



September 5, 2018

Planning Commission
County of Napa
1195 Third Street
Napa, CA 94559

RE: Aloft Winery Application

Dear Chair Cottrell and Fellow Commissioners:

Thank you for providing an opportunity to consider my comments.

The Aloft Winery application raises some questions and concerns that I hope will give you pause in your approval process. Let me state up front that none of my comments or questions are directed at the applicant.

Questions have been raised many times about the true need for another winery. The existing hillside vineyard no doubt produces great wines. And having a winery onsite is a sustainable approach to avoid truck traffic.

But this site is on a residential road in Angwin. Visitors need to pass by 40 or 50 homes to reach Aloft. Buses are requested for large events. While a stated goal in the application is to "Maintain and enhance the economic viability of agriculture" – where is the goal to maintain and enhance the fabric of the Angwin community and its residential districts?

Angwin is a strong faith-based community, yet the winery and events will take place on their sabbath.

The planned large commercial kitchen is almost half the size of many homes in Angwin. Serving lunch and dinners are planned. How will this winery (along with all the others applying to provide full service meals) impact the economic viability of our small cities/towns?

While this application is for a moderately sized winery and marketing events, Cold Springs Road residents and their property values will forever be changed.

Eve Kahn

Eve Kahn, Chair
Get a Grip on Growth
PO Box 805
Napa, CA 94559

SEP 5 2018

Agenda Item # 7B

haber

haber family vineyards, llc
345 Pine Breeze Dr.
Angwin, CA 94508

May 29, 2018

Ms. Charlene Gallina
Supervising Planner
Department of Planning, Building & Environmental Services
Napa County
1195 Third Street, Suite 120
Napa, CA 94559

Subject: Support for the Aloft Winery Use Permit, Angwin, CA

Dear Ms. Gallina,

We are very happy to express our support for the Aloft Winery project on Howell Mountain at the existing Mondavi family vineyard on Cold Springs Road in Angwin.

Our very unique Napa Valley is graced by wonderful families who have continuously, and very generously, supported the primary agriculture and winemaking businesses of the valley. They have done so with great respect for the laws and quality wines that make Napa such a respected name throughout the wine world.

Specifically, we both farm and live on Howell Mountain and understand the desire to both keep our rural character yet allow well thought out projects on the mountain. We have talked with the already accomplished (i.e., Honorary chairs of the 2018 Napa Valley Vintners Auction) and learned about their proposal. We went onto the property to see such things as their keeping and crushing existing rock on property in lieu of trucking it away, of their request for a very limited and reasonable visitation request and their keen view of their placement of their cave and building. It all just shows the ongoing respect the family has continually shown for the Napa Valley.

Finally, on a personal note, I want to add that I spent many years as first a member then the Chairman of the Zoning Board of Appeals back in the town I lived in before moving to the valley. I had the opportunity to see and be involved in hearings for both good and bad commercial projects. This project is so well thought out, and again, shows such respect for the rules, and is championed by such a respected family, that we hope that the Commission approves the application.

Sincerely,



Ronald J. Haber,
Managing Member
Haber Family Vineyards

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Napa County Planning, Building
& Environmental Services