

Linda St. Claire
Planning Commission

September 22, 2013

In regards USE PERMIT #P12-00222 & VARIANCE #P12-00223---FLYNNVILLE
WINE COMPANY:

The size and scope of this project as proposed is simply too large to be considered for this particular location.

The concept of having a welcome center for this conglomerate off Maple Lane to drag even more cars on and off Hwy 29 is absurd.

A huge parking lot is inappropriate directly off Maple Lane. A project this large would undoubtedly cause worse traffic problems than we already have (Castillo De Amorosa) at Hwy 29 and Maple Lane.

The amount and frequency of events planned would create more traffic congestion in an area that is already overloaded.

The size and location of the water treatment ponds it takes to operate the proposed project is completely inappropriate for the lot size and the neighborhood.

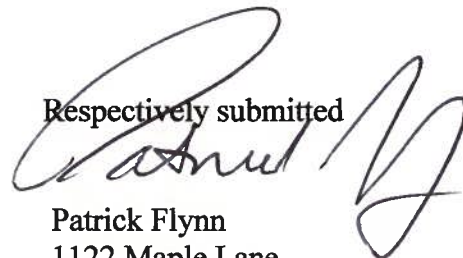
32.9% coverage is too dense.

It is unclear; even after talking directly with PD Properties, what this proposal actually is, is it ONE winery, or 14 small individual wineries? Or what?

I have met with PD Properties, told them my concerns, and asked them to reconsider the size and scope of this project to better fit the environment, and take more into consideration the quality of life issues and concerns raised by the immediate neighbors.

I would ask the commission to REJECT the use permit and the variance as submitted, and encourage the applicants to move more in the direction of an "estate winery" concept, tastefully screened, that requires half the footprint of this project, doesn't purport to be a welcome center for the valley or an entertainment /food source for 14 wineries, and respects the sensitive issues of this location, along with the wishes of the immediate residents who have to live with it.

Respectively submitted



Patrick Flynn
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SEP 25 2013

Napa County Planning, Building
& Environmental Services