

March 6, 2012

Ms. Hillary Gitelman, Director  
Conservation, Development and Planning  
Napa County Napa, CA

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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Dear Ms. Gitelman,

Yesterday I received Notice of Planning Commission Hearing and Intent to Adopt a Mitigated Negative Declaration. I have not received any prior notice on this matter. This hearing refers to a request by Gary Raugh for Use Permit Exception #P1100437-Viewshed Application #P11-0048-VAR. I would like to give you some information about this application.

Mr. Raugh owns the parcel contiguous to the west of the subject property. This property also is built on a slope equally steep as the subject property. In constructing his property which includes a house and several outbuildings, Mr. Raugh excavated the hillside and destroyed all of the trees and foliage on the hillside. He then filled the slope below these buildings and planted vineyards and built a tennis court—all on a slope that exceeds county regulations. In the following years he planted additional vineyard on the upper slope also exceeding county regulations.

The present property includes a number of 100+ yr old beautiful valley oaks. It includes also an original stone wall built when the Valley was first settled as well as the remains of an original mercury mine. The slope is greater than that permitted by the county for the proposed construction as well as for future vineyard development.

Mr. Raugh's plans which include demolition of existing buildings and improvements on the 7830 property, do not seem to include any plans for the preservation of the trees nor for attention to historic remnants on the property.

I am calling your attention to these things because, by his previous performance, I fear Mr. Raugh will not respect things precious to the valley and which we have endeavored to preserve by putting these regulations in place.

I urge you to do a site visit before acting on this permit exception. I do not believe you were aware of these facts.

Sincerely,



Diane K. Winokur

Cc: Joseph Peatman  
Naoko Dalla Valle