

Chairman Dave Whitmer
Napa County Planning Commission
1195 Third St., Suite 305
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

May 5th, 2020

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project ("Project"), scheduled for the Planning Commission ("Commission") meeting of May 6, 2020. I respectfully urge the County to support the Project.

As an owner of Safe Harbor Wine Storage in the Napa Valley Business Park, I am supportive of additional food service options in the Business Park for my employees, myself and my patrons. I welcome the opportunity to walk or ride a bike to lunch at the Mansion, pick up coffee and a breakfast sandwich on the way in to work, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it's imperative that we continue to proactive in taking cars off HWY 29 and this is another opportunity to help meet this goal.

The Business Park has few foodservice options and while I appreciate what is there, the Project's café and small-scale winery will provide a sensible addition to the Business Park for owners, employees and patrons. I also appreciate that the applicant has purchased and is maintaining this structural gem, the Greenwood Mansion, for all of the Business Park to see and enjoy.

In conclusion, I support the Project because it is an appropriate and needed use for the Business Park, and I encourage the Commission to support it as well. Thank you for the opportunity to comment on the proposed Project which is a great use at the right time, and in the right location.

Sincerely,



Corey Beck

ramondin
CAPSULES

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 **Inspiral**
Screw caps

Chairman Dave Whitmer
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1195 Third St., Suite 305
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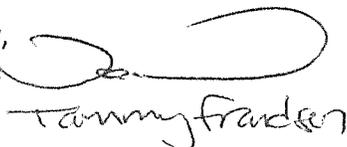
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Sincerely,
signature

Name



Tammy Fraden

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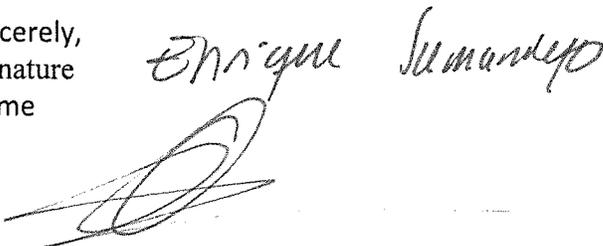
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Sincerely,
signature
Name


Enrique Sumanayo

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Sincerely,
signature

Name


Jackie T. San Nicolas

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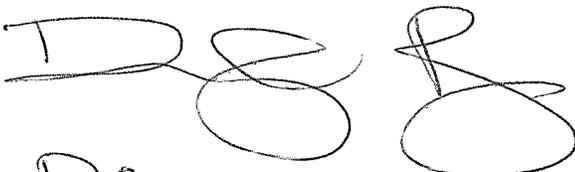
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DOUGLAS RYAN

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Francisco Onche

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1195 Third St., Suite 305
Napa, CA 94558

RE: Greenwood Mansion Café/Vinum Cellars, Specific Plan Amendment P17-00019-SPA & Use Permit P17-00099-UP

May 14th, 2020

Dear Chairman Whitmer,

I am writing this correspondence to voice my support for the Vinum Cellars Greenwood Mansion Project ("Project"), scheduled for the Planning Commission ("Commission") meeting of May 20, 2020. I respectfully urge the County to support the Project.

As an employee of Delicato Family Wines in the Napa Valley Business Park, I am supportive of additional food service options in the Business Park for myself and my patrons. I welcome the opportunity to walk or ride a bike to lunch at the Mansion, pick up coffee and a breakfast sandwich on the way in to work, or to stop for a glass of wine and a snack after work in this beautiful setting of the classic Greenwood Mansion. In addition, I feel it is imperative that we continue to proactive in taking cars off HWY 29 and this is another opportunity to help meet this goal.

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Sincerely,

DocuSigned by:

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Delicato Vineyards

5/15/2020



Chairman Dave Whitmer
Napa County Planning Commission
1195 Third St., Suite 305
Napa, CA 94558

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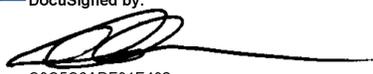
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Sincerely,

DocuSigned by:

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David Ostheimer

May 19, 2020

SENT BY ELECTRONIC MAIL

Airport Land Use Commission
Honorable Dave Whitmer, Chair
County of Napa
1195 Third Street, Suite 210
Napa, CA 94559

**Re: Greenwood Mansion Café Project
Specific Plan Amendment (P17-00019-SPA) & Use Permit (P17-00099-UP)
Devlin Road, Napa County
Hearing Date and Time: May 20, 2020, 11:00 a.m.**

Dear Chair Whitmer and Commissioners:

