

NAPA COUNTY PLANNING COMMISSION

MAY 18 2016

OPUS ONE

Planning Commission Mtg.

MAY 18 2016

Agenda Item #

9A

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ON March 10 of 2015 over 600 NAPA COUNTY CITIZENS SHOWED UP AT A JOINT SUPERVISORS AND COUNTY PLANNING COMMISSION MEETING TO EXPRESS DEEP CONCERN REGARDING THE IMPACTS OF CONTINUED ~~HOSPITAL~~ WINERY APPROVALS AND EXPANSIONS AND YET WE SEE CONTINUED APPROVALS AND EXPANSIONS.

WE CANNOT CONTINUE ALLOWING APPROVALS OF WINERIES BASED ON THE 2008 & 2010 CHANGES TO THE DEFINITION OF AGRICULTURE AND WINERY DEFINITION ORDINANCE THAT WERE NEVER PROPERLY PRESENTED OR UNDERSTOOD BY THE PUBLIC AND ~~THE~~ WITH IMPACTS ~~OF WHAT HAS~~ ^{THAT} WERE NEVER PROPERLY ANALYZED IN WHAT HAS BEEN ESSENTIALLY A LARGE SCALE RE-PURPOSEMENT OF COUNTY ZONING, IMPACTING THE HEALTH, WELFARE AND SAFETY OF OUR ENTIRE COMMUNITY

WINERIES SUCH AS OPUS ONE WITH A LONG AND PROUD TRADITION IN THE NAPA VALLEY MUST CARRY ON THEIR SHOULDERS THE GREATEST RESPONSIBILITY IN PROTECTING THE HEALTH, WELFARE AND SAFETY OF OUR COMMUNITY BY STANDING UP TO INSURE THE ZONING PROTECTIONS COMPROMISED IN THE BEFORE NOTED 2008 AND 2010 CHANGES.

MY FAMILY HAS BEEN IN THE WINE BUSINESS IN NAPA COUNTY SINCE THE 1950'S. THAT'S WHY I'M STANDING UP TO ENSURE THAT MY NEIGHBORS IN THIS COMMUNITY ^{AND THEIR ZONING} ARE PROTECTED. AND I'M INVITING OPUS ONE TO JOIN ME. IN THIS STANCE AND CONVERSATION. AND TO REALLY ENGAGE IN THIS ISSUE THAT IS IMPACTING WINE COUNTRY ALL OVER CALIFORNIA AND IN FACT THROUGHOUT THE NATION WHERE A DIRECT TO CONSUMER MODEL IS CREATING IMPACTS ON CITIZENS AND ZONING THAT WAS NEVER ANALYZED OR PROPERLY DISCUSSED

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I HAVE SOME CONCERNS ABOUT THIS PROJECT IN TERMS OF CUMULATIVE IMPACTS AND IMPACTS DUE TO ^{POSSIBLY} OPERATING BEYOND THE USE PERMIT, ^{including visitation and marketing events,} IN TERMS OF WATER USE AND CHEMICAL USE AND POLLUTION LEVELS AND HOW ^{AND SAFETY} THAT MAY EFFECT OUR COMMUNITY. EVEN IF TOUR BUSES ARE BRINGING IN THE VISITORS, IF IT HAS BEEN ABOVE THE CURRENTLY APPROVED LEVEL, IT EXCEEDS WHAT WAS ACCEPTED BY THE COMMUNITY WHEN THE USE PERMIT WAS GIVEN, ANY EXCESS TO THE USE PERMIT EXCEEDS WHAT WAS ACCEPTED BY OUR CITIZENS AND THE IMPACTS MUST BE RECOGNIZED AND ADDRESSED, PARTICULARLY WHEN LOOKED AT CUMULATIVELY WITH OTHER PROJECTS IN OUR REGION. AT WHAT POINT DO WE ARRIVE AT THE TIPPING POINT WHERE CUMULATIVE EXPANSION KILLS THE GOLDEN GOOSE AND PERMANENTLY ^{disrupts our} community

I ALSO BELIEVE WE SHOULD HALT ALL ^{TRUE} APPROVALS UNTIL WE HAVE ~~A~~ ENFORCEMENT & COMPLIANCE PROGRAM IN PLACE. IF WINERIES OPERATE ABOVE THEIR USE PERMIT IT CREATES AN ADVANTAGE OVER OTHER WINERIES OPERATING WITHIN THEIR PERMITS AND WE MUST HAVE A PROGRAM IN PLACE TO ENSURE ALL WINERIES OPERATE WITHIN THEIR PERMIT AND WITH

ALSO ON THIS PROJECT THERE APPEARS TO BE
A BIT OF CONFUSION ON THE ACTUAL VISITATION AND
MARKETING NUMBERS ^{AS WELL AS PERHAPS ON THE 75% RULE} ALSO COULD THIS BE
CONTINUED UNTIL A TIME WHEN THE
CITIZENS CAN HAVE A BETTER UNDERSTANDING
OF THE NUMBERS.

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ALSO I Believe there needs to be
further discussion of pre-WDO rights
ON THIS project, including the commercial
Kitchen.

AS well AS TRAFFIC ISSUES INCLUDING
POLLUTION, GREEN HOUSE GASES AND
BINGE TOURISM ISSUES