County of Napa
804 First Street
Napa, CA 94559-2623

1/22/14

Dear Mr. McDowell,

This message regards a troubling water issue we're having in our "Dego Valley" area on Crystal Springs Road in St. Helena and the effect that a new winery project would have on this issue.

Due to a lack of rainfall and very heavy vineyard irrigation throughout the summer, the water table in this area has been greatly affected. We have one spring on which we rely for our domestic water needs, and its volume output has decreased dramatically over the past year. We have been told that 3 new deep wells (500+ ft.) have been drilled in the immediate area which might be the cause. Of greater concern now, however, is the very large winery project slated for the Crystal Springs/Silverado Trail junction, (3730 SILVERADO TRAIL WINERY- USE PERMIT NO. P13-00260), awaiting approval from your Planning Commission. We have no issue with yet another winery in the area, but we feel the need to stress that a 60,000 gallon winery would have a negative impact on the natural resources in this area. We hope that through due diligence on your part, you require that the owners mitigate the size of their project so that it lessens the impact on the neighboring environment and its inhabitants.

We would appreciate your attention to this issue.

Sincerely,

Helene LeBlanc & family
280 Crystal Springs Road
St. Helena, CA 94574
lamische@gmail.com

CDPC
MEETING

DEC 1 8 2013
AGENDA ITEM
NO. 9A

Roger F. & Carolyn A. Cardoza
296 Crystal Springs Road
St. Helena, CA 94574-9664
E-mail: rcardoza@hughes.net

Shevata Sharma, Planner III
Napa County Plan., Bldg., & Envir. Services Dept.
1195 Third St., Suite 210
Napa, CA 94559
E-mail:Shaveta.Sharma@countyofnapa.org

Dec. 11, 2013

Dear Ms. Sharma,

In re: {Parcel0210417000} and the planned winery to be built there.

We are writing to request that the staff members assigned to this project make an actual site visit to see and address the concerns that we as landowners adjoining the property in question, longtime residents/taxpayers of the area, and concerned citizens have.

On paper, the proposed structure, paving, grading etc. seem well planned and all problems addressed. In point of fact, there are still **several vital issues** that have only been skirted around, and no solutions proposed.
Following are our major concerns, and the inherent problems as we see them.

1) WATER:

Water in this little section of the valley has been problematic for years. We are no longer able to depend on the "Crystal Springs" for which our two abutting county roads are named. We were forced to drill a well in 2001 when the water table dropped so much from irrigation of a vineyard on North Fork that the springs went dry during June, July, and August. Considering the number of other wells that have been drilled or deepened in the last ten years we are very concerned that this projects' well will further compromise those already in use. This situation still exists and needs to be addressed now to avoid problems in the future.
Projections of light rainfall and a possible drought for the coming year(s) only add to our concerns.

2) TRAFFIC:

While the traffic studies attached to the information we received show daily traffic at certain hours of the day, they didn't address the hazardous intersections at each end of the section of Silverado Trail (ST) where the proposed winery driveway is to be located. This section of the ST is between a sweeping downhill curve and intersection with Crystal Springs Road, and the intersection with Bale Lane which is also located on a blind curve with a multiple dwelling driveway diagonally to the south of it. **Both locations have been the scenes of fatal traffic accidents in the last 5-8 years.**

2) TRAFFIC cont'd)

Traffic is moving at 50-55mph. At both sites, cars pull around the turning vehicles, into the bicycle lanes rather than slow down. It's only a matter of time before there is another bad accident in one or the other location. Without the inclusion of a Southbound left turn lane at Crystal Springs road and a Northbound left turn lane at Bale Lane, adding a turn lane for the winery will only make matters worse.

In addition to the multiple vehicles of the winery employees and trucks hauling grapes in from other parts of the valley, the winery proposes multiple events with up to 100 guests (50 + vehicles) at a time. This will again increase the hazards on this section of the Silverado Trail.

3) WINERY SIZE AND LOCATION:

This proposed 60,000 gallon winery is much too large for this area. We understand that 95% of the grapes used are to be trucked in from other locations. Thus, the area becomes a factory rather than a tranquil grape growing area , and traffic increases substantially.