This firm represents Vinum Cellars (“Vinum”), the owner of 499 Devlin Road, Napa, California, located at the northwest corner of Devlin Road and Airport Boulevard (“Property”) in matters pertaining to the Greenwood Mansion Café Project (“Project”). Vinum is seeking approval of the following entitlements for the Project:

- 1) A Conditional Use Permit (“CUP”) to renovate the existing farmhouse and surrounding grounds to be used as a café, a wine-tasting room, and an office, as well as a new wine production facility of approximately 680 square feet (“Project”). The Project provides natural support for the Napa County Airport Industrial Area (“AIA”) and gives life to an underutilized historic resource; the Greenwood Mansion.
- 2) A modification to the Napa Valley Business Park Specific Plan (“Specific Plan”) to include the Property within the Gateway Commercial Node designation (“Node”), which authorizes the proposed uses with the approval of a CUP within those B/IP areas designated as the Node.

For the reasons explained below, we respectfully request the Airport Land Use Commission (“Commission”) find that the Project is consistent with the Napa County Airport Land Use Compatibility Plan (the “Plan”).

I. The Project Is Consistent With All Airport Land Use Compatibility Plan Requirements.

The proposed Project is located on a 1.17 acre site that is on the northwest corner of Devlin Road and Airport Boulevard. There is an existing two-story 3,090 sq. ft. historic

farmhouse, known as the Greenwood Mansion, located on the site that has been used as office space since the early 1990s. The site is centrally located within the Napa Valley Industrial Park, which is a mostly developed industrial park that lies within Compatibility Zone D in the Plan, approximately 0.8 miles away from the centerline of the nearest runway.

The project will have a maximum of 15 employees working at the site and it has a maximum capacity of 60 customers total, including both inside and outside seating, for a maximum population density of 75 persons on the site. Taken together, even if the Project was filled to capacity, it would be operating at less than half of the maximum population density allowed in Zone D of 100 persons indoors or 150 total persons indoors and outdoors. (Plan, Table 3-2, p. 3-15.) The proposed café and winery uses are also consistent the Plan, as Zone D allows “most non-residential uses” as long as they meet the maximum allowed density criteria. (Plan, Table 3-2, p. 3-16.)

The Project is also located approximately 4,000 feet from the 55 dB CNEL noise contour, which means the Project, as a commercial use, is considered “Clearly Acceptable” pursuant to the Plan’s noise criteria. (Plan, Table 2-1, p. 2-3.) The maximum height of the existing and all planned buildings is 96 feet below the Horizon Surface (defined as 150 feet above the runway surface) that applies to this location. (Plan, Table 3-2, p. 3-15.)

V. Conclusion

As shown above, the Project is fully consistent with the Plan and will not create any significant environmental impacts, including no impacts to airport operations. Please let us know if there is any other information that we can provide to assist you in evaluating this request. Accordingly, Vinum respectfully requests that the Commission finds that: **The Project is consistent with the Napa County Airport Land Use Compatibility Plan.**

We appreciate the opportunity to present this analysis and look forward to answering any questions you may have during the hearing.

Very truly yours,


Diane G. Kindermann

DKH/wj

cc: David Morrison, Director, David.Morrison@countyofnapa.org
John McDowell, Supervising Planner, john.mcdowell@countyofnapa.org
Chris Apallas, Deputy County Counsel, Chris.Apallas@countyofnapa.org
Client

May 13, 2020

SENT BY ELECTRONIC MAIL

Napa County Planning Commission
Honorable Dave Whitmer, Chair
County of Napa
1195 Third Street, Suite 305
Napa, CA 94559

**Re: Greenwood Mansion Café Project
Specific Plan Amendment (P17-00019-SPA) & Use Permit (P17-00099-UP)
Devlin Road, Napa County
Hearing Date and Time: May 20, 2020, 9:00 a.m.**

Dear Chair Whitmer and Commissioners:

This firm represents Vinum Cellars (“Vinum”), the owner of 499 Devlin Road, Napa, California, located at the northwest corner of Devlin Road and Airport Boulevard (“Property”) in matters pertaining to the Greenwood Mansion Café Project (“Project”). Vinum is seeking approval of the following entitlements for the Project:

- 1) A Conditional Use Permit (“CUP”) to renovate the existing farmhouse and surrounding grounds to be used as a café, a wine-tasting room, and an office, as well as a new wine production facility of approximately 680 square feet (“Project”). The Project provides natural support for the Napa County Airport Industrial Area (“AIA”) and gives life to an underutilized historic resource: the Greenwood Mansion.
- 2) A modification to the Napa Valley Business Park Specific Plan (“Specific Plan”) to include the Property within the Gateway Commercial Node designation (“Node”), which authorizes the proposed uses with the approval of a CUP within those B/IP areas designated as the Node.

