerable wit. It is heartening to see their hard-won success in the context of all the other new wineries created overnight from outside capital. The Pott's winery gives Napa Valley credibility. There is nothing wrong with Napa's new glamour, but certainly Napa's reputation will be enhanced by the Pott's grit. We need more wineries like this.

Their winery plan is modest in scope and includes only what they need to flourish. The 5000 sq ft building and their minimalist approach to visitation shows that they are the kind of small, independent, family winery that deserves to be in Napa.

I hope you will consider my recommendation for the approval of the Pott Winery from the perspective of a fifth generation Napan who planted his first vineyard here in 1975 and has continuously made wine in Napa since 1983. I believe that my small family vineyard and winery on Atlas Peak make a positive contribution to the vitality of the Napa Valley, and I am certain the Pott family's vineyard and winery will continue to do so as well, especially with a small winery of their own.

Thank you for your consideration,

John Kongsgaard  
Kongsgaard Wine LLC  
4375 Atlas Peak Road  
Napa, CA 94558

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John Kongsgaard  
[kongsgaardwine.com](http://kongsgaardwine.com)  
[chambermusicnapa.org](http://chambermusicnapa.org)



# WATER AUDIT CALIFORNIA

A PUBLIC BENEFIT CORPORATION

952 SCHOOL STREET #316 NAPA CA 94559  
VOICE: (707) 681-5111  
EMAIL: GENERAL@WATERAUDITCA.ORG

July 20, 2021

## BY EMAIL

Napa County Planning Commission  
planningcommissionclerk@countyofnapa.org

Dear Honorable Members of the Napa County Planning Commission

**RE: Planning Commission Meeting July 21, 2021**  
Chateauneuf du Pott Winery Use Permit P19-00408-UP &  
Variance P19-00409-VAR

Water Audit California is an advocate for the public trust, which includes the proper balancing of public and private interests. By this letter we object to the above noted development for the following reasons.

Federally designated critical steelhead habitat includes all of the Napa River reaches and estuarine areas accessible to *Oncorhynchus mykiss* (steelhead trout). Under the Endangered Species Act steelhead found in the Napa River watershed belong to the Central California Coast evolutionarily significant unit ("ESU") a Pacific salmon population that is reproductively isolated from other populations and that represents an important component of the evolutionary legacy of the species. The above noted project is transected by Pickle Creek, designated by the USGS as a blue-line (perennial) stream.

Numerous studies have clearly established that the upper reaches of Pickle Creek are a viable and critical habitat for steelhead. For non-exclusive example, Pickle Creek fish studies are reported by Leidy, R.A., G.S. Becker & B.N. Harvey in the 2005 *Historical distribution and current status of steelhead/rainbow trout (Oncorhynchus mykiss) in streams of*

*the San Francisco Estuary, California* published by the Center for Ecosystem Management and Restoration.

In June 1966, DFG visually surveyed portions of Redwood Creek accessible by automobile. *Oncorhynchus mykiss* were found at a density of 250-330 per 30 meters upstream of the Redwood and Mt. Veeder roads junction. Most of the fish sighted were YOY, with only a very few larger than 75 mm FL. Upstream of the confluence with Pickle Canyon Creek, YOY and other *O. mykiss* up to 230 mm in length were observed at an estimated density of 70-100 per 30 meters. Two five-pound steelhead also were observed in the upper reach (Hicks and McCurdy 1966b). According to DFG, natural propagation appeared to be good throughout the section surveyed (Hicks and McCurdy 1966b). P. 219

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### *Pickle Canyon Creek*

Pickle Canyon Creek is tributary to Redwood Creek and consists of about 3.5 miles of channel. It drains a relatively undeveloped area southwest of the city of Yountville.

