

“D”

Public Comments

January 14, 2016

Heather Phillips
Chair, Napa County Planning Commission
1195 Third Street, 2nd Floor
Napa, CA 94559

Chair Phillips,

I am writing in support of George Grodahl's application for his Chanticleer winery project. George is a friend and well-respected property owner of a parcel just outside the Yountville town limits, along the south border of the California Veterans Home.

Chanticleer's estate grapes were planted in 1994 and Mr. Grodahl has been producing wine offsite since 2000. His winery application was filed well over a year ago.

The application calls for building a winery with the capacity to produce 10,000 gallons of wine on a 40-acre parcel with a modest number of visitors. It would be located on a private road, Vineyard View Drive, and the plans have been well received by neighbors. I understand from George that several have written letters in support of the project.

The winery would be built on the footprint of an existing barn with no impact on neighboring view corridors. The project fits the recommended conditions of use drafted by APAC and recently accepted by the Board of Supervisors for an application that qualifies under the proposed small winery category.

The project meets many of the general tenants put forth by APAC and the Planning Commission, including a winery operation that fits the scale of a parcel, limited development area that does not remove vineyards or another agricultural use, and compliance with the primary road setback.

The only variance would be from the 300-foot setback from the private, gated road. Such a variance would be appropriate based on the slope of the parcel and avoidance of any significant negative visual, noise, traffic or other production impacts on neighboring properties.

I understand an exception requested in the original application related to a turn lane requirement on Solano Avenue has been granted by the County's traffic engineer, which seems appropriate given the low volume of vehicle traffic in that area and the space limitations created by the Vine Trail route opposite the Vineyard View Drive entrance on Solano Avenue.

I appreciate your consideration and recommend your approval of this project. Thank you.

Sincerely,

A handwritten signature in black ink that reads "John F. Dunbar". The signature is written in a cursive, flowing style.

John F. Dunbar
Mayor of Yountville



The Premier M&A Advisor
to the Global Wine Industry

Maier Advisors
1101 Vintage Avenue
Saint Helena, CA 94574

T: 707-963-8266
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www.maieradvisors.com

August 7, 2015

Napa Valley Planning Commission
John McDowell
Deputy Planning Director
1195 Third Street, Suite 210
Napa, CA 94559

RECEIVED
R-213
AUG 11 2015

Napa County Planning, Building
& Environmental Services

Re: Chanticleer Winery Permit Application
4 Vineyard View Drive, Napa CA

Dear Mr. McDowell:

The intention of this letter is to show our support of the Winery Use Permit application made by Chanticleer Estate Wines. The request that Chanticleer has reflects their well-established plans to showcase estate wines. The winery will basically replace an existing agricultural barn and is for a very small production amount (10,000 gallons). The design of the winery is very thoughtful and has a cave component to minimize the visual impact. The Planning Commission should support this project as a model for the type of winery envisioned in the Agricultural Preserve.

Sincerely,

Dick Maher
Maier & Associates

Sean Maher
Maier Advisors, Inc.

Yountville Sun

August 7, 2015

RECEIVED

AUG 14 2015

RB
Napa County Planning, Building
& Environmental Services

Napa County Planning Commission
Napa, CA

Dear Decision Makers:

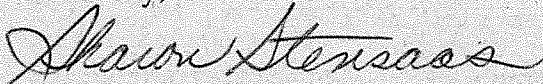
I support the issuance of a winery permit to George Grodahl for his property on Vineyard View Drive. I am quite familiar with this area, the Grodahl property and the Grodahl family.

This is the type of artisan winery that Napa Valley can easily and proudly accommodate. Because of its location, this small winery will not markedly increase noise or traffic to its neighbors, and it reflects the tradition of family-owned and operated wine-making that is the foundation of this region's success.

The Grodahls were here before I arrived in 1998. They built a beautiful home on Valley View Drive because they recognized the natural beauty of the land and determined their home should be where their heart was. George planted wine grapes, and gradually wine-making became part of their lives. He is a conscientious land steward, and the wine is excellent and has found many devotees. I count myself among them.

I do not foresee any negatives in approving this permit.

Sincerely,



Sharon Stensaas
Editor and Publisher
Yountville Sun

RECEIVED
AUG 10 2015 R-2-B.