For the reasons explained below, we respectfully request that the Commission recommend that the Board of Supervisors: (1) adopt the proposed Initial Study/Negative Declaration (“IS/ND”) which legally confirms that the proposed Project will not have a significant effect on the environment; and (2) approve the Specific Plan Amendment and CUP.

This letter is organized as follows:

I. Background Facts Regarding Vinum’s Proposed Project at the Greenwood Mansion

- A. Existing Conditions & Context
- B. Proposed Operations
- C. Additional On-Site Parking to Address Neighbor Concerns

II. Project Benefits

- A. The Project Will Bring a Much-Needed and Sought-After Service To The Business Park
- B. The Project Location Is a Natural Extension of the Existing, But Yet to be Realized Potential of the Gateway Commercial Node
- C. The Project Furthers the Goal of Directing Growth Into Existing Cities
- D. The Project Promotes Smart Growth and Reduces Sprawl

III. Project Consistency with Land Use Plans and Policies

- A. Specific Plan Consistency
- B. 2012 Airport Industrial Area Blue Ribbon Committee Report Consistency

IV. Response to Project Opponents’ Concerns

- A. The Parking Meets County Standards and Private Easement Standards
- B. There Are No Traffic Safety Impacts in the Parking Areas

V. Conclusion

I. Background Facts Regarding Vinum’s Proposed Project at the Greenwood Mansion

A. Existing Conditions & Context

The proposed Project is located on a 1.17-acre site that is on the northwest corner of Devlin Road and Airport Boulevard. This includes on-site access which will lead to a minimum of 32, to a maximum of 36 on-property parking spaces, 20 of which are new and add to the shared 231-space common parking lot and access ways with the adjoining developed mixed-use office and light industrial complex, for a total of 251 parking spaces. There is an existing two-story 3,090 sq. ft. historic farmhouse, known as the Greenwood Mansion, located on the site that has been used as office space since the early 1990s. The site is centrally located within the Napa Valley Industrial Park, which is a mostly developed industrial park that lies within the southern

portion of Napa County. All properties surrounding the site are developed or entitled for industrial development. To the north the project shares access and parking with a multi-building office and light industrial complex.

B. Proposed Operations

The Project's proposed uses as requested in the refined application are the result of consultations with the County and City staff to shape a noble project that functionally serves the AIA, features a beautiful historic resource and is consistent with the proposed Gateway Commercial Node designation. The proposed Project is described more fully as follows:

- Convert the existing 3,090 sq. ft. office building within the 1880s farmhouse to a café, a winery with accessory wine tasting, and an office including:
 - Convert 840 sq. ft. of the main building lower floor to a café including commercial kitchen and indoor food service seating area;
 - Convert the remaining 920 sq. ft. of the main building lower floor to a wine tasting room with tasting bar and indoor seating area;
 - Retain and upgrade the existing 1,330 sq. ft. main building second story for office use including the establishment of a conference room and installation of an elevator and a small lobby area;
- Construct a new ancillary 680 sq. ft. carriage house on the north side of the main building for wine production;
- Construct an approximately 1,200 sq. ft. uncovered, unenclosed deck for use as outdoor café and wine tasting seating;
- Replace approximately 15,000 sq. ft. of existing lawn area with a vineyard for the winery use;
- Full operations for the Project would include up to 10 full-time employees, and 5 part-time employees, maximum seating for both the café and wine tasting operations would be limited to 60 total seats (outdoor and indoor);
- The winery's annual maximum production would be 1,200 gallons of wine;
- The café would be open Monday through Friday from 6:00 a.m. to 8:00 p.m.; and
- Wine tastings would be allowed everyday between the hours of 10:00 a.m. and 6:00 p.m., with a maximum number of 56 visitors during the work week and 160 visitors on the weekends.

The most current site plan is attached hereto as **Exhibit A** and is incorporated herein by reference. Also attached hereto as **Exhibit B** and is incorporated herein by reference is an aerial photograph of parking quadrants.

C. Additional On-Site Parking to Address Neighbor Concerns

Napa County parking requirements require the Project to have 23 parking spaces for all of its operations. Although there is ample parking, Vinum is proposing to develop up to 20 additional parking spaces on-site. This would result in a maximum total of 36 spaces on the Project site, as there are currently 16 existing spaces and then 20 would be added. **Exhibit C** represents a proposed parking design. The additional spaces would replace landscaped area on the Property while maintaining appropriate setbacks and ensuring that there is no impact on the neighboring mixed-use office and light industrial complex members' use of the shared parking lot.