We also feel that the structure is proposed to be placed on the worst possible part of the property. Moving the structure forward by 100-200 feet would lessen the impact to Ron Goldin & Mark Young's property. It would lessen the impact of traffic noise, winery production noise, light pollution and odors and remove the huge building blocking their views of this beautiful little section of the Napa Valley. Moving the building would also necessitate less grading and paving over of this **prime vineyard land.**
Especially in light of the fact that Thos. Brown, winemaker, stressed that most of the 17 acres in question will *never* be put back into vineyard production, but will just be planted to cover the processed waste irrigation area. Another name for landscaping? And that the bulk of the 17 acres will actually be grasses.

Although our home is not right next to the building, moving it toward the Silverado trail would allow it to be partially screened from our sightline. Thus letting us continue to enjoy the view we've had for over forty years! One of the reasons we built in this location.

4) QUALITY OF LIFE:

We believe that one of the most important functions of the Napa County Planning Commission should be to help maintain the quality of life of the current residents and taxpayers, and to protect the vineyards which draw so many visitors each year. Continuing to allow vineyards to be plowed under and turned into these large wineries seems to us to be counter-productive.

Sincerely,
Roger and Carolyn Cardoza

Sharma, Shaveta

From: Daniel Abend <dabend11@yahoo.com>
Sent: Thursday, December 12, 2013 12:33 PM
To: Sharma, Shaveta
Subject: 3730 Silverado Project

Dear Shaveta,

I reside at 3764 Silverado Trail, 500 feet from what is to be the new winery at 3730 Silverado Trail. I understand that this facility will be within 200 feet of my neighbors home (Ronald Goldin.) I have worked in the wine industry for 10 years now, in production and in sales, and here are a few of my concerns about the impact of this facility with 1. Noise. 2. View. 3. Smell 4. Traffic (Potential Accidents):

Noise

1. I notice the hours of operation would be 8:00am to 6:00pm. That is an impossibility. During harvest that facility will be operating 24 hours a day and will be creating noise from forklifts operating, pump overs, transfer pumps, punch downs, bladder presses, power washers, music, employee vehicles, etc. If you look at Cakebread Cellars in Rutherford during harvest (close to the same footprint) you will hear all of this noise. The roll down doors will be open and up just about all of harvest, 24 hours a day.

There will be noise from Customers visiting on a daily basis with their vehicles, and I would assume, picnicking. Picnicking has not been mentioned. Also, I notice the numbers of visitor's and party attendees that have been written into the proposal. As long as I have been here in the Napa Valley, working at several different wineries; I have ALWAYS seen these numbers exceeded. These numbers are not adhered to once the permits have been issued.

Views

2. It goes without saying that Mr. Goldin's view will go from looking at peaceful vineyards to a Production Facility (essentially a Refinery.) My view will also be impacted having to look at a Warehouse type structure from the south side of my residence.

Smell

3. A 28,000 square foot, 60,000 gallon Production Facility makes a lot of waste, and there is no way to control the off-gases and smells (that is feasibly not affordable) There will be significant amount of smells from: pressed grape waste (tons of waste) All of which will be baking in dumpsters in the back of the facility during harvest and pressing. Chemical additions may or may not be a concern (it's a very large facility.)

Traffic (Potential Accidents)

4. The section of Silverado Trail (where the entrance will be) has been a passing lane for as long as I can remember. Even with a left turn lane installed you and I both know there is the potential for very bad accidents. The current passing lane, as far as I understand, will have to be eliminated. We all know that people will now pass other vehicles over the double yellow lines. Also, the location of this facility 600 feet from Silverado Trail is too far back. Some Customer's will miss the entrance and make U-Turns directly on Silverado Trail.

These are just a few of my concerns about the proposed Production Facility at 3730 Silverado Trail. I want to make it very clear that I am not opposed to the building of a Winery at this spot. However, the size of this project is way too big. The facility also needs to be positioned closer to Silverado Trail.

Sharma, Shaveta

From: Val <vthreadgall@gmail.com>
Sent: Wednesday, December 11, 2013 8:33 PM
To: Sharma, Shaveta
Subject: Dego Flat Winery Project

Dear Shaveta

We strongly oppose the Dego Flat Winery. We live across the street from the Dego Flat at 3785 Silverado Trail North. The noise, traffic and trucking will increase and will adversely affect the neighborhood and when they drill a large water well this will create problems for all the residential wells in the area. I work at a winery and it takes about 20 gallons of water to produce 1 gallon of wine and then there is the issue of how are they going to get rid of the winery waste water. I also question were the grapes will come from. Will they be Napa Valley or will they come from the central valley?

