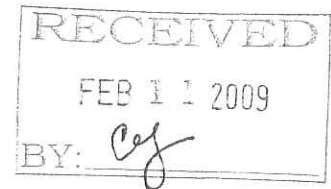


ELIZABETH A. HAMMOND
304 FOOTHILL BOULEVARD
CALISTOGA, CA 94515

February 11, 2009



Jeff Manfredi, Chairman
Calistoga Planning Commission
1307 Washington Street
Calistoga, CA 94515

Re: Bounsall and Wright Winery and Event Center.

Dear Chairman Manfredi, and
Members of the Commission:

Thank you for the opportunity to comment on this proposed project.

I have resided at 304 Foothill Boulevard for four decades. During that time, I have witnessed many things “over the fence,” but nothing that compares with this latest proposal. As proposed, it would wall-off the side yard of my property, near my house with a massive winery; subject me to industrial noise from processing activities conducted on the back side of the proposed winery; and, would direct vehicle and truck traffic by my house, on a one-way driveway located right next to my fence. This project is too intense, incompatible with our “rural residential” neighborhood, and too close to my property!

Specifically, I offer the following comments:

1. This application is premature, as no project has been identified.

The “project” description is too vague, and too broad. The winery production has not been nailed down: It could be 10,000 cases, or, it could be 40,000, since **the applicant has clarified “that the proposed winery operations have not been set at this time.”**! A range in production from 10,000 to 40,000 cases is huge, even by the applicant’s own “analysis” of wineries: The majority of those wineries are less than 40,000 cases, and, the majority of those at or above 40K cases are located on parcels larger than my neighbor’s — and my neighbor is proposing to build TWO such wineries! And just try to follow the phasing (*maybe this first, or that, followed by this use, or that*). I am frustrated by the lack of clarity in this proposal — to not know, with a degree of certainty, what I am facing as a result of this process. I’m sure as planning commissioners, you are as equally concerned as I am.

2. The project site is only 6.68 acres (Exhibit “A”). The application asserts it is seven acres. My land surveyor, Michael Brooks will further address this issue.

3. The proposed “planned development” is too intense in a “rural residential” neighborhood. The largest building in the project would be jammed up against my property. If that’s not enough, their plan is to pave a driveway right up to my fence. The proposed buildings reach heights of 48 feet (Exhibit “D”). That scale is out of proportion with anything in the immediate neighborhood, and the buildings should be scaled down! And, the site plan is too intense! Even most Industrial Parks limit coverage with buildings, paving, and other “hardscape,” to 50 percent. Here, approximately 61 percent coverage is proposed.

4. **Two wineries are one to many.** Not only is the number of wineries to intense, the site plan does not fit in this “rural residential” neighborhood.. A more compatible approach would be to have one winery (i.e., one processing facility serving the two separate tasting rooms). In addition:

a. The buildings and parking should be oriented away from the neighboring properties. The winery should be located near the back of the site (outside the Napa River floodway), with all outdoor processing oriented toward the city’s sewage disposal spray fields, and industrial uses located across the river.

b. On-site traffic circulation should be two-way, as a 60-foot-wide right-of-way already exists at the Bounsall driveway (Exhibit “E”). That right-of-way is sufficient to accommodate a two-way driveway. The proposed one-way circulation would force more traffic adjacent to my “rural residential” property. It is also more hazardous, as drivers will ignore signs when they are looking for parking — going the wrong way to take a short cut to an open parking stall. In general, as proposed, the circulation system is ill conceived with respect to separating visitor vehicular traffic from large trucks associated with wine production.

c. Visitor parking should be centralized. A centralized parking lot doesn’t have to be ugly, sterile pavement. Take a look at the parking at the Napa Valley College’s Up Valley Campus, in St Helena.. It is designed to minimize paving, and, its orchard-like trees provide shade for parked cars.

d. Side property lines should be landscaped (on the project site). The “rural residential” neighbors to this project shouldn’t be burdened with having to look at such massive industrial and commercial buildings, and the other urban aspects of this project, including noisy machinery, auto and truck traffic, and, the hoards of people. Plant trees and shrubs, and plenty of them — hedge the side property lines with the kinds of plants suggested by Caltrans, in its letter to you concerning this project.

5. **Outdoor amplified music should be prohibited!** One thing that even a forest of landscaping would not block is noise. As stated above, if noise from the proposed wineries is not bad enough, the so-called “event center” is also proposed to be squeezed in adjacent to my side property line. I can just imagine being serenaded by every kind of music, inconveniently amplified for my annoyance. How incompatible is that in a “rural residential” neighborhood?