In June 1966, DFG visually surveyed Pickle Canyon Creek from the mouth to the headwaters. Numerous juvenile *O. mykiss* (25-75 mm) and a few fish ranging from 150-250 mm in length were observed in the lower two miles of stream. Densities were estimated at 50-70 per 30 meters (Hicks and McCurdy 1966a). In June 1967, DFG again surveyed the entire creek length. *Oncorhynchus mykiss* densities were estimated at 25-30 per 30 meters in the lower two miles of stream. In the upper survey area, densities dropped to less than one fish per 30 meters (Thompson 1967a). Using population densities from earlier surveys, DFG estimated that 6,200 and 2,900 juvenile steelhead used two miles of Pickle Canyon Creek for rearing in 1966 and 1967, respectively (Jones 1967).

In May 1978, DFG electrofished four stations on Pickle Canyon Creek upstream and downstream of its confluence with an unnamed tributary. A total of 36 *O. mykiss* were caught at the four sites. Fish ranged in length from 61–84 mm FL (Baracco 1978). Population densities were found to range between 6.5 and 11.5 per 30 meters of stream.

In June 1981, DFG surveyed the lower 3.2 miles of Pickle Creek to locate stranded steelhead juveniles for rescue. Most of the creek was dry, although a few steelhead juveniles were spotted in isolated pools (Ambrosins 1981c).

Ecotrust and FONR carried out surveys in tributaries of the Napa River system in July and August 2001. Relative density of steelhead was noted between 1 and 3, with 3 indicating greater than one individual per square meter. Of eight Pickle



Canyon Creek reaches, two were found to have *O. mykiss* at density level “1,” while two reaches had density level “2” and two reaches had level “3” (Ecotrust and FONR 2001). Follow-up surveys were performed between June and September 2002. *Oncorhynchus mykiss* were found in two Pickle Canyon Creek reaches (Ecotrust and FONR 2002). P. 220

Given the proven presence of fish, the location of the project and associated wells in close proximity to a USGS blue line stream, and the location and reported rates of extraction of cited wells, this project is subject to Water Availability Analysis Tier 3 review. Tier 2 review is inadequate.

Given the proven presence of fish in the watercourse that transverses the parcel, the diminished number and condition of fish, the proximity to a USGS blue line stream, and the reported rates of extraction of relevant wells, this project should be subject to a separate review to ensure that no injury will result to the public trust. This review should include a determination of the cumulative impact of the approximately nineteen wells that are referenced as being proximate in the Application.

There is not a proven adequate water supply for this project. Wells that are identified as supplying this project are located on adjacent parcels. Three of these wells were permitted on the express condition that the water extracted would be used only on the parcel on which the well is located. A fourth well is located on an adjacent property owned by third parties, and there is no recorded water agreement between the Applicant and the well owner. Finally, an additional well was drilled in 2020 on an adjacent parcel owned by the Applicants, (Permit No. E20-00239) which is closely proximate to Pickle Creek. This well is wholly omitted from the Application.

There has been no analysis to determine to potential injury to public interests from location of a well in a designated “water recharge zone.”

This project is located upstream from Redwood Creek. Downstream well owners are already suffering from drying wells. Inadequate study has been done to determine that this project will not exacerbate this condition or diminish flows necessary to the preservation of protected fish downstream of this project.

For the foregoing reasons we respectfully submit that the above cited application be denied.

Respectfully,

A handwritten signature in blue ink, appearing to read "Grant Reynolds". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Grant Reynolds  
Director  
Water Audit California

July 19, 2021

Gary Margadant  
4042 Mount Veeder Road  
Napa CA 94558

The Napa County Planning Commission

re: 7/21/2021 Hearing - AARON AND CLAIRE POTT/CHATEAUNEUF DU POTT WINERY / USE PERMIT NO. P19-00408-UP & VARIANCE NO. P19-00409-VAR

I have some comment concerning this application for a winery installation @ 2072 Mount Veeder Road. Napa County Planning Dept, after consideration of the project parameters are recommending this project as exempt from any Environmental Review due to the minimal nature of the construction and operation of the winery. The basis for this conclusion is the project does not substantially affect designated environmental sensitive areas or resources or if there will be cumulative impacts. This premise is in dispute since the proposed winery is a major change from the original use on the parcel, a private home and small agricultural use as evidenced by the barn structure and remnants of animal pens destroyed by fire along with the home. To consider the new construction to be minimal and without cumulative effects ignores the very nature of invasive construction.