II. Project Benefits.

A. The Project Will Bring A Much-Needed And Sought-After Service To The Business Park

The proposed café will support and meet the needs of the Business Park, as it is designed to operate as a business-park serving establishment. More than 3,000 employees are anticipated under recently approved uses in the Business Park making food service an important and sensible addition to the area. The proposed winery use has been long sought after within the Business Park, as winery uses including accessory tasting and marketing activities, have been conditionally allowed since 1986. Furthermore, the Project will take advantage of the rich history of the Greenwood Mansion, which has had years of unsuccessful tenant usage because is not viable as an office building and add a new opportunity for employees within the Business Park to interact with each other.

B. The Project Location Is a Natural Extension of the Existing, But Yet to be Realized Potential of the Gateway Commercial Node

The Specific Plan already recognizes that there is a need to allow for development of ancillary restaurant uses that are designed to serve the needs of the AIA. It contemplates the development of potentially several distinct restaurant uses of up to 6,500 square feet in size with up to 150 seats within the Node. But to date, only a Springhill Suites hotel (which does not include a restaurant) and a business services agency have located within the current Node boundaries. As the Project site is located adjacent to the western boundary of the Node, the extension of this boundary to include the Project site would allow for the Project to fulfill a need that was expected at this location in the Specific Plan, but has yet to see its first restaurant become operational. The Project café will be open as wine service is available, providing breakfast and lunch late into the afternoon, thereby supporting the tenants and visitors of the industrial park in the AIA. The Project applicant is also considering the feasibility of bringing

Jump Bikes to the AIA, with a station strategically placed at the Project and other locations throughout the AIA.

Furthermore, the Node already allows up to 35,000 square feet of retail/service and restaurant commercial uses, with as much as 75,000 square feet under specified circumstances, so long as they are “business park serving uses.” Since the first “business-park-serving” retail/service and restaurant commercial use has not been built within the Node, the approval of the Project would not actually increase the total amount of these commercial uses that are already allowed within the Node.

C. The Project Furthers the Goal of Directing Growth Into Existing Cities

The Project furthers the long-term shared goal of directing growth to the City of Napa. The Napa County Airport is a shared community resource that the City and the County affirmed as a desired location for industrial development in the RHNA Agreement. Thus, the County has a strong interest in the success of the AIA and is undoubtedly a part of the County’s willingness to enter into this mutually beneficial agreement. Part of the AIA’s success is to make it an attractive place for new businesses to locate and existing ones to expand. As this occurs, these businesses will need to entice high-quality talent that will be attracted to the idea that they can grab a quick bite to eat or drink, network with colleagues, or sit down with current or potential clients at a place that is conveniently located from work. The Project helps to fill that need by providing variety to the options that these employees will demand when choosing to accept an employment offer.

D. The Project Promotes Smart Growth and Reduces Sprawl

The principles of smart growth and the reduction of sprawl encourage the location of complementary uses near each other. The Project café will support this by serving the employees and visitors of the industrial park. The benefits also include the reduction of vehicle miles travelled (“VMT”) due to the reduced need to use one’s car to reach the destinations that fulfill those day-to-day needs, such as grabbing a bite to eat for breakfast or lunch, buying that item that was forgotten at home, or just a place to relax for a little while before heading back to the office. Consequently, reduced VMT leads to improved air quality and the reduction in greenhouse gas emissions; reduced local road congestion; improved health through increased walking and biking; and an increase in overall economic activity through passer-by retail sales.

The Project will promote these goals by spurring the development of ancillary beneficial uses within the AIA. As a service that would be well located adjacent to an already vibrant multi-tenant facility, the Project will provide a much-needed service that will improve the options for existing area users to remain within the AIA for lunch; rather than jump in their cars to find somewhere to eat. This will lead to additional similar uses locating within the Node, thereby creating the kind of smart growth environment envisioned in the Specific Plan.

III. Project Consistency with Land Use Plans and Policies

A. Specific Plan Consistency

The Project not only provides substantial community benefits for the City, it also furthers the goals and policies of the Napa Valley Business Park Specific Plan. The City adopted the Specific Plan in 1986, where it currently designates the Project site as “Business/Industrial Park,” and is located adjacent to the boundary of the Gateway Commercial Node designation. The Project seeks to expand the Node to include the Project site. The following analyzes the Project’s compliance with relevant Specific Plan policies, including the policies that establish how to determine which properties are consistent with the Node designation, in the order they appear in the Specific Plan:

1. Gateway Commercial Node (LI/BP Areas Allowed Uses 2(i))

Policy:

Ancillary retail, banking, and other professional or personal service commercial uses which are minor business park components, provided that:

Such commercial development takes place in a manner which: (1) is consistent with the overall goals of this industrial area specific plan, (2) contributes to and complements the viability and intended image of the planning area as an industrial center, and (3) is compatible with adjacent industrial park uses.

