



Kohala Investment Works LLC

P.O. BOX 249 HAWI, HAWAII 96719 • TELEPHONE: (808) 889-6257 • FAX: (808) 889-5252
101 AUPUNI ST, SUITE 206, HILO, HAWAII 96720 • TELEPHONE (808)934-7033 • FAX (808) 934-7231

February 9, 2009

Dorothy Walker
1629 Fallen Leaf Ln
Lincoln, CA 95648

Dear Neighbor:

I am Carl Carlson, owner's representative of Kohala Investment Works LLC in Hawaii. Please allow me to introduce myself and to introduce you to our plans for a winery to be located on a property we are purchasing at 588 Zinfandel Lane, St. Helena.

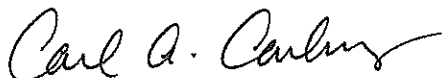
The property is an 11.6-acre site located on the north side of Zinfandel Lane, across from the Raymond Winery. It currently consists of four residential dwelling units including a swimming pool and tennis court. There are approximately 10 acres of mature planted vineyards. We have very recently filed a winery use permit request for a 50,000-gallon per year winery which will make wines primarily from the vineyards on the estate.

The plan is to locate the winery in the area that is presently occupied by the residences swimming pool and tennis court. By doing so, we expect to incur minimal disruption to the vineyard areas and can save many of the mature trees surrounding the residences. Our intent is that the winery should be compatible with other land uses in this area of Zinfandel Lane. These include residences and wineries. The winery was designed in a Napa Valley vernacular to resemble a vintage barn by the architects of the well-known firm of Taylor Lombardo Architects with offices in San Francisco and Oakville.

I am enclosing some of the plans for the winery, including a site plan and building elevations, along with a project statement describing the winery, its operations, and the winery marketing plan. We intend to be a good steward of the land and a good neighbor on Zinfandel Lane, and look forward to meeting with you to discuss these plans and to answer any questions that you might have. Should you have any questions about this project, please feel free to contact either our planning consultant, Donna Oldford at (707) 9637556 or our local realtor Chuck Sawday at (707) 9671348. Both he and Donna are located in St. Helena. Although I work out of Hawaii, I am also frequently in the area, and my contact information is (808) 3254005 or by e-mail at cacarlson@hawaii.rr.com.

Thank you for this opportunity to exchange information at the outset of this planning process. We anticipate a Planning Commission hearing on the winery use permit around April of this year, but would like to make your acquaintance and discuss any concerns you might well before then.

Sincerely,



Carl Carlson, Owners Representative
Kohala Investment Works LLC

Hornisher, Trish

From: Tuttle, Paul [ptuttle@tuttle.com]
Sent: Thursday, June 11, 2009 8:45 AM
To: DBOldford@aol.com
Cc: Hornisher, Trish
Subject: 588 Zinfandel

Dear Donna,

I was given your name by Trish Hornisher at the County planning office. My home is located at the end of Stice Lane and I am writing to let you know of my concerns over the proposed project at 588 Zinfandel. I have three concerns.

First as you may know I have a deeded easement for ingress and egress onto Zinfandel along the dirt road to the east of the proposed winery. I am concerned that paving an entry there and directing traffic onto that road would cause drivers, thinking it is a public road, to continue down that dirt road which eventually crosses my property. It would also open the possibility of traffic coming down the private portion of Stice Lane which begins just past Mt. View. The Lane leads directly onto my property and I already have problems with people coming onto my property even though the road is clearly marked as "Private".

The second issue is noise during special events. While I would like to be a good neighbor, amplified music extending beyond 10pm is a potential problem as I am sure it is for all of your neighbors.

Finally I would like to discuss the proposed planting plan. It is important to us there is some planting that breaks up the back of the building as that is the view out our master bedroom and den. I would like to see some non deciduous planting along the north side that would soften that side of the building.

I would generally support the project and the proposed variance for the location of the winery if these issues could be addressed. Please let me know when we might discuss this.