Napa County Planning, Building
& Environmental Services

August 4, 2015

Dear Napa County Planning Commission,

We are writing in reference to the Grodahl family's pending request for a winery use permit. We are the Grodahl's closest physical neighbors and we don't believe their having a winery will have any negative effect on us nor on the road.

As a consequence, we have no objection to their winery use permit being approved. To the contrary, we support their effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Olga Kever". The signature is written in a cursive style and is positioned above the printed name.

Bill and Olga Kever
11 Vineyard View Drive
Napa, CA 94558

7/27/15

Napa County Planning Dept.

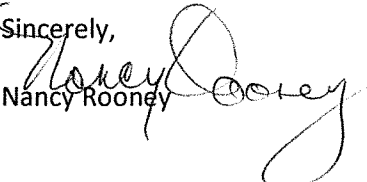
1195 Third St. Site 210

Napa, CA 94559

Re: George Grodahl/Winery Permit

Dear Planning Dept.,

I am one of nine property owners on Vineyard View Drive in Yountville. As you know this is a gated private road. I am in support of George Grodahl's winery project. Over the years George has been a good neighbor. He has kept the property owners informed of his plans. I wish him the best. I hope the planning commission will recommend approval of his project. The site is off the beaten path and fits into the surrounding terrain.

Sincerely,

Nancy Rooney

JOY E. RAMOS

17 Vineyard View Drive – Napa, CA 94558
Tel: 707-944-1717 Email: joy@dhr golf.com

July 27, 2015

Napa Valley Planning Commission
Napa, California

Dear Planning Commission,

I was president of the Vineyard View Homeowners Group when George Grodahl presented his proposal to build a winery to all the neighbors. He reviewed the specifications and showed all of the neighbors a model of the proposed winery. There were no objections from any of the neighbors who were supportive of the plans.

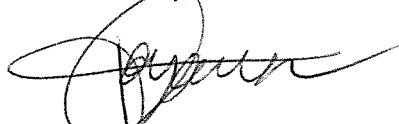
The proposed winery would replace an existing barn with no increase in the footprint. The winery would be the first structure on the road shared by all the neighbors and is ½ mile from the nearest neighbor, the Keever's. No neighbor can see or hear it from their properties. We are the next closest neighbor.

The proposed winery is modest in size at 10,000 gallons. The winery would not be open to the public. And, no visitor would go beyond the winery property and thus would not be an inconvenience to any neighbor. Also, the number of proposed visitors is reasonable for a winery of this size.

The Grodahl's have been making wine since 2000. Presently they truck out the grapes at harvest time. Having the winery on site would make trucking unnecessary.

The Grodahl's have been good neighbors and have always been supportive of issues of mutual concern to all neighbors. We support their efforts to build the proposed winery.

Sincerely,



Joy Ramos

July 30, 2015

Napa Valley Planning Commission
Napa Valley, CA. 94558

Subject: Grodahl Winery Permit

Dear Planning Commission,

I am writing to express our support of the application George Grodahl has submitted to build a winery on Vineyard View Drive. He has presented his plans to all the homeowners at our annual meeting and there were no objections.

Vineyard View Drive is a private gated road. The proposed winery would be the first structure on the road and is over ¼ mile from the nearest neighbor. Mr. Grodahl has been very transparent in his planning and has shown us a scale model of the winery structure, which is tastefully designed and would replace an existing barn on the same footprint. We as neighbors should not be negatively impacted by the structure. We in fact believe the winery would enhance the approach to our neighborhood and potentially add value to our properties. The limited number of visitors would not be advancing further than the winery and therefore would not interfere or disrupt the other homes situated much further down the drive.

The proposed winery of 10,000 gallons is modest in size and the number of visitors requested by appointment only seems reasonable. The Grodahl's have been producing wine for 13 years and have created a successful brand named Chanticleer.

The Grodahl's have been exemplary neighbors in our small community. They are considerate people, and are actively involved in the betterment of our neighborhood. We are confident that this will continue after the winery is completed.

My wife and I fully approve and support the establishment of the Chanticleer winery on Vineyard View Drive. Thank you for your consideration and please do not hesitate to contact me if you have any questions or concerns.

Sincerely,



Christopher J. Schultz, M.D.
33 Vineyard View Drive
(707) 944-2132
christopher@schultz-md.com