

TO: Wyntress Balcher, Planner  
Napa County Planning, Building & Environmental Services Department  
FR: Josephine Chan, Home owner  
6210 Washington Street  
Napa, CA  
SU: Bell Wine Cellars Use Permit Modification #P13-00055  
DA: August 19, 2014

To Whom It May Concern,

My husband and I have purchased the corner property at the intersection of the private driveway into the Bell Winery and the Frontage Road over 8 years ago. This property has been used as our second home. We have chosen this property to be away from town and business and with a view to the beautiful vineyard. Our long term goal is to do a major addition to the existing house and make it to be our primary resident in the nearby future. After I reviewed the proposed use permit expansion of the Bell Winery and it has given me some serious concerns. I believe if the County approved such proposal, it will depreciate my property value; it will increase the noise and light pollution to my property, it will increase the traffic impact for the neighborhood; and it would provide an UNSAFE environment for the area and the intersection.

As a weekend resident, we have experienced Bell Winery guests knocking at our door, sitting in our patio, parking on our parking area and making U turn on our driveway every weekend. As is now, we have sign in our patio, at the parking area and around the entry path to redirect Bell Winery guest to drive down the street. I afraid increasing the number of winery visitors per day and per month will only mean increasing the visitors to my house also.

Secondly, I am concern with the parking issue. With the existing on-site parking configuration, the Bell Winery does not have sufficient on-site parking for 200 guests and 15 employees monthly or even 60 guests and 12 employees daily. If Bell winery were to be approved with this permit, Bell Winery shall required to secure property for long term off-site parking and provide services to transport their visitors in and out of the property. Currently, we have experienced some unwanted traffic on the fourth of July. We have cars parking in front of our property, all along the street and some even try to park inside of our property and pull out their picnic chairs. Meanwhile we are laughing about our 4<sup>th</sup> of July visitors, we are concern that our experience on 4<sup>th</sup> of July will definitely become a monthly and may even be a daily reoccurrence.

Lastly, my biggest concern is the proposed hour of operation for this winery. Currently, to access to the winery, vehicles are driving through a 20 feet wide driveway with no street light and passes through few residents and vineyards. To the end of this private street, we got the Bell Winery. The winery has attempted to slow down the vehicle traffic by installing speed bump on the side of my property and just to found car drive into the side of my property to avoid the speed bump. It is UNSAFE for anyone to drive through this dark straight private road

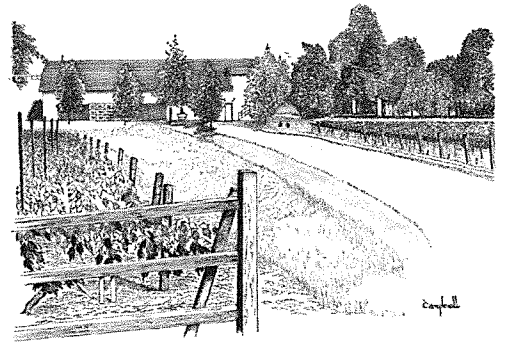
after they are full of spirit at night. Checking on other winery operating hours, I notice all Napa winery closed after 6pm, some even at 5pm. With the hours of operation and a full kitchen service, Bell Winery is proposing to have a full service restaurant with live music for their club members until 11pm. The head light of vehicles will also be a light and noise pollution to what I did not buy this property for. It will definitely change the character and value of my property.

I ask the Planning Department to seriously review all the enclosed concerns and mitigate the issue addressed before any further action.

Thank you for your consideration!

# HOPPER CREEK WINERY, LLC

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August 15<sup>th</sup>, 2014

Ms. Wyntress Balcher

Planner, Planning, Building & Environmental Service

1195 Third Street, Suite 210

Napa, CA 94559

Dear Ms. Balcher

Ref: Bell Wine Cellars Use Permit Modification #P13-00055

As a neighbor of Bell Wine Cellars I would like to have it entered in the record that I have no objection to the various changes requested by Bell Wine Cellars for their facilities and operation plans. The owners and managers of the winery have been good stewards of the property, and I see no reason why their requests should be denied, given that the production of fine wines in the Napa Valley must try to meet ever growing demands of the national and international consumer. Besides that, the Bells have been good neighbors and no issues have arisen between us since they acquired the property.

Unfortunately I will not be able to attend the Hearing on August 20<sup>th</sup> to voice my support in person.

Very truly yours,

Hopper Creek Winery, LLC

Dieter Tede, Owner & Manager

**RECEIVED**

AUG 18 2014

Napa County Planning, Building  
& Environmental Services

# DILLON

## VINEYARDS

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September 10, 2014

Ms. Wyntress Balcher  
Planning, Building, and Environmental Services  
1195 Third Street Suite 210  
Napa CA 94559

Ref: Bell Wine Cellars Permit Modifications

Ms. Balcher:

Bell Wine Cellars has informed me of their proposed modifications to their marketing plan and facilities. I fully support Bell Wine Cellars' requested modifications. I believe that the proper stewardship of our agricultural lands cannot be accomplished without the well-intentioned development of our agricultural businesses and that Bell Wines Cellars' proposed modifications will allow Anthony Bell to continue his good work in our Valley. Mr. Bell has spent 35 years exploring both the science of our vineyards and the craft of wine making. We've been happy to have him as our good neighbor for the last 15 of those years.

We ask the Planning Commission to support Bell Wine Cellars as well.

Sincerely,

*Terry A. Dillon*  
*Yolanda Dillon*

Terry and Yolanda Dillon

Terry Dillon  
Owner  
Dillon Vineyards

**RECEIVED**

SEP 11 2014 *as*

Napa County Planning, Building  
& Environmental Services