Compliance:

One of the requested approvals for the Project is the amendment of the extension of the Gateway Commercial Node designation to include the Project site, which would allow the establishment of a restaurant and winery/tasting room uses with the approval of a Conditional Use Permit. The Project furthers the Node policy as follows:

- 1) The Project is consistent with the relevant Business Park planning goals for ancillary commercial activity as discussed below;
- 2) The Project contributes to the viability of the planning area by establishing one of the first planned support uses envisioned for the Node within an area that is a logical extension to the adjacent Node’s existing boundary; and
- 3) The project is compatible with the adjacent industrial business park to the north of the site, because (i) ample parking is provided on-site which will avoid impacting the parking needs of new and existing businesses, and (ii) it enhances the attractiveness of the business park by providing a

convenient location for casual dining and business meetings within walking distance of their operations.

2. Land Use Goal 3

Goal:

To the extent allowed by Growth Management System consistency goals, accommodate landowner interests and identified market demands for business/industrial park, general industrial, and related service-commercial land uses within the planning area in order to maximize the pace of County economic development.

Compliance:

The Project applicant has an interest in developing this café/winery operation at the site, and the use is consistent with the planned uses for the geographic region of the Business Park identified to incorporate such ancillary uses for the existing and future industrial uses in the Specific Plan area. The Business Park encourages such uses to be located in a central location because these support businesses enhance the attractiveness of the plan area for industrial businesses seeking a location for their operations.

3. Land Use Goal 8

Goal:

Provide adequate land area to accommodate supportive or secondary land uses which may be required to support the operations of primary industrial uses (supporting commercial, maintenance, and other ancillary types of operations).

Compliance:

The existing Node has yet to establish any restaurant uses that are a planned for use in the Business Park. This supports the conclusion that a modest expansion to the Node is consistent with ensuring there is enough land area to accommodate these ancillary uses, because the currently designated land area has failed to produce any restaurant uses since 1986. More land area is needed to create competition between landowners that will spur these types of investments.

4. Land Use Goal 11

Goal:

Limit commercial activities in the planning area to those ancillary retail, finance, and service businesses which are directly related to needs generated by planning area industrial development and the County Airport, in the interest of:

- Avoiding proliferation of scattered commercial uses in the planning area,
- Maintaining the viability and image intended for the planning area as an industrial center,
- Maintaining land use compatibility within the planning area, and
- Minimizing planning area traffic impacts.

Compliance:

The expansion of the existing Node to accommodate the adjacent Project site ensures that the proposed will not proliferate scattered commercial uses; rather, it will maintain the centralized design for ancillary uses in the Business Park while minimizing impacts on surrounding areas. The Project utilizes existing roadway infrastructure, includes ample on-site parking, and will generate a relatively minor increase in new trips to the site, all while providing for a much-needed and planned for dining and public gathering opportunity for existing and future industrial businesses and their employees.

5. Circulation Goal 3(f)

Goal:

Optimize the use of already improved intersections, without overloading them, rather than creating new, minor intersections which could potentially reduce the capacity of a roadway segment.

Compliance:

The parking for the Project is contained on-site, uses existing driveway entrances and intersections. The Project does not generate a significant number of new trips to the area and will not overload the existing roadway infrastructure as confirmed in the Proposed IS/ND.

B. 2012 Airport Industrial Area Blue Ribbon Committee Report Consistency

The Airport Industrial Area Blue Ribbon Committee Report to the Board dated January 24, 2012, specifically states that the City and County should “explore amendments to the Specific Plan in order to expand the list of uses that could be permitted with use permits in the Airport Industrial Area.” This Blue Ribbon Committee was a stakeholder group compiled to revitalize the park after the economic downturn that commenced in 2008. The Report acknowledged the need for the AIA’s revitalization by expanding uses as well as supporting incubator businesses. The Project is consistent with this Blue Ribbon Committee Report’s findings.

IV. Response to Project Opponents’ Concerns

Several letters and emails have been received by the County raising concerns about the County’s recommended approval of the Project. These concerns take various forms, but ultimately center on two main issues: (1) adequate parking; and (2) parking lot safety design. Vinum understands that the Project opponents are concerned and, in spite of Vinum’s efforts for 3 years to address those concerns, that they have the right to raise those concerns through this process. Nonetheless, the record ultimately shows that these concerns have been fully addressed by the County.

A. Parking Adequacy

- Concern No.1 The Parking Is Insufficient & Will Impact The Neighboring Gateway Business Park.

