

Kelli Cahill
Planner III
Napa County Planning, Building & Environmental Services Department
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707-265-2325
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April 30, 2024

RE: William Cole Winery – Use Permit Major Modification

Dear Ms. Cahill,

We are writing to express safety and water concerns that we would like addressed during the Use Permit Major Modification consideration for William Cole Winery.

1. Fire Prevention: There is a large amount of vegetation (trees, wild vines, ivy, and shrubs) growing on the northwest side of the winery. This is fuel for a scale fire and poses a dangerous situation for the entire neighborhood. This excessive vegetation needs to be removed permanently. We understand that the building is partially made out of stone, yet this overgrown vegetation currently touches the roof.
2. Highway 29 Safety: Overgrown vegetation, comprised mainly of oleanders and some trees, blocks the view of oncoming traffic for employees, vendors, residents, and guests when they try to exit the shared driveway and enter the highway. William Cole Winery has not put any effort into rectifying this situation. On a few occasions, as a result of notices of safety concerns, Caltrans has come and cut back the oleanders. The ability to see oncoming traffic is especially crucial, as there is a bend in the road a bit further north from William Cole Winery. William Cole Winery must maintain its property in a manner that makes it safe for all vehicles entering and exiting the shared driveway.
3. Safety on Shared Driveway: There is overgrown vegetation, which we have never seen trimmed back, that entirely blocks the visibility of vehicles exiting the William Cole Winery driveway. Cars driving down toward the highway are not able to see vehicles exiting the winery's property until the last second.
4. Waste & Rainwater: Waste and rainwater pours down from the William Cole Winery entrance and crush pad (aka the "ADA parking space"). The water is not collected and therefore flows across the shared driveway onto the Morlet Family Vineyards property, even flooding their vineyard for long periods at a time.

Unfortunately, William Cole Winery has a history of being in violation of Napa County codes. At one point, they were even required to shut down by court order. Although we do not approve of the manner in which this business goes about coming into compliance, we are trusting that Napa County will hold this winery accountable throughout this Major Modification process, and without any double standards.

Thank you for your consideration.

Sincerely,
Luc & Jodie Morlet, Morlet Family Vineyards
2803; 2825; 2835 Saint Helena Hwy. N.
St. Helena, CA 94574