Val and Nina Threadgall
3785 Silverado Trail North
Calistoga, Ca.

CASA PIENA
VINEYARDS

CARMEN A. POLICY

RECEIVED
DEC 11 2013
Napa County Planning, Building
& Environmental Services

December 9, 2013

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Regarding: 3730 Silverado Trail Winery, 3730 Silverado Trail P13-00260-UP

Dear Napa County Planning Commissioners:

Please accept this letter as our personal effort to encourage you to approve the 3730 Silverado Trail Winery request for a Winery Use Permit. Frank and Kathy Dotzler and Thomas Brown have been excellent ambassadors for Napa Valley and assets to the Napa County Wine and Grape community. They are people of high integrity who follow through on all their assurances in a straightforward and uncomplicated fashion. You can be assured that their project will be completed and operated as they commit to your agency. Their ultimate facility will be first rate and engaged in the production of world class wines that will further enhance the Napa Valley brand.

Sincerely,

Carmen A. Policy
Proprietor

CASA PIENA VINEYARDS - 1185 STATE LANE, YOUNTVILLE, CA 94599
TEL:707 967 7000 - FAX:707 967 7001 - E:CPOLICY@CASAPIENA.COM - WWW.CASAPIENA.COM

December 9, 2013

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Regarding: 3730 Silverado Trail Winery, 3730 Silverado Trail P13-00260-UP

Dear Napa County Planning Commissioners:

I understand you are considering a winery Use Permit at 3730 Silverado Trail. I live close by at 450 Crystal Springs Rd. Beyond being a neighbor to the project, I have also known the applicants for the past 10+ years. Frank and Kathy Dotzler and Thomas Brown have been excellent ambassador for Napa Valley and assets to the Napa County Wine and Grape community. They are reasonable and rational in their business dealings and the type of temperament who can blend the dynamics of operating a business in a rural neighborhood with residences nearby. As such, I am writing in support of the project.

Sincerely,

Jeff Smith

JEFF SMITH - 450 CRYSTAL SPRINGS RD, ST. HELENA CA 94575, PHONE 707-484-9333

Sharma, Shaveta

From: Daniel Abend <dabend11@yahoo.com>
Sent: Friday, December 13, 2013 6:35 PM
To: Sharma, Shaveta
Subject: 3730 Silverado Meeting

Dear Shaveta,

I would like to ask the County for a continuance for the Planning Commission meeting scheduled for December 18, 2013 pertaining to the 3730 Silverado Trail Winery Project. I just found out this week about the project, and would like to have some more time to digest the information on your web-site. Upon speaking to my neighbors (many of which reside within proximity to the project) they have expressed an interest in also attending this meeting. However, the meeting has been scheduled during the height of the Holiday Season, and most of the community has advanced commitments to family, including airline travel that cannot be refunded. In the best interest of all parties involved I ask that the County of Napa delay the scheduled meeting for 30 days so all citizens that may be impacted by this project have the ability to attend.

Thank you for you understanding in this matter,

Daniel Abend
3764 Silverado Trail
Calistoga, CA 94515
dabend1@yahoo.com

Sharma, Shaveta

From: Mark Allen <707marky@gmail.com>
Sent: Friday, December 13, 2013 6:48 PM
To: Sharma, Shaveta
Subject: 3730 Silverado Trail project

Dear Shaveta,
I am writing to request a continuance of the public hearing scheduled on December 18 regarding the 3730 Silverado Trail project. We had no prior contact with the applicants until the notice of public hearing arrived on the 27th of November and although I did call and arrange a meeting that was very cordial, we simply have not had sufficient time to read all of the material and prepare ourselves. I'm certain that we can come to terms on those outstanding issues that are important to us and reach a mutual agreement prior to the public hearing if we have sufficient time to do so.
thank you,
Mark Young
3730 Silverado Trail
Calistoga, CA 94515
707-396-7902

Sharma, Shaveta

From: goldinr <goldinr@aol.com>
Sent: Friday, December 13, 2013 7:10 PM
To: Sharma, Shaveta
Subject: 3730 Silverado trail