6. **Traffic generated by this project will choke an already congested Foothill Boulevard.** I can’t get out of my driveway in the late afternoons and evenings. Cars are backed up to my driveway, and beyond, from that time until well after 6 p.m.. Even an existing business, Rainbow Ag Supply, moved into town when they had a chance, for easier and more convenient access.

Letter to Calistoga Planning Commission
February 11, 2009
Page 3

7. The application underestimates the number of employees needed for a 25,000-case winery. My son-in-law owns and operates a 2,500-case winery, and has four employees: the same number as proposed here to operate a winery ten times larger! This should be reviewed by the Napa Valley Vintner's Association, or the county planning staff.

As I indicated earlier, my land surveyor, Michael Brooks will, for the record, address the commission concerning the boundary line, as well as the flood plain, and, the certificates of compliance described in the application before you.

Thank you for the opportunity to comment on this matter.

Very truly yours,

A handwritten signature in cursive script that reads "Elizabeth A. Hammond". The signature is written in dark ink and is positioned above the printed name.

ELIZABETH A. HAMMOND

Attachments.



EXHIBIT "A"

CITY OF CALISTOG
 Assessor's Map Bk. II - Pg.
 County of Napa, Calif
 1953-60

BLVD.

NAPA COUNTY ASSESSOR'S

BOOK	PAGE	BLK	PARCEL
17	66	0	07

THIS MAP IS NOT A SURVEY OF
 THE LAND AND IS FURNISHED
 FOR REFERENCE ONLY. NOTE - ASSESSOR'S BLOCK
 & LOT NUMBERS
 C.E.D. P. *affiant*

1	549-18-10E	34.10
2	557-15-10E	127.94
3	567-57-25E	43.38
4	507-44-24E	43.82
5	587-47-50E	179.66

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WASHINGTON

CHURCH

SPARROW

ROBIN

THORN

STREET

STREET

BLVD.

32

PARCEL NO.

BOOK PAGE BLK PARCEL

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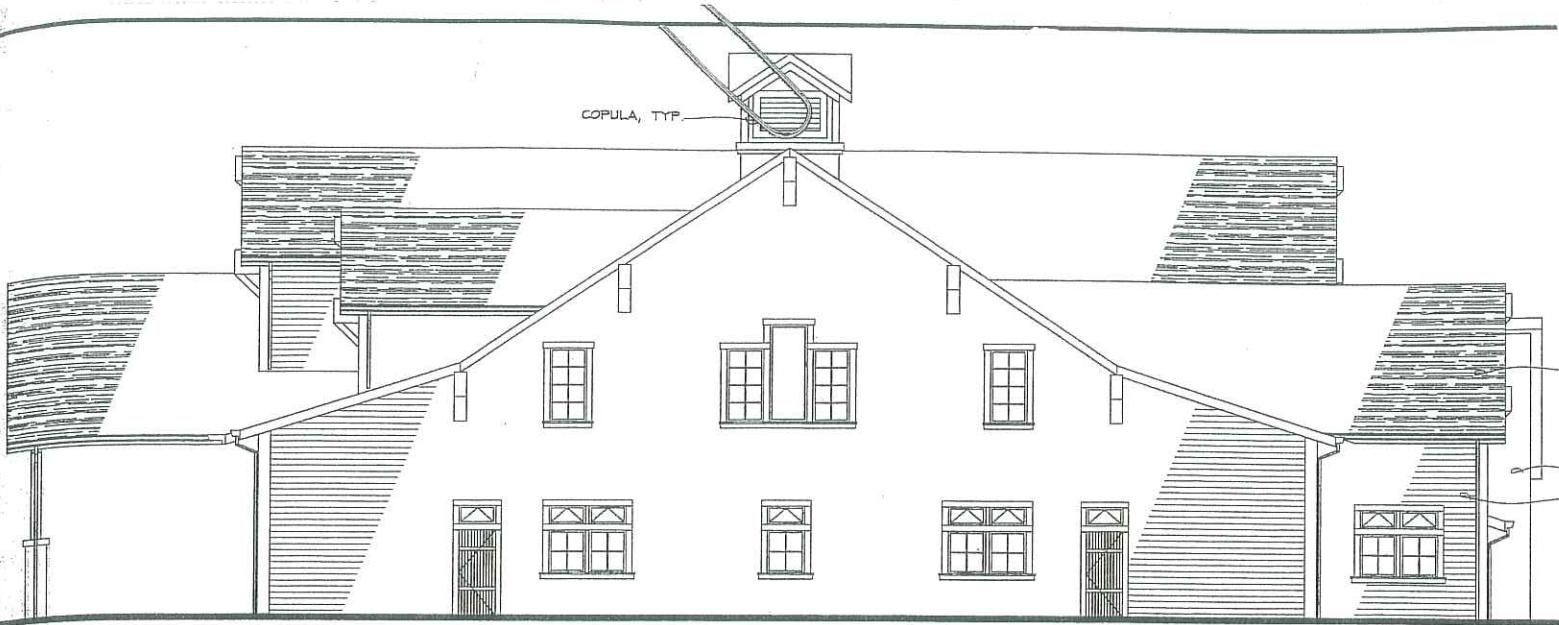
OTHILL