This complaint takes several forms, such as allegations that the Project will reduce the number of available parking spaces available to them or asserting that Vinum is not providing enough parking spaces under their own calculations. These issues are well known to Vinum as we have been sincerely attempting to resolve these issues amicably with the neighbors for several years now. These issues, however, all suffer from the same flawed foundation—that Vinum is responsible for all parking grievances of the Napa Valley Gateway Commercial Condominium Association (“NVGCCA”). On the contrary, Vinum is only one of several parties to a reciprocal parking agreement, which obligates Vinum to share parking spaces with its neighbor in a reasonable manner and vice-versa. In fact, the agreement even allows for any party to be able to change their use, even when it requires more parking spaces, so long as that property owner adds the additional required parking spaces on-site. Accordingly, Vinum is providing parking on its own parcel; a minimum of 9 to a maximum of 13 more parking spaces than the County requires for the Project, which County requirement is 23 spaces. Vinum will have between 32-36 spaces on site which far exceeds the mandated 23 spaces.

The opponents go as far as presenting its own form of parking study, making assumptions that all potential employees and visitors will park at the site in individual vehicles (one person

per vehicle) all at one time. This is inconsistent with the County's adopted parking calculation methodology and is not how a café or wine tasting by appointment will operate.

As County staff has recognized in the staff report for the Project, the parking question is straightforward. Vinum not only meets the County's adopted on-site parking requirements for the Project, it will exceed those requirements by 9-13 parking spaces. This is all that is or even can be required. Neither the neighbors nor the County can obligate Vinum to resolve any real or perceived parking problem on Vinum's neighbor's property owned by the NVGCCA. Although they are at odds, Vinum intends to continue to abide by its obligations under the reciprocal parking agreement and is providing on site, more parking spaces than required by the County.

As a result, Vinum is satisfying its obligations to the County and to the neighbors of the NVGCCA under the reciprocal easement agreement.

B. Parking Area Traffic Safety

- Concern No. 2 The Parking Lot Design Creates Unsafe Conditions For Site Ingress & Egress

The Project opponents have argued that the parking lot design creates a safety hazard due to the location of some parking stalls near the access driveway to/from Devlin Road. First and foremost, County staff has already determined that the parking lot design meets all applicable County requirements and is a design that is routinely allowed on properties elsewhere in the County. This alone is enough to allow for approval of the Project. However, it is important to put the concerns raised by the opponents into proper perspective. There is nothing unique or innovative about placing parking stalls along a drive aisle that has direct access to an entrance/exit driveway to a commercial center. The most common feature, and nearly universally implemented in on-site parking lot designs, is for vehicles to have to enter and exit a parking stall via an adjacent drive aisle. This parking lot is no different. The opponent's complaint appears to be centered on the premise that some parking stalls will be located too close to Devlin Road; however, that issue is specifically addressed by County staff who confirmed that the project parking will meet the County's road and street standards as well as the standards in the Specific Plan.

V. Conclusion

As shown above, the Project will provide substantial benefits to the County and the Napa Valley Business Park planning area and will not create any significant environmental impacts. Please let us know if there is any other information that we can provide to assist you in evaluating this request.

Accordingly, Vinum respectfully requests that the Commission recommends the Board of Supervisors do the following:

- 1) Find that, based on substantial evidence in the record, the Project will not have a significant effect on the environment, and adopt the Proposed IS/ND; and
- 2) Approve the Project.

We appreciate the opportunity to present this analysis and look forward to answering any questions you may have during the hearing.

