

Public Comments Girard Winery P14-00053

DATE	COMMENTS	COMMENT	RESPONSE
12/15/2014	Shute, Mihaly... Ellison Folk, Laurel Impett	Request continuance - not enough time to review before December hearing. Public Record Act request.	Records provided
01/20/2015	Shute, Mihaly...	States that Negative Declaration not adequate, evidence re Groundwater levels-1) Dr. Myer (hydrologist) asserts pumping may have two potentially significant impacts: unacceptable lower the groundwater levels because not as much recharge as County assumes, drawing water from Napa River; 2)pumping could affect groundwater flow directions and cause boron and arsenic plumes to expand to large portion of Calistoga area. A Hydrogeologic study needed.	A Hydrogeological study and Water Availability Analysis was prepared by O'Connor Environmental, Inc. (dated March 26, 2015). Based on findings, a Revised Negative Declaration prepared to incorporate findings that the total expected water demand (existing and proposed) is 8.2 af/yr; Total Mean annual recharge 34.6 af/yr and since the demand is less than 25% of recharge, there is no basis for concluding groundwater pumping would result in reduction of water availability in the aquifer over time and no well interference found.2014 Annual Groundwater Monitoring Report, presented to the Napa County Board of Supervisors on March 3, 2015, which clearly states that, based on the network of monitored groundwater level in the area, the groundwater levels in the area south of Calistoga are stable, even in context of the current drought. The subject property is located within Napa Valley Floor, Calistoga area.
01/20/2015	Shute, Mihaly...	States Negative Declaration not adequate: evidence that Transportation Analysis 1) has inadequate study area; 2)No specific numerical threshold of significance stated; 3) cumulative transportation with other project not analyzed; no numerical threshold, altering times and shifts not adequate;4)presents average trip generation but ignores effect traffic effect on nearby roadways; maintains that weddings must be analyzed; fails to analyze cumulative impacts; EIR needed	Clarifications from Traffic engineer and incorporated into the Revised Negative Declaration including quantitative figures; 1% increase threshold added; trip generation clarified; wedding are not a part of project and therefore not analyzed; traffic engineer uses General Plan EIR information and the Napa/Solano County 1010-2030 Travel Demand Forecasting Model (by Solano Transportation Authority) for the analysis to address Napa County buildout in 2030
01/20/2015	Shute, Mihaly...	States Negative Declaration not adequate, evidence that : Water Quality -depleting groundwater levels cause drawdown which pulls in boron and arsenic contaminants, found in the area, toward the project.	The Hydrogeological Study prepared addresses concern and Negative Declaration revised to incorporate findings-Water quality analysis included in County Groundwater Monitoring Program 2014 Annual Report (February, 2015) on Calistoga area wells , and analysis have been done on the project site wells for Water System Reports. The elevated concentrations of contaminants found in the Calistoga area do not appear to extend as far as project, evidenced by water quality analysis; and the findings are that given the limited amounts of proposed pumping on groundwater elevations, it is highly unlikely the proposed pumping would affect contaminate migration or water quality.

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01/20/2015 Shute, Mihaly...	States noise and air quality inadequately analyzed and no mitigation for noise impacts discussed; environmental setting inadequate; standard threshold not established	Revised Negative Declaration provided additional analysis regarding noise. Standard conditions include noise conditions to prevent potential noise impacts (per Gen Plan EIR)- require location within building or shielding; major noise generating equipment located within building, greatest distance from closest residence; low density residential development; Noise Ordinance sets limits on noise levels permitted.
01/20/2015 Shute, Mihaly...	States visual resources -light pollution not analyzed and measures not adequate; scenic vistas not analyzed	Revised Negative Declaration adds more discussion regarding location of building and relationship to scenic vistas; conditions require minimum lighting , directed downward; winery complies with road setbacks, no impact on scenic vistas.
01/20/2015 Shute, Mihaly...	States Inconsistent with WDO re accessory uses allowed (over allowance), General Plan AG/LU-1, AG-LU-3; AG/LU-4, and AR; and that project property should be treated as part of Clos Pegase Winery	Accessory uses in compliance with 40% ratio, including covered veranda and garden paths; statement regarding General Plan Goal AG/LU-3 is not complete: "Support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture and supporting industries to ensure the preservation of agricultural lands." The Clos Pegase Winery could operate without the water and waste water system located on the Girard Winery parcel, however to do so would remove productive agricultural lands unnecessarily.
12/16/2014 Mt. Veeder Stewardship	Fails to provide water availability data; cumulative impact (traffic, noise, wastewater, water, air, carbon and quality of life) visitation numbers 30,000/year	Addressed by Negative Declaration revisions-a hydrogeological water study was prepared, traffic study clarifications were added.
01/20/2015 David Clark	Lives close to project; there is insufficient water information for region; winery next door has to truck in water	Whether Fair argument is a question. According to WAA, the calculated drawdown would be .05ft at 541 ft; According to Tom Meyers calculations, drawdown from pumping would not be effective beyond 1000 ft. Mr. Clark property (at 4704 or 4707 Silverado Trail?) is around 2500 feet from project at 695' elevation, 370' above the project lands. Venge Winery is around 4,000 ft from the project well.
01/16/2015 & Christina Baiocchi 1/20/15 Aranguren	Impact on Napa River/requested more hydrogeological analysis;	Addressed by Negative Declaration revisions- hydrogeological study was prepared; aquifer for project wells located below Napa River based on pumping studies.
02/18/2015 Kellie Anderson	Violates County Viewshed Ordinance; not compatible with existing landforms	Project is not subject to the viewshed ordinance; located on flat land, not on slopes greater than 15% nor located on a minor or major ridgeline.