Best regards,

Paul Tuttle

06/11/2009

7

Scanned
8/1/09

TRISH

DONNA B. OLDFORD
PLANS4WINE
2620 PINOT WAY
ST. HELENA, CALIFORNIA 94574

TELEPHONE 707-963-5832
FAX 707-963-7556

July 1, 2009

Mr. and Mrs. Paul Tuttle
588 Stice Lane
St. Helena, CA 94574

Dear Paul and Lorelei,

After discussing your proposal with my clients at some length, we have considered the focus of your concerns relative to the proposed winery plans. Those concerns, per our discussion and your recent e-mail, seem to be about additional traffic on the existing north/south road between Zinfandel Lane and Stice Lane; and also about preserving your views of the surround area. There are very fine views for all of us, of vineyard expanses and Mt. St. Helena, in particular. The County is also quite concerned about preserving the viewshed towards Mt. St. Helena from Zinfandel Lane, a County Viewshed road. And your concerns about preserving views and minimizing traffic are shared by my client. We offer the following solution to address these common objectives.

- (1) Production Road: The objective is to minimize traffic on the production road, limiting it to winery deliveries and production trips such as mobile bottling trucks (about two visits per year), wine barrel and tanks deliveries, and necessary vineyard access for farming purposes. For safety reasons, the County encourages wineries to separate visitor and winery production traffic whenever possible. As you know, we have a separate primary entrance at the front of the main winery building, off Zinfandel Lane, where visitors and winery employees will access.

The County requires a minimum 20-ft. width (18 ft. of pavement with 2 feet of shoulders) for all winery access roads. My client is willing to amend the winery use permit application to request a road exception from Public Works. If approved by the County, this would reduce the roadway width from 20 to 12 or 14 feet, with a chip-seal surface instead of asphalt. This appearance should be less inviting to traffic off Zinfandel Lane and the chip-seal surface improvement would greatly reduce dust that currently results from traffic accessing the vineyards for viticulture purposes.

As you know, this easement must continue to serve the other properties along its extension, including Marquez. Raymond, Kelham, and Barolucci, Inasmuch as the vineyards are existing and farmed currently, and a separate entrance will be provided for the winery, there should be no increased traffic along this road as a

RECEIVED

JUL 07 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

result of the winery. However, in consideration of your proposal and the fact that we share the same concerns, my client is willing to do this and the following.

Signage will be provided at Zinfandel Lane, at the southernmost end of the production road. This signage will be strategically located and worded: **Private Road, No Entry**. We believe that a nicely designed wood sign will be more in keeping with the rural, bucolic character of the area than would be more institutional metal poles and thick aluminum. We are attempting to balance your concerns about traffic with the aesthetic concerns of the closest neighbor on the southeast. While we are willing to provide this signage, we cannot commit to signage on properties other than my client's.

Furthermore, the winery will advise winery delivery vendors and viticulture workers that they should access the winery and/or Wheeler Winery vineyards via the Zinfandel Lane entry, not via Stice Lane. Daily deliveries such as UPS and Federal Express will use the primary entry to the winery.

Finally, my client agrees to provide you with a cell phone number for a person who can respond to any problems you might encounter relative to the winery or the road and this person will be local and accessible at all times. This is a common solution towards improving communications amongst neighbors and is often sanctioned by the County.

- (2) Landscaping: Plans for the winery include landscaping that will soften the edges of winery structures and that landscaping will be effective year-round, for the most part. There are a number of mature evergreen trees on the property that will be preserved and more trees will be added. This landscaping will be placed in proximity to the winery structures themselves so that it will not have an adverse effect on the vineyards, both from the standpoint of shading and County Agricultural Department requirements specific to certain vineyard pests such as the glassy-winged sharpshooter.

The planting of evergreen trees to screen your views of the winery is not an acceptable solution to my client, for several reasons. First and most importantly, evergreen trees will shade the vineyard (which is very close to the proposed winery structures) to an extent that is unacceptable, according to our vineyard consultant. Evergreen trees in proximity to vineyards tend to provide safe haven for vine pests during spraying, then the insects revisit the vineyard as soon as the spraying has dissipated. Second, a massing of evergreen trees will have an adverse effect on scenic vistas to Mt. St. Helena from Zinfandel Lane. This is not only a concern to my client and other neighbors along Zinfandel Lane, but to the County because this is one of the most important views of Mt. St. Helena in the County. Zinfandel Lane is a public viewshed road. In fact, the viewshed protection is one of the most important aspects of our variance statement. The variance will result in a greatly reduced view of the winery structures from your

property, as opposed to having the winery sited at the far north in compliance with the 600-ft. setback, which would otherwise be imposed.