Very truly yours,



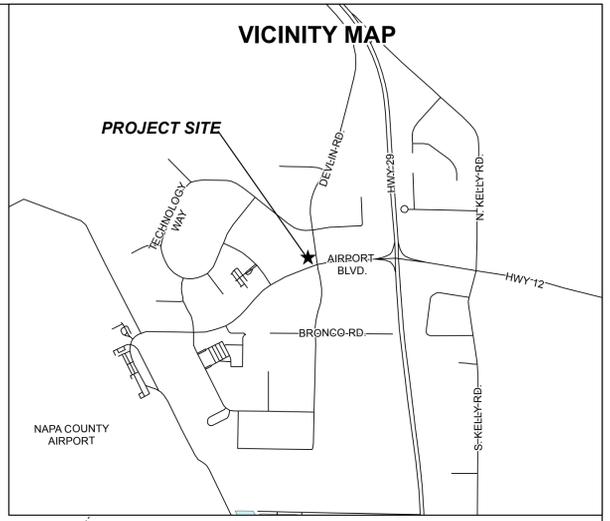
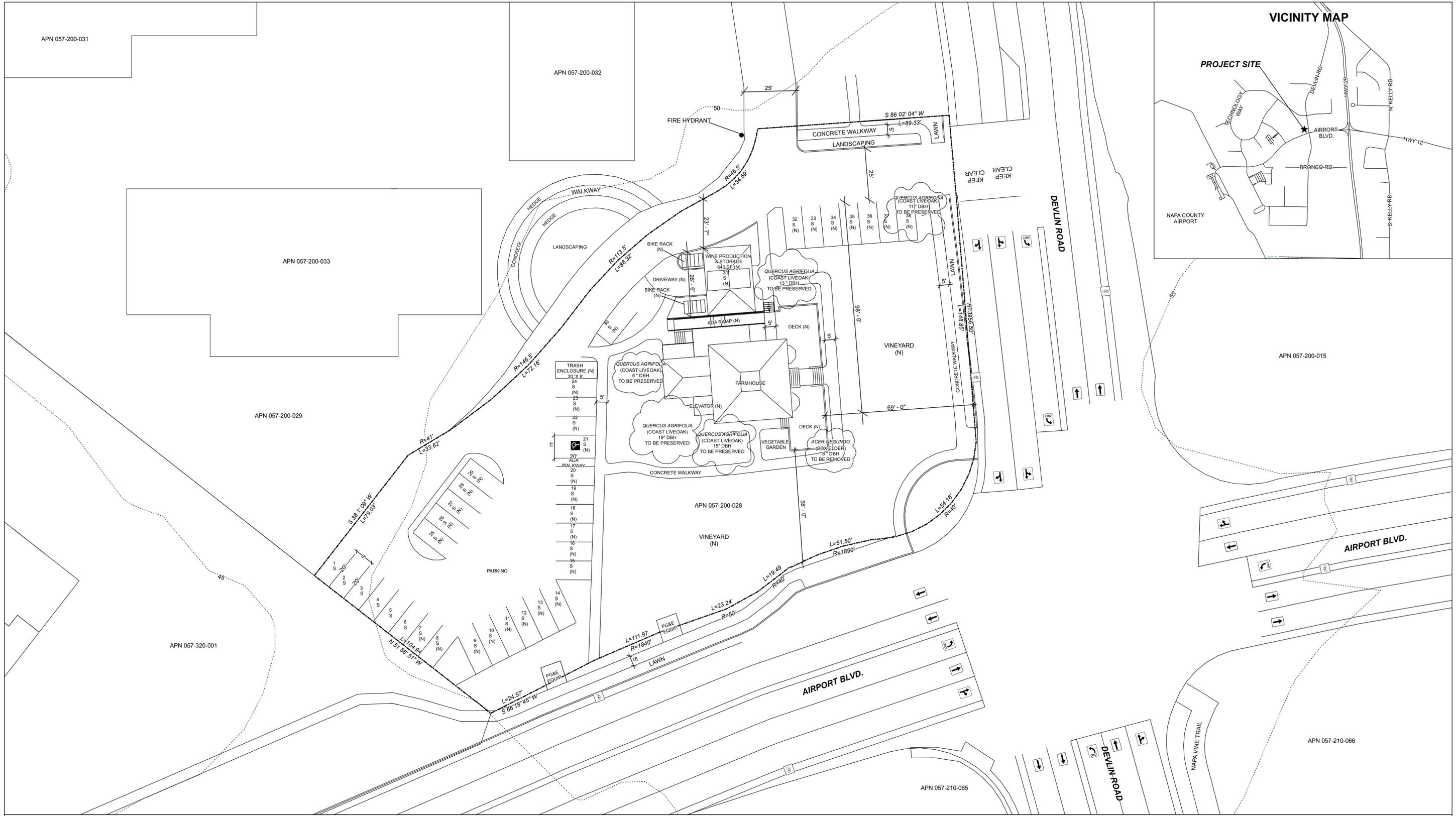
Diane G. Kindermann

DKH/lh

Enclosures

cc: David Morrison, Director, David.Morrison@countyofnapa.org
John McDowell, Supervising Planner, john.mcdowell@countyofnapa.org
Chris Apallas, Deputy County Counsel, Chris.Apallas@countyofnapa.org
Client

EXHIBIT A



**GREENWOOD MANSION SITE PLAN PROPOSED CONDITIONS
SHEET 2**

APPLICANT Vinum Cellars Richard Bruno, Owner 135 Camino Dorado, Suite 6 Napa, CA 94558 (707) 254-8313	ARCHITECT MCAI+ Architecture & Design Michael Connell 9104 Red Hill Court Cotati, CA 94931 (415) 640-4905	PLANNING CONSULTANT Galford Real Estate Damien Galford, Broker CA BRE 01926728 damien@galfordrealestate.com 707-225-5644
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- Improvements
- - - Project Parcel Boundary
- 5' Contours