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NAPA COUNTY ASSESSOR'S

BOOK	PAGE	
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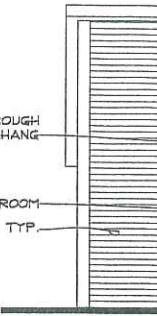


BARREL STORAGE
RIGHT ELEVATION
1/8"=1'-0"

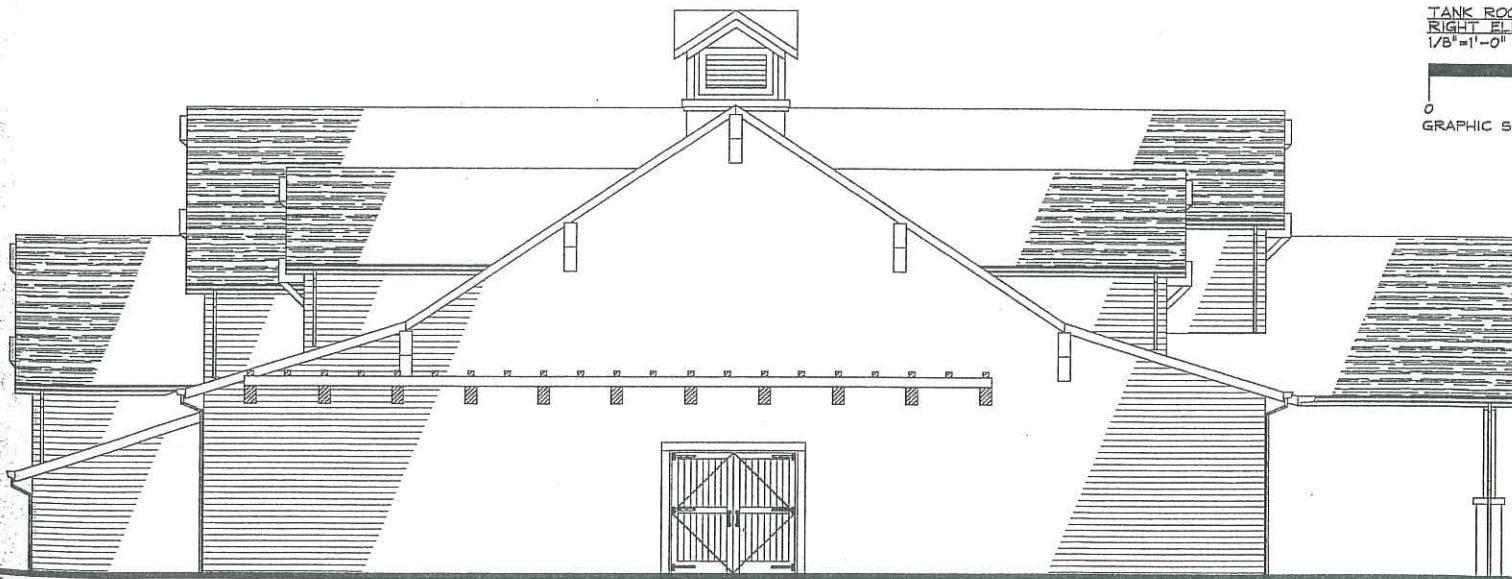


SECTION THROUGH
WOOD OVERHANG

OPENING TO TANK ROOM
HORIZ. WOOD SIDING, TYP.

