

Attn: Planning Commission
County of Napa Planning Division
1195 3rd Street, 2nd Floor
Napa, CA 94559


Dear Planning Commissioners:

We own the property located at 515 Chaix Lane, adjacent to the Martini Winery Property. We have received a Notice of Planning Commission Hearing & Intent to Adopt a Negative Declaration in connection with the Martini Winery application for a modified use permit. We are writing to express our concern about the potential impact of this project on our property, particularly our private road, Chaix Lane, which provides access from our property to Highway 29.

There has been a history of non-permitted and improper use of Chaix Lane which has caused significant damage to the road and negatively affected our access. Some of this damage has yet to be remedied by the responsible parties. We have recently observed large trucks using our road to access the Martini property and fear that this problem will be exacerbated by the extensive construction contemplated by the modified use permit, which includes the installation of a left-hand turn lane and relocation of the main entrance, as well as modification of current access to the Martini property. We want to ensure that there are conditions included in the modified use permit, if granted, that will prevent winery construction workers, employees, and guests from using our road to access the Martini property.

We respectfully request that the Planning Commission requires that there be alternative access to the Martini property and that it prescribes appropriate conditions to prevent improper use of our road before approving Martini Winery's application for a modified use permit.

Sincerely,

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

Darcel and Denise Chaix



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Napa County Planning, Building
& Environmental Services

November 11, 2013

Pete Parkison, Director of Planning & Environmental Services
NCPBES
1195 Third St., Suite 210
Napa, CA 94559

Re: Martini Winery - Use Permit Mod #P12-00202

Director Parkison,

This letter is written to express Trinchero Family Estates (Sutter Home Winery) full support for the Martini Winery's request for modification.

As a neighbor with four effected parcels, we feel that Martini's proposed modification will be not only an aesthetic improvement to our community but, also maintain the great heritage and tradition of the Martini Winery and family.

I personally met with the Project Manager, Chuck Conner and reviewed their plans. Chuck answered all our questions and concerns, and Trinchero Family Estates (Sutter Home Winery) is in full support of their plans.

We look forward to the project's completion and their continued success.

Sincerely,

Robert D. Torres
Principal & Sr. Vice President, Operations
Trinchero Family Estates
Sutter Home Winery, Inc.

Cc: Chuck Connor

SUTTER HOME WINERY, INC.

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