I have reviewed several portions of the proposed construction

#### AGRICULTURE:

The Napa County Land Use designation is Agriculture, Watershed and Open Space (AWOS) with a Blue Line Stream (Pickle Creek) runs through the western edge of the subject Site. This is not a little house and barn structural improvement that present a more minimal nature of construction and operation into the future that would trigger an Environmental Review. It is a commercial Agricultural facility for the processing of agricultural production from the property. Form follows function and without the Agricultural Production, the need for a Winery is mute. There are no plans to develop agricultural production from this parcel, so why does the property need an agricultural processing facility. True, the owners have a nearby vineyard, but they are not proposing the construction of an agricultural processing facility on that property. Rather, the applicants are proposing to place the winery as close to the road as possible for commercial purposes and seeking environmental minimalism as a reason for the location on steep slopes and tight up against a Blue Line Stream.

The Napa County proposal that the size of the agricultural processing facility is too small to be of any environmental concern for degradation of eco system between Mt Veeder Road and Pickle Creek, the blue line creek meandering through the NS length of the property. Yet the applicant is proposing a large facility, a major increase in size from the original home, and stuffed in between the Road and the Creek on steep slopes. This is a major change from the original home as the homeowner would not place the house so close to the road, and seek seclusion near the creek and the opposite side of the property. The commercial aspects seek traffic flow for commercial purposes, as opposed to the original residential house.

#### CHANGES FROM ORIGINAL USE

This is a definite change of use and activity and environmental stress concerns for the eco system on the property, and should be considered in a much more rigorous examination of the environment changes and considerations as a result of the change in use.

## BIOLOGICAL RESOURCES

One look at the Biological Resources Survey points out the need for a more rigorous examination that was conducted on August 1, 2017, give the viewer a sense of need for a more thorough examination. As depicted on Page 12. Both the Red Legged Frog and the Yellow Legged Frog habitat was not found in the study area, on this August venture. Frogs are amphibians and would have a greater chance of location in the study area if a search was conducted in the winter rainy portions of the weather. Animals such as the crayfish overstay the dry periods of their habitat by burrowing into the banks and hibernate for the dry season, as an example of adaptation. But neither this fact nor the possible migration of the frog into a wetter area during the dry season was not considered as part of the study. Its a shame this study did not mention these considerations.

I have personally seen and dealt with Red Legged Frogs within a 3500 feet of this location, but that was during a rainy climate interval over the winter months.

The examination seems so limited by the Chosen date of the onsite review and favors the examination as a result.

## WATER AVAILABILITY ANALYSIS

The water demand figures in the analysis place the Winery Process Water consumption at the normal level of use per Napa County Guidelines, or 7 gallons of process water per gallon of wine produced. This amount does not indicate any water conservation efforts will be used in the production facility, especially during the current drought. It is an odd statement in light of the current conditions as if it is not a necessary thought for water conservation.

The project well, Well #1, is depicted to be directly over a consistent formation providing a steady supply of water, estimated at 60gpm, probably by the well driller, since no well testing results were provided in the documents. Well driller estimates are notoriously inflated and the gpm is actually more in the 50-70% range of the estimated yield. So the well water available for the purposes of this Analysis should be conservatively set at 30 gpm until a rigorous examination of the well production is completed.

The well #1 was drilled in 2017, but the well yields during the dryer years discussed in the report were not measured nor was the well yield tested after completion in 2017, so drought influence is not shown.

It is also a shame that the water flow quantities are described in Acre-Feet (AF) not gallons per minute which is normally the case for presentation before the county, so comparisons to county guidelines would be much more transparent.