Hi Shaveta

I would like to request a continuance. We have had such a short time to review this project and the impact is huge

Thanks

Ron Goldin
3750 Silverado trail

Sent from my Verizon Wireless 4G LTE smartphone

Sharma, Shaveta

From: Peggy Garcia <peggy@hundredacre.com>
Sent: Friday, December 13, 2013 7:53 PM
To: Sharma, Shaveta
Subject: 3730 silverado trail

I represent Jayson Woodbridge who owns the adjoining property and who is out of the country until the first week of January. Mr Woodbridge has requested that I contact you to request a continuance of the public hearing so that he may be in attendance to speak to the Planning Commission with regards to this important project. Thank you, Peggy Garcia

Sent from one place or another

Sharma, Shaveta

From: Roger Cardoza <rcardoza@hughes.net>
Sent: Sunday, December 15, 2013 10:25 PM
To: Sharma, Shaveta
Subject: RE: 3730 Silverado Trail Winery

Dear Napa County Planning Commissioners:

RE: use permit #P13-00260.

Because of the short time frame of this notice, we wish to seek a continuance of the hearing scheduled for Wed. Dec. 18th., to better prepare.

Sincerely,

Roger Cardoza

Dear Planning committee;

We have just learned of a project that is close to our property and would greatly impact our home, family and local area. It is the proposed winery building at 3730 Silverado Trail.

1) We in our area are greatly opposed to this project in our area We have been residents here for over 37 years.

2) We were not properly notified of this project - I only learned about it a week ago! This is very disturbing as it show the lack of respect for the area a future neighbor has on his surrounding residents

3) We have been having some problems with our water supply in this area. This project would add a significantly huge impact on the water available to local residents and families.

4) The Silverado Trail access for this project is on a straightaway between Bale Lane and Crystal Springs Rd and is a very volatile stretch of road. Since we have lived here, there have been 3 fatalities on this stretch of road. It is a lane that has many vehicles speeding and has become very dangerous and difficult to navigate out of our driveways. Adding another entrance to this area would be devastating.

5) We have had a peaceful existence in this area raising many families and living the desired "small town" rural existence. This project would change our whole lifestyle environment.

6) We have always been told we could not hold events here which has kept the area with little impact from large events. This project would be allowed to do the very thing we have been told to refrain from in this area. They have mentioned the many events they desire to hold in our "backyards". We would no doubt be required protest many of these to retard visitors from ruining the stillness of our neighborhood.

7) I have noticed that most all wineries in the valley are near other wineries or very well tucked away from residential areas. This would be very conspicuous and detract from the charm of this area. This does not seem the norm of approved wineries in the valley.

8) I had to go to great lengths to be allowed to do my artistry on this property 10 years ago and had to properly notify all residents in our area before being allowed to perform the very quiet and negligible impact of my artistry. To allow this huge project with little response from local residents seems a bit unfair treatment.

We STRONGLY protest the proposed project ion this area.

Sincerely;

Raymond & Margaret Centanni 3764 Silverado Trail, Calistoga 707.315.8154

December 6, 2013

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Regarding: 3730 Silverado Trail Winery, 3730 Silverado Trail P13-00260-UP

Dear Napa County Planning Commissioners:

I am writing this letter to encourage you to approve the 3730 Silverado Trail Winery request for a Winery Use Permit. Frank and Kathy Dotzler and Thomas Brown have been excellent ambassadors for the Napa Valley and assets to the Napa County Wine and Grape community for many years.

I have grown up in this community since 1974 and attendant St. Helena Schools from Pre-School all the way through High School. I currently own and run Clark Vineyard Management Inc, which is a vineyard management company that services the Napa Valley. As a member on this community and as a professional in the valley I feel that people like Frank and Thomas are the very people that we need doing projects in the valley. They live here and are raising their families here and continue to provide jobs to local residents and continue to support the community and plan on doing so for years to come.

