

“D”

Public Comments

CAROLYN MARTINI COX

PO BOX 61
ST. HELENA, CA 94574

CAMCOX@MAC.COM

Ms. Charlene Gallina
Supervising Planner
Dept. of Planning Building & Environmental Services
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: SUPPORT FOR ALOFT WINERY USE PERMIT

Dear Ms. Gallina:

Please consider this letter in support of Janice and Marc Mondavi's Permit Application for Aloft Winery. I have had the pleasure of looking at their plans and can visualize a minimally intrusive operation, utilizing their own grapes on their own property to create a brand belonging independently to their nuclear family.

The Mondavis have four daughters, the oldest of which, Angelina, is an exceptional fourth generation winemaker. Besides her own interests, she is contributing to the health of the brands in the Valley with her involvement as winemaker for others, such as Castlevale.

Winemaking and vineyard development is a capital intensive generational endeavor. It takes a long time and a lot of patience to figure out what grows best where, and how to turn that fruit into the best possible wine example of its type. Preparing for this takes education, perseverance, a wide range of interests, lots of support from other participants and talent, and time.

Anything this family takes on will be to your specifications, carefully done, as unobtrusive as possible and consistent with the character and success of Napa Valley we are all trying to maintain. I strongly support this Application for Use Permit. Thank you.

Sincerely,

Carolyn Martini

From: Carolyn Martini
To: [Gallina, Charlene](#)
Subject: Aloft Winery
Date: Monday, August 27, 2018 5:57:58 PM
Attachments: [mondavi.pdf](#)

In the interest of getting this to you in a timely manner, I am sending this email copy. USPS copy to follow.

Jennifer & Fred Robedee
470 Sunset Dr.
Angwin, CA 94508

August 23, 2018

Ms. Charlene Gallina
Supervising Planner
Dept. of Planning, Building, & Environmental Services
Napa County
1195 Third St., #210
Napa, CA 94559

SUBJECT: SUPPORT FOR ALOFT WINERY USE PERMIT

Dear Ms. Gallina:

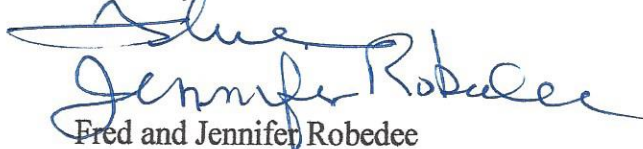
My wife, Jennifer, and I have known Marc and Janice Mondavi for over 25 years. In that time we have watched their daughters grow into some very responsible women. We are aware of the proposed family winery for their daughters to be built on the site of the Mondavi vineyard on Cold Springs Road in Angwin. We have lived in Angwin for over 30 years and believe that the location of this winery would be compatible for the Howell Mountain area.

We believe that the Mondavi family through all of their generations have produced extremely high quality wine. We support wine making and the agricultural businesses in the Napa Valley and feel it would be very appropriate for the daughters of Marc and Janice to continue the Mondavi legacy.

As stated, we have known the daughters for a very long time, know what they have accomplished and what they are capable of doing. The wine community needs new faces, new ideas, and new energy. We believe the Mondavi daughters can and will provide this to our valley.

We encourage the Commission to approve this application. The Mondavi family has been good neighbors for year and we believe their daughters will continue this relationship in our community.

Sincerely,



Fred and Jennifer Robedee

From: Fred Robedee
To: [Gallina, Charlene](#)
Subject: Aloft support letter
Date: Friday, August 24, 2018 8:37:10 AM
Attachments: [Aloft support letter Mondavi.pdf](#)

Hello Charlene,

Here is a letter of support for the Aloft project.

Thank you,

Fred Robedee

Gallina, Charlene

Subject: FW: Aloft Winery Application: P16-00429

From: Elaine de Man <elainede@sbcglobal.net>

Sent: Saturday, August 18, 2018 9:29 AM

To: Planning <planning@countyofnapa.org>

Subject: Aloft Winery Application: P16-00429

Good Morning,

Elaine de Man, here, resident of St. Helena and property owner in both St. Helena and Angwin.

I am writing to speak out against Marc and Janice Mondavi's proposal for a new 50,000 gallon per year winery (Aloft Winery) on a 50.07 acre parcel in Angwin.

Among other things the proposed winery would include: 28,106 square feet of wine caves; production uses totaling 31,770 square feet; accessory uses totaling 5,066 square feet including a *353-square-foot commercial kitchen*; a 630 square foot outdoor covered work area; and a *3,000-square-foot outdoor hospitality area*.

In other words, this new winery would be an "event center."

Based on information distributed by the "No on C" campaign (ironically, funded to a large degree by the applicant):

- "Measure C will encourage the development of luxury homes and event centers that are the real threats to our hillsides and viewshed."
- "As a result, Measure C will increase traffic on our already congested roads and on Highway 29."

Measure C aside, the upshot of the No on C coalition's message, which prevailed in the polls, was that event centers are the real threats and are responsible for the increasing traffic on our already congested roads and Highway 29.

It's time for the county to take the message seriously.

The proposed winery's marketing plan includes 20 visitors per day "on the busiest day." But also includes:

2 "Wine & Food Pairing Events" per month with a maximum of 40 people at each one.

