

HolmanTeague

real estate law • land use law • business law • climate change law

September 2, 2025

Megan Dameron, Chair
Napa County Planning Commission
1195 Third Street, Third Floor
Napa, CA 94559

**RE: County Planning Commission Item # 7A, Wednesday, September 3, 2025
(Continued from July 16, 2025)
P18-00448-UP and P21-0031-UP**

Dear Chair Dameron:

The HTRA law firm represents various Harlan Estate and related entities, which are neighbors to the proposed The Vineyard House Winery (Use Permit P18-00448-UP, Use Permit Exception to the Conservation Regulations P21-00341-UP) project. Based on our previous request, the Commission granted a continuance of The Vineyard House Winery Use Permit application P18-00448 and P21-0031-UP (“Project”) to allow the applicant and neighbors to discuss and address concerns regarding the Project and its neighborhood impacts.

We are happy to report that my client and The Vineyard House Winery team were able to collaborate and resolve the concerns in a manner that improves the Project with straightforward project modifications described below that add no additional delay to the Vineyard House Winery approval process. Based on the parties’ resolution, the items to be incorporated into the County’s Use Permit conditions of approval include the following:

1. **Entry Road/Exceptions to Road and Street Standards.** The parties agree to maintaining the bucolic character of the Halter Valley, including maintaining and preserving the tree canopy/ tree “tunnel” along the entry road and minimizing earthwork while meeting fire safety requirements and allowing for appropriate ingress and egress. Accordingly, the road design in the Use Permit Application will be modified such that the turnouts on the entry road from Oakville Grade will be adjusted to (a) minimize impact to mature oak trees and mitigate at a minimum 4-1 ratio with minimum 24” box trees for any tree loss in the same general location as any impacted trees; and (b) lessen the size and extent of retaining walls to the extent possible to also minimize tree impacts. On the specific road design (item (b)), Ryan Gregory of Sherwood Design Engineers, after collaborating with The Vineyard House Winery project engineer Mike Muelrath, submitted to the County on August 27, 2025 slight modifications to the road design to minimize environmental impacts per NC 18.108.010 and achieve a similar practical effect of the Road and Street Standards requirements.
2. **Relocation of Cave Spoils Stockpile.** The Vineyard House Winery will relocate the proposed stockpile of cave spoils on the Vineyard House Winery site away from the Harlan properties and access easements, which we believe a minimum 100-foot setback from such neighboring property lines and easements is sufficient.

3. **Adjusted Marketing Events.** The timing of the marketing events plan (12 small events, 1 medium event, and 1 large event) will be adjusted such that the marketing events would be spread out throughout the year, with no more than 1 small event per month and that the one medium event and the large event will not occur during the same month, provided that a small event and a medium or a small event and a large event could occur during the same month, but not all three in the same month.

Outside of the Use Permit, we are also happy to report that the parties have agreed to other items to facilitate neighborhood cooperation.

Upon the County's incorporation of the above items into the Use Permit conditions of approval and without any further delay in the Use Permit approval, my clients withdraw their previous objections and express their support of the Vineyard House Winery Use Permit application and request the Commission approve the Use Permit with the above-referenced modifications.

Thank you for providing the time to resolve concerns and for accepting our comments.

Sincerely



Kevin Teague
Attorney at Law

C: Client
County Staff
TVH Team