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12/17/2014 Norma Tofanelli	States Winery will block views, need for fences because of trespassers; dust control; water supply inadequate; illegal weddings.	Negative declaration modified to discuss view concerns; hydrogeological study conducted to address water issue; fences and gate issue resolved between writer and applicant; illegal weddings at Clos Pegase Winery have stopped and no plans to continue per submitted Certificate of Extent of Legal Nonconformity application, which is currently under review
01/20/2015 Bill Hocker	Submitted google map pointing out vineyards, a question about a winery on every parcel, deforestation. Question, is this the best way to protect agriculture?	Comment noted
08/18/2015 Shute, Mihaly...	State that original concerns remain valid; Dr. Myers response to technical study prepared who disagree that groundwater table stable trend; verbal oration from Clark is considered evidence of water impact; groundwater pumping effect Napa river; potential groundwater contamination; wastewater treatment may cause contamination; potential noise impacts from illegal outdoor events; elimination of peak hour trips not guaranteed; conditions of approval not enforceable and ineffective; inconsistent with winery definition ordinance regarding accessory areas which would exceed the 40% allowed.	Original concerns called for hydrogeological study which was prepared with findings that groundwater levels stable based upon documented evidence from actual testing; The 2014 Annual Groundwater Monitoring Report, presented to the Napa County Board of Supervisors on March 3, 2015, which clearly states that, based on the network of monitored groundwater level in the area, the groundwater levels in the area south of Calistoga are stable, even in context of the current drought. The subject property is located within Napa Valley Floor, south of Calistoga. Illegal entertainment activities have been eliminated, thus no potential noise impacts; work schedules off peak hours are included as part of project and condition of approval; covered veranda and the 4,000 square feet of walking paths within the planted entrance garden would remain less than the 40% allowed.
08/10/2015 Robert Hitchcock	Relates story of traffic congestion at 4:30 and expressed concerns of increased traffic	Traffic information supplemented in revised Negative Declaration; Peak Traffic between 4:00 -6:00pm and project description and conditions placed on project avoid peak hours by employees; LOS will at A or B at Dunaweal intersection and per General Plan EIR will increase without project which will have much less than 1% contribution

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08/09/2015 George Caloyannidis	States concerns regarding quality of life if traffic not addressed and questioned limited focus of analysis; was Calistoga projects considered? Disagrees that Traffic Demand Program is adequate	Traffic evaluation regarding future impacts are based on Solano Transportation Authority Travel Demand Forecasting Model and did not specifically call out the named projects. Traffic Demand program proposes scheduling of employees arrival and departure off peak hours will avoid peak traffic impacts and remaining visitor traffic would be within acceptable levels withing LOS A or B (Report Table 7). The 2030 projected LOS for Hwy29 is LOS F and Siliverado Trail is LOS C in the Napa County General Plan EIR. Dunaweal left turns at intersections will be impacted in future with increased through traffic, city residents and winery generated traffic. Project less than 1% contribution to projected figures.
08/18/2015 Lisa Hirayama/Larry Carr	Request for continuance-late posting of documents online	Documents made available to public 7/16/2015, in PEBS Dept. for review
08/18/2015 MH Verdeille	Request for continuance-late release of documents	
08/18/2015 Ginna Beharry	Request for continuance-late posting of staff report-concerns recode violations by Clos Pegase	Documents made available to public 7/16/2015, in PEBS Dept. No Code violations by Girard; Clos Pegase not under consideration
08/17/2015 Carl Bunch	Request for continuance - short notice for public review	Document for negative decalaration made available 7/16/2015-located in PBES Department for review
08/17/2015 Don & Anne Scott	Opponents to winery;wells go dry, deeper wells dug by Sterling, Twomey Winery , Joseph Cellars, property at intersection of Dunaweal Lane/Hwy 29; traffic backed up from Lincoln Ave; new resort traffic;residences nearby will be impacted; area overdeveloped	Hydrological study prepared by OEI: 1)Total expected water demand (existing and proposed) is 8.2 af/yr; Total Mean annual recharge 34.6 af/yr. Since demand is less than 25% of recharge, no basis for concluding groundwater pumping would result in reduction; east of Hwy 29 over 3,000 feet from project; Sterling was approved for food pairings
08/17/2015 David Clark	Stated that Website has no weddings advertised, but events still listed- Continuance requested; no notice of hearing.	Violation Notice issued to the Clos Pegase Winery, activities have ceased. This item was continued, no new notice.
08/17/2015 Bill Hocker	Request moratorium on loss of AG land	Comment noted
08/17/2015 Patricia Damery	Request Continuance request-late release of staff report and environmental documents	Proposed revised negative declaration was released for public review on 7/16/2015, available for review in PBES Department at that time until day before hearing. Staff Report posted on
08/17/2015 Jim Wilson	request for continuance-documents voluminous, not enough time to review	Proposed revised negative declaration was released for public review on 7/16/2015, available for review in PBES Department at that time, until day before hearing.
08/17/2015 Christina Aranguren	Request extension of time for public review	
08/20/2015 Robert Wallin	Request continuance due to late posting of documents	