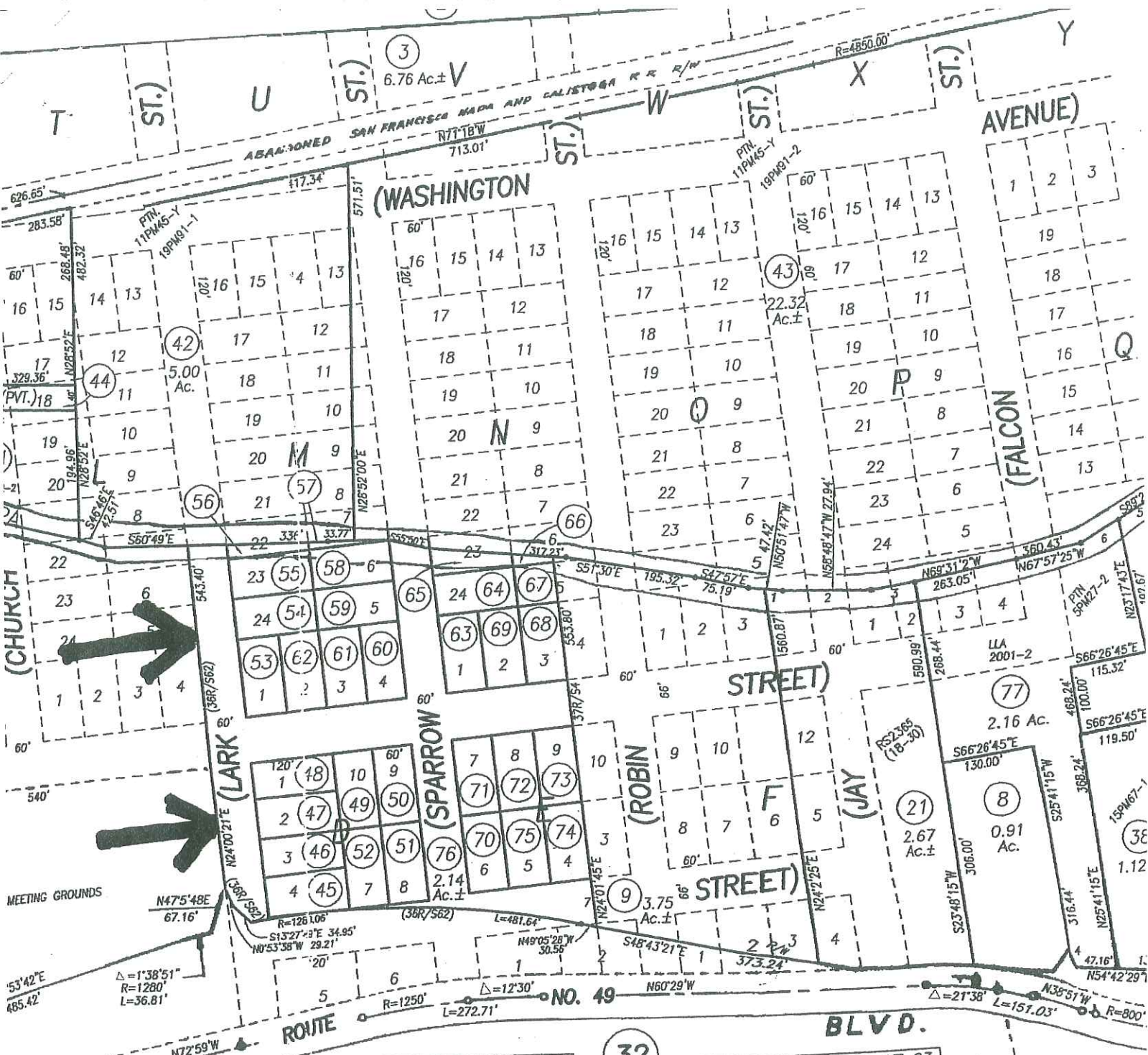


TANK ROOM
RIGHT ELEVATION
1/8"=1'-0"



BARREL STORAGE
LEFT ELEVATION
1/8"=1'-0"





Map Was Prepared For
 Purposes Only, No
 Assumed For The
 The Data Delineated

NOTE: ACREAGE SHOWN ON PARCELS
 ALONG RIVER ARE APPROXIMATE, AS
 RIVER MAY NOT BE LOCATED CORRECTLY.

1.	S49°18'10"E	34.10'
2.	S57°15'10"E	127.94'
3.	S67°57'25"E	43.38'
4.	S07°44'24"W	43.82'
5.	S87°47'50"E	128.32'
6.	N87°47'50"W	47.34'
7.	N24°00'21"E (36R/S62)	80.45'

32

	6-17-93
	7-15-93
260-45 THRU 75 COC	9-8-98
260-77 & 78 LLA	6-27-02
PTN 260-76 RS	11-9-04
PTN 260-09 RS	4-14-05
260-35 COC	5-20-05
REVISION	DATE

1953-60

CITY OF
 Assessor's Map
 County

EXHIBIT "E"