Sincerely,

Address: 1714 Maggie Ave. Calistoga CA 94515

999 Adams St. Suite 303 St. Helena CA 94574

Sharma, Shaveta

From: Allen Morton <amorton@fbr.com>
Sent: Monday, December 16, 2013 6:51 AM
To: Sharma, Shaveta
Subject: 3730 Silverado Trail Winery, 3730 Silverado Trail P13-00260-UP

December 16, 2013

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Dear Napa County Planning Commissioners:

We are writing this letter to encourage you to approve the 3730 Silverado Trail Winery request for a Winery Use Permit. Frank and Kathy Dotzler and Thomas Brown have been excellent ambassadors for Napa Valley and assets to the Napa County Wine and Grape community.

Sincerely,

Allen and Morgan Morton
3887 Silverado Trail
Calistoga, CA 94515

KELLY FLEMING
WINES

December 16, 2013

Napa County Planning Commission
1195 Third Avenue
Suite 210
Napa, California 94559

Ref: P13-00260-UP
3730 Silverado Trail Winery project

Napa County Planning Commissioners:

I am writing in support for the new winery project located at 3730 Silverado Trail and their request for a use permit. I have known Frank and Kathy Dotzler as well as Thomas Brown for 12 years personally and professionally.
In my opinion this project has the potential to be very positive for the Napa Valley. These are all nice people who embrace the valley and give back to the community. All three live full time in Napa and both have children in our community.

Sincerely,

Kelly Fleming

Kelly Fleming Wines
2339 Pickett Road, Calistoga, California 94515

CLARK-CLAUDON
VINEYARDS

RECEIVED
DEC 17 2013
Napa County Planning, Building
& Environmental Services

December 16, 2013

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Regarding: 3730 Silverado Trail Winery, 3730 Silverado Trail P13-00260-UP

Dear Napa County Planning Commissioners:

We are writing this letter to encourage you to approve the 3730 Silverado Trail Winery request for a Winery Use Permit. Having lived in the Napa Valley and worked in the wine industry for 40 years we have seen many changes and many new people rise to prominence. Some stand out, not only for their high quality products, but also for their professionalism and sense of community.

Frank and Kathy Dotzler, along with their esteemed winemaker Thomas Brown, fall into that category. They have been assets to the wine and grape industry as well as the greater Napa Valley community. Consequently, we trust that their project will meet the highest Napa Valley standards in terms of taste, quality and the common good.

Sincerely,

Laurie Claudon
Tom Clark

Address:
305 Brookside Drive
Angwin, CA 94508

Sharma, Shaveta

From: Roger Cardoza <rcardoza@hughes.net>
Sent: Tuesday, December 17, 2013 1:46 PM
To: Sharma, Shaveta
Subject: RE: 3730 Silverado Trail Winery project

Dear Shaveta,

RE: USE PERMIT #P13-00260

I'm sending this to supplement the letter I sent on 12/12/13. I wish to submit the following additional points to the planning commission.

- The applicant never consulted with us prior to submitting the application. The first that we heard of a proposed winery was when we received the notice in November. Some of the issues that we have may have been addressed had the applicant sat down with us, but we were never given that chance.
-
- 6 nearby wineries are listed: 8k, 15k, three 20k and one 40k gallon capacity. (Exh. A p. 2). The proposed winery is by far the largest in the area at 60k gallons.

- Grape sourcing: While the property has 0 vineyard to produce 0 gallons annually, so 60,000 gallons will be trucked in. Actually 4 acres have been torn out for the new winery site, leaving 3 acres for landscape/waste water drainage. This means 100 % is to be trucked in.There is no other vineyard on this 17 acre parcel and none will be planted. The applicant should also have to demonstrate that it will be able to comply with the 75% Rule for grape sourcing for the 60,000 gallons of wine that must be sourced locally.
-
- "The proposed visitation program falls into the *middle* of the spectrum with regards to number of visitors and the *high* end for events among its peer group of wineries with an approved production capacity of 60,000 gallons per year." (Exh. A p. 4). Given the proximity of residences this proposed winery should be at the lower spectrum in terms of visitors and events. We would like to see reduced marketing (current proposal is 60 visitors per day; 35-guest private promotional tastings 12 times per year; 100-guest marketing events 4 times per year; and 100-guest harvest events 2 times per year).

- In addition to the specifically permitted events, the availability of "temporary events licenses" through the Temporary Events Ordinance can result in another *60 days* of events per year with amplified music until midnight. This level of events is not appropriate for a rural location with nearby residences. The permitted events should be reduced significantly or the Conditions of Approval should limit the applicability of temporary events licenses.