## WASTEWATER, STORMWATER MANAGEMENT and GEOTECHNICAL SOIL CONDITIONS

The soil conditions depicted in the Geotechnical Study, depicted on Pages 6 and the subsurface soil conditions on page 4 depict soil conditions that once wet and saturated become weak and compressible and highly expansive that are dangerous conditions that promote soil movement and/or landslides, as the history of the surrounding slopes demonstrates. Yet the Stormwater piping in the Grading Plans and the Stormwater Control Plans depict level spreaders for the discharge of concentrated stormwater across the slopes below the proposed winery construction. These types of spreaders, mixed with the soil conditions are a dangerous mix.

There have been several soil failures with these spreaders in the county, in particular The Cliff Vineyards on Ink Grade and the Abreu Vineyard in Angwin. In particular the Cliff disaster collapsed a hillside into Burton Creek, a blue line creek providing many household drinking water permits below the collapse.

These spreaders should not be used in this location and an alternate method of stormwater control and dissipation should be considered.

## VARIANCES

The variance proposal states that the property has special unique circumstances that are not shared by other properties in the vicinity. This is a curious statement since all properties on Mt Veeder Road south from Lokoya Road to Redwood Road are bordered by steep slopes on both sides of the road with Pickle Creek in the Center on one side of the road or the other. In the other direction, North, Mt Veeder Road has steep rising slopes on one side and steep falling slopes on

the other side. I fail to see, as you should after a full tour, that there are similar circumstances throughout the road. I fail to understand the unique nature of this request. Every parcel would have problems with a 300 foot setback to a winery and tasting room, and the costs would far exceed the 3 million figure envisioned by the applicant. Perhaps the 300' rule serves a purpose to place the commercial entity at a distance and preserve the natural beauty of the road views.

A puzzling statement that the existing development envelope dramatically minimizes environmental impact on the property relative to the development outside the roadway setback, as mentioned in page 4 of the Variance proposal. Napa County has indicated that this winery proposal, located anywhere on the property has little effect on the environment due to the minimal nature of the construction and operation of the winery. So there is no dramatic minimization of the environmental impact. This reasoning is not good for conservative management of the environment on the site.

#### CONCLUSION

The Variance discussion brings me to the poor example this winery permit will provide to subsequent permit applications. There is no limit on the slopes or locations of a small winery proposal, since a good variance proposal could place the winery anywhere on the property. Yountville Hill comes quickly to mind as a result.

The rules for winery locations, sans variance, were composed for a reason. We must not lose sight of those reasonable cautions and allow construction outside those cautions.

The application needs to be revised or abandoned. Mt Veeder is a rural area of wild residential uses intermixed with Agricultural uses, but the dominant uses are residential and scenic, not commercial. The design of commercial facilities in the woodlands should adhere to this distinction, just as zoning dictates appropriate design in other locations.

Gary Margadant

DANIEL P. McLOUGHLIN  
2207 Mount Veeder Road  
Napa, California 94558  
Telephone 510-845-1816  
Email: [dan@dmcloughlin.com](mailto:dan@dmcloughlin.com)

November 2, 2020

**Via email only to [jason.hade@countyofnapa.org](mailto:jason.hade@countyofnapa.org)**

Jason R. Hade  
Principal Planner  
Napa County Planning  
Building & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, California

**Re: Chateauneuf du Pott Winery – Use Permit #P19-00408  
and Variance #P19-00409  
Location: 2072 Mount Veeder Road; APN: 034-100-046  
Hearing Date July 21, 2021**

This is in response to the “NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT CATEGORICAL EXEMPTIONS,” dated July 2, 2021 over the signature of David Morrison, Director of Planning, Building, & Environmental Services. Although dated July 2, 2021, the letter was not postmarked until July 7, and I received it on July 10. Given everything else, we wonder of the sudden haste to push this through.

By ‘Everything Else,’ I mean the generator that, like others, I had no choice but to install last year because we no longer have reliable electrical service here; add to that the constant swarm of PG&E contractors and the associated need to remove the wood debris left behind after they have cleared their lines; then too, the time and effort needed to clear wells clogged because there is just not enough water for them anymore. Trees are dying all across and around Mount Veeder Road. I am an optimistic person, but how could anyone not see that we may be at the very end of a cycle here, and that creating another 20,000 gallon winery with all the resources it will deplete seems sheer folly or worse.