0 10 20
Feet
1 inch = 20 feet

EXHIBIT B

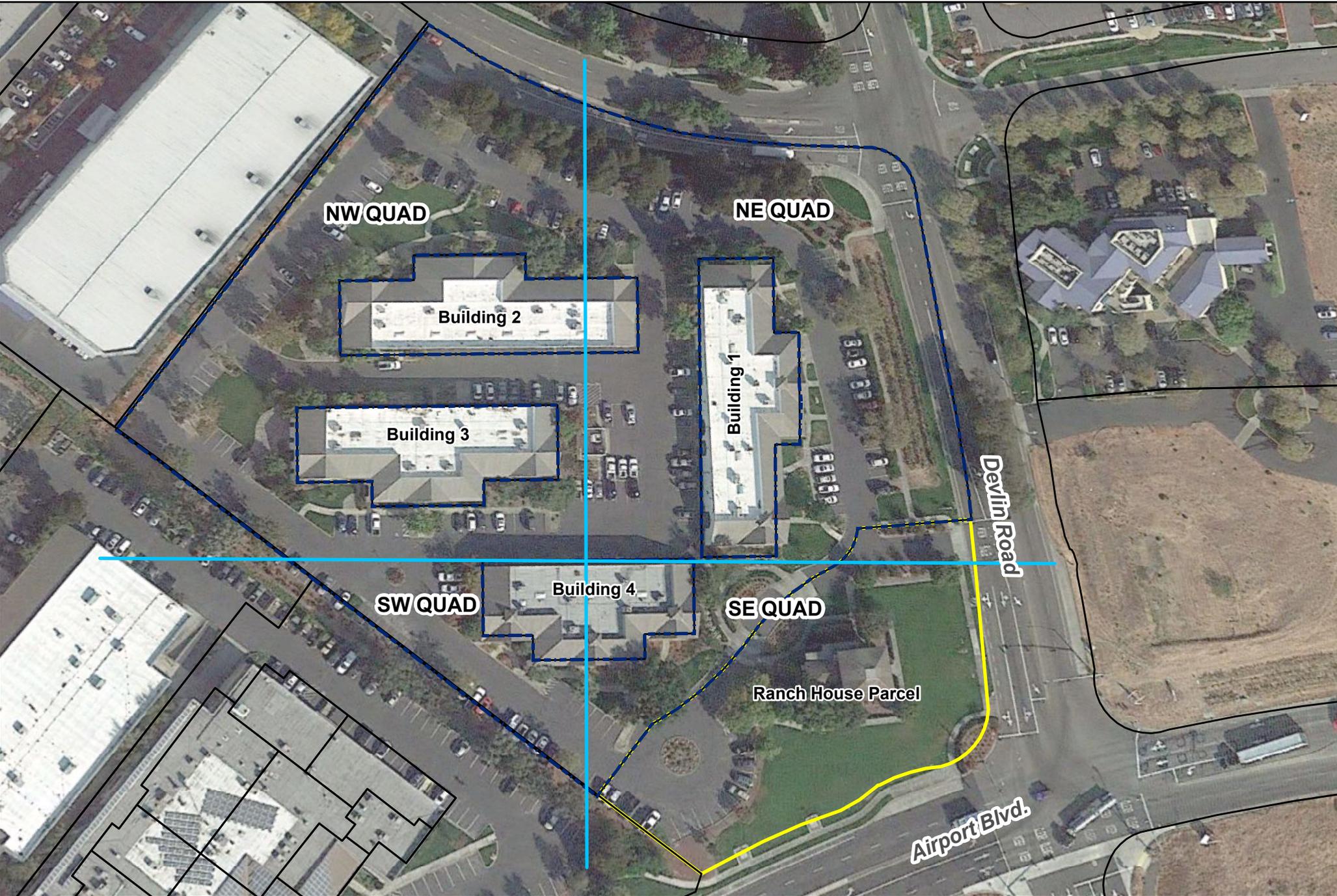


Figure 2

GREENWOOD MANSION PARKING QUADRANTS

Date: 4/25/18
 Aerial: Google Earth 2017
 Parcels: Napa County

-  Ranch House Parcel
-  Reciprocal Easement Parcel
-  Napa County Assessor Parcels
-  Parking Quadrants



0 50 100
 Feet

1 inch = 100 feet

EXHIBIT C

From: JANE CUNNINGHAM <napawacker@aol.com>
Sent: Friday, May 15, 2020 2:56 PM
To: Fuller, Lashun
Subject: Letter of Support for Vinum Cellars
Attachments: Vinum Cellars Letter of Support Napa County Planning Commission 05202020.pages
Categories: Correspondence