4 "Release/Wine Club Events" per year with up to 75 people at each one

2 "Larger Auction-related Events" per year with up to 125 people at each one

These numbers do not include whatever number of employees will be required to serve those visitors, in addition to the additional employees required to operate the enlarged winery, or the traffic generated by them in addition to whatever additional trucking will be required.

And while these numbers might seem like a drop in the bucket considering the millions who visit the Napa Valley each year, it will represent a significant impact to the folks who live or work in Angwin. It will also add yet another incremental increase to the overall traffic problem throughout the county. Before approving any more event centers such as this, the county needs to examine these numbers in conjunction with *all* of the new event centers, both proposed and underway, and new and existing proposals to increase the size and visitation to existing event centers. And the county needs to have a plan (and the staff) in place to monitor the proposed number of visitors and enforce permit violations.

Make no mistake. This is an "event center," and is not only a threat to our view shed, but will also contribute to our traffic woes.

I think the voters (and the applicant) made their concerns very clear in the last election. Traffic is one of the major issues that must be addressed in the Napa Valley and event centers are one of the leading causes of the traffic congestion that plagues everyone, including visitors. So, until the county has developed a realistic plan to deal with traffic, any and all proposals such as this, for new event centers, or proposals requesting increases in visitation at existing event centers should be denied, including this one.

Elaine de Man
1113 Chiles Avenue
St. Helena, CA 94574

Gallina, Charlene

From: mike hackett <mhackett54@gmail.com>
Sent: Sunday, August 19, 2018 2:54 PM
To: Gallina, Charlene
Subject: Fwd: Aloft Winery Project # P16-00429 024-340-010-000 Cold Springs Limited Partnership

----- Forwarded message -----

From: **mike hackett** <mhackett54@gmail.com>
Date: Sun, Aug 19, 2018 at 2:50 PM
Subject: Aloft Winery Project # P16-00429 024-340-010-000 Cold Springs Limited Partnership
To: Emily.Hedge@countyofnapa.org, "Morrison, David" <David.Morrison@countyofnapa.org>

My understanding is that you (Emily) might be on maternity leave. If this is the case, I would ask that this be handed to the planner responsible for this project.

You are most likely aware that I was the co-chair of the Yes on C Measure which was on the June 2018 ballot. It appears that at least 18,000 of our Napa County voters believe we need increased scrutiny on vineyard/winery projects in the AW Zoning District.

May I use the analogy that event centers are no different that opening a bar on the same location; only difference is what's served: alcohol made from grains or grapes? My point is that this Marc Mondavi project is unbelievably inappropriate for this sight. The road leading to this potential event center runs through a multi-house rural road. The road is only used to serve homes, which are located close to the narrow road.

Mondavi asks for 20 visitors a day, 2 wine food parings with 40 people, 4 wine club events for 75 people and 2 auction-like events for 125 folks. This will negatively affect the quality of life and the **safety** of the families living on Cold Springs.

Worst of all is that he wants a 353 sq. ft. commercial kitchen. Its a given fact that opening a small winery will only pencil out if the direct to consumer model is followed. That means lotsa' visitors, cars, food and of course booze.

Would the County allow a bar on this road? No, but because the booze is made from grapes, its OK? I don't think so.

Additionally, the erosion control plan is 10 years old. Is there not a limit on how long an ECP has value? Hopefully we are smarter about the environment than we were 10 years ago.

I am the Chairman of Save Rural Angwin. We have several TCP's currently under way. We seem to be ground zero for forest destruction. I believe this is a most inappropriate location for a winery of any size. The vineyard is in the watershed for Lake Hennessey, up to 70 percent of Napa City's drinking water. We must enhance protections for places like Angwin which is also the source for Bell Canyon reservoir, St. Helena's drinking water.

All the PC should come up and drive Cold Springs Road. Imagine that they purchased homes with a given property value based on current conditions. The values will be immensely, negatively impacted with the traffic

associated with a winery.....not just visitors but also by the staff required and the large number of required deliveries to such an event center.

This is an insult to the residents along Cold Springs and the increasing cumulative impacts from the various projects which are nothing more than event centers to sell booze on the location.

Respectfully,

Mike Hackett
282 S White Cottage Rd
Angwin, Ca. 94508
965-9640



CLIF FAMILY

RECEIVED

AUG 13 2018

Napa County Planning, Building
& Environmental Services

August 8th, 2018

Ms. Charlene Gallina
Supervising Planner
Dept. of Planning Building & Environmental Services
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: SUPPORT FOR ALOFT WINERY USE PERMIT

Dear Ms. Gallina:

I am writing to express Clif Family Winery's support for the family winery proposed on Cold Springs Road in Angwin for the daughters of Janice and Marc Mondavi. We believe this proposal for a winery, at the site of vineyard property the family owns, is appropriate and will be a compatible neighbor in the area.

We support the primary businesses of the Napa Valley, agriculture and winemaking. We also believe that this family has a proven track record in the history of the Valley and in producing quality wines that distinguish our area.

It is important to our community that we provide good career opportunities so that new generations can carry on the legacy of this famous winegrowing region. These are accomplished young women with a strong work ethic, each of them uniquely prepared to conduct some aspect of the business of a small winery.

We encourage the Commission to approve this application. And we look forward to a continued good neighbor relationship with the Mondavi family.

Sincerely,

Linzi Gay
General Manager
Clif Family Winery