As you might glean from my address, I live across the street from the proposed winery, perhaps about one hundred yards north of it. I am familiar with the site. I’ve lived here since 2000.

I’ve reviewed all of the materials regarding both the Use Permit and the Variance application to the extent they are available at the county web site and at the link provided in the July 2, 2021 NOTICE OF PLANNING COMMISSION HEARING.

Given the time constraints, I’ve not been able to undertake an exhaustive assessment of these applications nor engage the appropriate experts to help sort it out. However a few things jump out.

Jason R. Hade  
Napa County Planning  
Re: Chateauneuf du Pott Winery – Use Permit #P19-00408  
and Variance #P19-00409  
July 20, 2021  
Page 2

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## **Use Permit**

### **Water**

I cannot support this application for a few reasons. First of all, we do not understand how or why we as neighbors should contemplate the additional water use that 20,000 gallons of wine will require annually. As all of my fellow residents know too well, there is already too little water just for residential purposes already. Why would we now permit the substantial uses that this operation will require?

### **Traffic**

I suspect that most of the neighbors in the vicinity of the Project shudder at the prospect of additional traffic on Mount Veeder Road. The road has been improved somewhat the past couple years but, Mount Veeder remains a narrow, winding country road, poorly maintained for the most part and generally without shoulders. Pot holes are abundant and an ever growing horde of bicycle enthusiasts all compete on a roadway that is already unable to safely accommodate the vehicles and bicycles that use it already. The Focused Traffic Analysis provided by the applicant does not even address bicycle riders.

### **Variance**

If I'm reading the application papers right, this proposal seeks to build about 8500 square feet of structures, most of it within a short stone's throw from mount Veeder road. The variance application asserts that the variance is necessary to enjoy 'substantial property rights,' and that the winery will "not be visible from vehicles driving along Mt. Veeder Road..." I cannot say what the property rights the applicant wishes to enjoy are, but I think that claiming the project will not be visible from the road is simply not accurate. How could it not be visible, if located so near the road? Has anything been done to verify this statement? When I remodeled my own property about 12 years ago, I was required to demonstrate that the house, originally built in the 1930's and now having roughly 1750 square feet, would not be visible from Mount Veeder Road after the remodel. Have the standards changed since then?

The reference to other wineries that have evidently received set back variances is also misleading. The application mentions ZD, LMR Rutherford, Cakebread, Madrigal, and Gandona as other wineries that have received setback exemptions, all of which (except only Gandona) are located within the city limits, either of Napa or of St. Helena and are therefore not analogous to the entirely rural character of this subject site. If approved, it seems to me that this would be the most visible winery on the entire course of Mt. Veeder Road, except perhaps only Hendry which is set far back from the road.

Jason R. Hade  
Napa County Planning  
Re: Chateauneuf du Pott Winery – Use Permit #P19-00408  
and Variance #P19-00409  
July 20, 2021  
Page 3

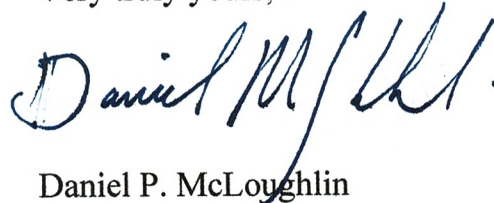
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## Summary

In short, this is the wrong project at the wrong time in the wrong place. Whether we need another winery is, of course, a decision to be made by the applicant. Whether we as a community can or should be expected to absorb the additional demands for water and traffic, and whether all this should be located so near to Mt. Veeder Road are questions that seem squarely within the scope of discretion before the Planning Commission. We respectfully submit that the adverse impacts cannot be mitigated at this time and further that the request for a variance is simply unsupported by the evidence that has been presented.

Regrettably, I am unable to attend the hearing but I request that this letter be made part of the record.

Very truly yours,



Daniel P. McLoughlin

DPM/cr