- The Conditions of Approval should set a limit on alternating proprietors or custom crush clients in order to limit additional traffic.

- The only letters of support are by two wineries that are not in the vicinity (Oakville and Calistoga).

Sincerely,

Roger Cardoza
Carolyn Cardoza

Sharma, Shaveta

From: Lily Berlin <lily@elmolinowinery.com>
Sent: Tuesday, December 17, 2013 1:53 PM
To: Sharma, Shaveta
Subject: 3730 Silverado Trail Winery, 3730 Silverado Trail P13-00260-UP

December 17, 2013

Napa County Planning Commission

1195 Third Avenue, Suite 210

Napa, CA 94559

Regarding: 3730 Silverado Trail Winery, 3730 Silverado Trail P13-00260-UP

Dear

Ms. Sharma and all
Napa County Planning Commissioners:

I am
writing this letter to encourage you to approve the 3730 Silverado Trail Winery request for a Winery Use Permit. Frank and Kathy Dotzler and Thomas Brown have been excellent ambassador for Napa Valley and assets to the Napa County Wine and Grape community.
I expect that you will carefully review and adjust accordingly the specifics of their proposal to meet the environmental factors and other factors at play in the development of our little valley between Crystal Springs Road and Bale Lane.

I believe that only a specific percentage of grapes not grown on site should be crushed on site. I leave that percentage to your judgement.

Thank you for your attention to this and all matters concerning our County.

Sincerely,

Lily Berlin

3781 Silverado Trail

St. Helena, CA 94574
Ph. 707-363-0436

December 18, 2013

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Regarding: 3730 Silverado Trail Winery, 3730 Silverado Trail P13-00260-UP

Dear Napa County Planning Commissioners:

We are writing in support of the 3730 Silverado Trail Winery request for a Winery Use Permit. Thomas Brown and Frank Dotzler are excellent members of the community. Professionally their work is of the highest quality in Napa Valley. They are also generous members of the communities in which they work and live. Jon Webb is also extremely knowledgeable in land use matters in the County, and has guided this project in conformance of all applicable zoning and planning requirements.

My partners and I are making a major investment in a new resort at 400 Silverado Trail in Calistoga, a few minutes north of the 3730 Silverado Trail Winery project, and are pleased that our future resort guests will have a nearby opportunity to enjoy the world class wines that Brown and Dotzler have become known for. We recommend you support their substantial investment in furthering Napa Valley's reputation for world class wines and winery experiences.

Sincerely,

Kelly Foster

Kelly Foster
Silver Rose Venture LP
400 Silverado Trail / 351 Rosedale Road
Calistoga, CA 94515
707-889-8930
kfoster@baldmountainllc.com

Sharma, Shaveta

From: Matthew Heil <matthewheil@mac.com>
Sent: Tuesday, December 17, 2013 11:25 PM
To: heather@vinehillranch.com; napacommissioner@yahoo.com; fidd@comcast.net; tkscottco@aol.com; mattpope384@gmail.com
Cc: Sharma, Shaveta; Frank Dotzler; Kathy Dotzler; jwebb@albionsurveys.com
Subject: 3730 Silverado Trail Winery

December 17, 2013

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Regarding: 3730 Silverado Trail Winery, 3730 Silverado TrailP13-00260-UP

Dear Napa County Planning Commissioners:

We are writing this letter to encourage you to approve the 3730 Silverado Trail Winery request for a Winery Use Permit. Frank and Kathy Dotzler have been excellent ambassadors for Napa Valley and assets to the Napa County Wine and Grape community.

Frank and Kathy are also two of the most dedicated, generous and magnanimous philanthropists we have had dealings with in the Napa Valley. Further, they have a deep appreciation of fine wine and value for excellence that has been evident in all of their work. Most importantly, they are honest, trustworthy, hardworking and exactly the kind of people we should entrust the preservation, promotion and responsible use of our Ag preserve to.

Napa County, St. Helena, the residents and visitors of this wonderful place we call home will all benefit from the approval of this project.