Beautiful landscaping is one of my client's major objectives for this property, one of the reasons we developed a landscape concept early on instead of during the later construction drawings phase, as is more typical in Napa County. I believe that you will be quite satisfied with the appearance of the property once the landscaping is in place. It will represent a significant improvement over the current condition of the property, while preserving views of Mt. St. Helena and other mountain panoramas for all property owners in the area, including my client. One of the most attractive features of this property was the views afforded to the north, so I hope you can appreciate why they are not willing to block those views with a stand of evergreen trees that would also be detrimental to the vineyards.

As I said at our meeting, my client has gone to rather extraordinary lengths in reaching out to their neighbors early in this process. Their objective is to be a compatible use with both residents and other wineries and vineyards in this area. We are eager to reach consensus with you on these matters of concern and feel this proposal speaks to issues of concern while balancing the wishes of other neighbors, the needs of agricultural operations, and the County standards for winery development.

Thank you again for your time and consideration of our proposal and our concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Donna".

Donna B. Oldford
Plans4Wine

Paul E. Tuttle, Jr.

August 7, 2009

Ms. Donna Oldford
PLANS4WINE
2620 Pinot Way
St. Helena, CA 94574

Dear Donna,

Thank you for your letter of July 1, 2009. I appreciate your thorough review of the proposed project however I was disappointed in your response to my modest requests.

As you have suggested, my first concern is traffic generated by the activities of a new winery, traffic that would cross my property along a road where your client does not hold an easement. The construction specifics of your access road are not an issue. The dirt road I am referring to allows access to the proposed winery from Stice Lane but again only by traversing my property. Let me say it again, I am trying to stop traffic that might choose to come down Stice Lane, cross my property and enter the winery from the north.

There are two periods that concern me. First is during the construction phase. We all know the propensity of construction workers to find the closest path whether to work or to make a delivery. Even today when the turn lane south bound from 29 onto Zinfandel backs up, locals who know the roads take Stice and cross over to Zinfandel precisely along the road in question. It will be impossible for me to police which vehicles are from construction workers and which are not. Nor do I wish to be put in that position. Notifying the construction crew, while quite helpful, again won't stop locals making deliveries or local tradesmen who know the way and are not part of the regular construction crew who decide to access the site across my property. This holds for the vineyard workers and delivery people after construction as well. And of course there is always the occasional tourist who comes looking for the winery.

There are two approaches we discussed to solve this. One was gating and the other was signage. The signage you have proposed is likely no more than what I would assume you would do as part of your project so it does not appear to be an accommodation at all. My request that you install a second sign on Stice Lane seems so simple as to be obvious. I have discussed this with Bill Bartolucci. He shares both my concern about potential traffic and the appropriate solution. Consequently I would like to add to my request the installation of a temporary gate at the north end of your property on the east road during the construction process. Allowing the other easement holders to put their own locks on that gate will satisfy their access rights. This is a common practice in farm country.

Second I am concerned about the mass of your winery. It is considerably larger than the existing structures which are scattered among both deciduous trees and evergreens. From your planting plan it appears a number of those trees will be removed. The swimming pool and tennis court are flat and the buildings are all one story. The proposed winery

588 Stice Lane
St. Helena, CA 94574
Phone: 707.968.9029

extends the length of the building envelope and is two stories with oversized elevations. This becomes particularly problematic during the winter when the vines are dormant. Evergreen plantings are present all over the valley and properly done, along the back of the winery, would give you the opportunity to turn a potential obelisk into an attractive addition to the Valley. There are a large number of plants available. Ironwood, holly and magnolia are examples. I did not ask for a screen of redwoods but merely that you incorporate in your planting plan, which from the material I have in hand indicates only a couple of deciduous trees, some non-deciduous plants that will break up the flat and imposing appearance of the back of the winery. It *has* occurred to me the setback requirements are designed to prevent exactly what you are trying to do, build too big a structure on too small a parcel. While I appreciate your desire to maintain your views your approach is decidedly in your favor at the expense of your neighbors and flies in the face of what "view preservation" is all about.

However my biggest concern now is the apparent dismissal of my minor requests. This is not indicative of someone interested in being a good neighbor and makes me wonder what kind of relationship I can look forward to in the future. I hope I have misread that.

Best regards,



Paul Tuttle

Cc Trish Hornisher