Sincerely,

Matthew P. Heil
Chairman, Planning Commission
City of St. Helena
Director of Development
St. Helena Montessori
880 College Ave
St. Helena, CA 94574

Jennifer F. Heil
Director, Physician Relations
St. Helena Hospital
1023 Valley View Street
St. Helena, CA 94574

Sharma, Shaveta

From: McDowell, John
Sent: Tuesday, December 17, 2013 7:26 AM
To: Sharma, Shaveta
Subject: FW: Hearing re: winery permit at Silverado Trail and Crystal Springs Road

---

From: Joe Criscione [mailto:joecriscione@directv.net]
Sent: Monday, December 16, 2013 10:06 PM
To: fidd@comcast.net
Cc: McDowell, John
Subject: Hearing re: winery permit at Silverado Trail and Crystal Springs Road

December 16, 2013

Dear Commissioner Fiddaman,

My wife and I live about 250 yards from the site where this winery project is proposed to be built. We learned about this hearing and about the project for the first time only last Friday (Dec. 13,2013) from one of our neighbors. We have received no notice about this project from the county or anyone else. Obviously we have not had the time to study the potential impact of the project in advance of the hearing. We would like to request that the Planning Commission postpone the hearing on this issue until we and other concerned neighbors have the opportunity to meet with the appropriate county officials and the project's owners to discuss the implications of such a project on our neighborhood.
Thank you for your consideration of this request,
Sincerely,
Joe Criscione
315 Crystal Springs Road
Phone – 707/963-8174

Sharma, Shaveta

From: Roger Cardoza <rcardoza@hughes.net>
Sent: Tuesday, December 17, 2013 1:46 PM
To: Sharma, Shaveta
Subject: RE: 3730 Silverado Trail Winery project

Dear Shaveta,

RE: USE PERMIT #P13-00260

I'm sending this to supplement the letter I sent on 12/12/13. I wish to submit the following additional points to the planning commission.

- The applicant never consulted with us prior to submitting the application. The first that we heard of a proposed winery was when we received the notice in November. Some of the issues that we have may have been addressed had the applicant sat down with us, but we were never given that chance.
-
- 6 nearby wineries are listed: 8k, 15k, three 20k and one 40k gallon capacity. (Exh. A p. 2). The proposed winery is by far the largest in the area at 60k gallons.

- Grape sourcing: While the property has 0 vineyard to produce 0 gallons annually, so 60,000 gallons will be trucked in. Actually 4 acres have been torn out for the new winery site, leaving 3 acres for landscape/waste water drainage. This means 100 % is to be trucked in.There is no other vineyard on this 17 acre parcel and none will be planted. The applicant should also have to demonstrate that it will be able to comply with the 75% Rule for grape sourcing for the 60,000 gallons of wine that must be sourced locally.
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- "The proposed visitation program falls into the *middle* of the spectrum with regards to number of visitors and the *high* end for events among its peer group of wineries with an approved production capacity of 60,000 gallons per year." (Exh. A p. 4). Given the proximity of residences this proposed winery should be at the lower spectrum in terms of visitors and events. We would like to see reduced marketing (current proposal is 60 visitors per day; 35-guest private promotional tastings 12 times per year; 100-guest marketing events 4 times per year; and 100-guest harvest events 2 times per year).

- In addition to the specifically permitted events, the availability of "temporary events licenses" through the Temporary Events Ordinance can result in another *60 days* of events per year with amplified music until midnight. This level of events is not appropriate for a rural location with nearby residences. The permitted events should be reduced significantly or the Conditions of Approval should limit the applicability of temporary events licenses.

- The Conditions of Approval should set a limit on alternating proprietors or custom crush clients in order to limit additional traffic.

- The only letters of support are by two wineries that are not in the vicinity (Oakville and Calistoga).

Sincerely,

Roger Cardoza
Carolyn Cardoza

Sharma, Shaveta

From: Michele LeBlanc | LeBlanc Design <mhl@leblancdesign.net>
Sent: Wednesday, December 18, 2013 9:18 AM
To: Sharma, Shaveta
Subject: 730 SILVERADO TRAIL WINERY- USE PERMIT NO. P13-00260

Napa County Planning Commission:

We were just informed by a neighbor late last night of this project for the 730 SILVERADO TRAIL WINERY-USE PERMIT NO. P13-00260. Due to the size and scope of this project, clearly visible from our front porch, our property will be severely and negatively affected.

We were never contacted by the county as this project and ask for **a continuance** so that we can learn more about it.

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