

SEP 07 2016

Agenda Item # 9A



September 6, 2016

Charlene Gallina
Supervising Planner
Napa County Planning, Building & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Charlene,

I hope this letter finds you well. I wanted to reach out regarding Use Permit #P15-00284-UP and the construction of Sleeping Giant Winery in Carneros. I first met Chris Dearden in 1987 where I employed him as my assistant winemaker of Mont St. John Cellars (now Madonna Estate Winery in Carneros). He worked with me for many years until he had the opportunity to further his career, and start working for a new winery, which I fully supported.

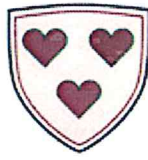
While under our employ, I found him to be reliable, hardworking and trust worthy. I also had the pleasure of doing business with him unrelated to the wine industry and he was honorable, truthful and a great man to work alongside.

While I realize this is a testament to his character, I feel it is important for the commission to be aware of the type of man he is. Our family and our winery has been located in Carneros since 1971, so we are very aware of our close community and neighbors. We would be honored to have Chris as a nearby businessman, and we fully support his desire to build a winery close by. As a family we feel it would be a great benefit to the Carneros Appellation.

Please let me know if you have any questions.

Best,

Andrea "Buck" Bartolucci
Susan Bartolucci
Brette Bartolucci
Taylor Bartolucci



Planning Commission Mtg.

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Napa, California 94559
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September 2, 2016

Charlene Gallina,
Supervising Planner
Napa County Planning, Building & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94558

Dear Ms. Gallina,

This letter is in reference to the request for permitting of Sleeping Giant Winery #P15-00284-UP on Las Amigas road in the Los Carneros AVA of Napa County.

My husband, Kurt Reaume and myself, Melissa Moravec, live on Bayview Avenue on a property that has be our home of almost 32 years. Our property is directly adjacent to the proposed Sleeping Giant Winery and we share a significant property line.

We wish to take this opportunity to express some of our concerns regarding the approval of this permit.

We actually know the applicants, the Deardens, well. We knew them long before they purchased the property next door in 2006. We welcomed them to the neighborhood and we consider them to be good neighbors. Both the Deardens and Kurt and myself are all long term veterans of the wine industry here in Napa. We are Napa winemakers and grape growers and we consider the Deardens professional friends.

Even with our association with the Deardens and our extensive knowledge of wineries and wine processing, we have some concerns regarding the project and would like to take this forum to express these concerns to the Planning Commission.

Let us share our concerns in order of importance.

1) Our primary concern is water use and the source of the water for the proposed winery use.

It is of course, no news to the Planning Commission that potable water in the Carneros is very problematical. The installation of the extensive Los Carneros Water Project was just completed this last March and its existence underscores the severity of the issue in this area. Our respective properties are no exception.

Let us discuss these two properties in particular, ours and the proposed winery site.

Our well is located very near the property line to where the Sleeping Giant Winery is proposed. Prior to the Dearden's purchase of this property this well has consistently produced 4-6 gpm for over 20 years. After they purchased the property, dug their current well, remodeled the existing house and tower and landscaped the property, the output of our well fell to 3-4 gpm. After the vineyard was planted and irrigated from the Dearden's well our well output has fallen to 0-2 gpm. In the past, when there has been a break in their system or a failure in their landscape watering, our well has gone dry.

It is our assumption from the Public Notice from mid-August that it is the well that the Deardens dug after they purchased the property in 2006 that is proposed to be the water source for the winery water system to support the Sleeping Giant Winery. If this is the case, we can reasonably expect to have continued or exacerbated impact to our well. We do not know when our well was dug, however we know it predates our acquisition of the property in 1984.

Going forward, the Deardens's property will be able to enjoy the benefits from use of the recycled water from the Los Carneros Water Project. Unfortunately, because we live on Bayview Avenue, that water is not available to our property. Kurt and I were both big supporters of the recycled water project from its inception. However, through no fault of ours, but rather the shortsightedness of other neighbors on Bayview Avenue, the lines for the recycled water do not extend down Bayview Avenue as had been proposed. The water is currently not available to us and unlikely to become so in the future. A very sad day indeed.

Currently, recycled water became available to those who participate in the Los Carneros Water Project in the late spring, 2016. To date, the Dearden's have yet to hook into the into the recycled water pipeline. We had hoped that would happen for this growing season, but since it has not we have had to continue to feel the impact to our well from their vineyard irrigation.

When the Dearden's vineyard does, in fact, begin using recycled water from the Los Carneros Water Project, we can reasonably "hope" that based on 25 years of data, that our well might return to a more historical output. If the water, that is saved by using recycled water is then instead used for winery production for the Sleeping Giant Winery, we will still see the same significant impact on our well or potentially worse, that we have seen for the last 8 years.

We have been living on this property for 31 years and farming for the last 27 years. As wine industry professionals we are acutely aware of the impacts that the industry has had on land use and water consumption.

In addition, Kurt holds a California State Public Water System Treatment Operator T-2 license. For 20 years he has been the operator of a public water system with 5 wells located in the neighborhood. He is well versed on the ground water issues of the local Carneros region and comes at this water issue from a highly informed and educated standpoint.

As winemakers and vineyard owners, we are not in principal, opposed to this project. And as winemakers, we know how much water it takes to make a gallon of wine. If the proposal is to use the existing well that the Deardens drilled when they purchased the property we already know that the vineyard installation and operations have negatively impacted our property and continue to do so.

Further demand on the ground water that a winery would have is of very great concern to us. Using this well for winery water requirements will further exacerbate this problem and continue to have a negative impact on our use of our property.

If this well is the source for the winery water we have a serious objection to the use permit as it stands.

If water can be made available from other sources, perhaps trucking in and storing water for winery use, or perhaps additional treatment of recycled water we would drop this objection. We are not sure what other options might be acceptable to the Planning Commission. But the use of this well based on the historical effect it has had on our preexisting well is unacceptable to us.

We hope some other avenue can be found to accommodate winery water use without further impacting the use of our property.

2) We have some concerns for the impact of noise that a winery can generate both by winery operations or social events.

Historically this area was rural-residential with a few vineyards, hay fields, cows and horses. Now vineyards are the norm. However, in the last 15 years or so farming has taken on a different feel. The larger companies find it necessary to work 24 hours a day. This means that we now have trucks and forklifts with back up alarms operating all hours of the night, stadium level lights for picking in a residential area, as well as bird deterrent cannons that are not turned off at night. All of these changes have significantly and adversely effected the quiet and the "feel" of this rural-residential neighborhood.

As people strongly rooted in the agricultural community, we understand the "right to farm" issues well and support them. However, the addition of a winery with the associated noise pollution of production equipment and operations will further impact the neighborhood.

This proposed winery is in a relatively housing dense area of this part of Carneros. We can see 9 homes from our back porch. All within a relatively close area and near the proposed winery. So the noise and traffic impacts do have broader implications for this area than if it was located in a less dense housing area as are other wineries in the area.

Currently in the spring and summer months, we have heard as many as 3 amplified music events in a single night from around the neighborhood. Sound travels far here. Whether these events be weddings or quinceanera (a girl's 15th birthday celebration in the Hispanic community), or simply the parties of those homes rented to tourists (and yes, they do exist out here), the quiet nature of the area is most definitely disturbed. And not infrequently. We are aware that amplified music requires a permit but that is rarely done. Now this proposal is to add in "events" with up to 50 people 6 times a year as well as commercial sales rooms. The residential, rural flavor of the "neighborhood" is impacted and can lead to the loss of use or enjoyment of property not just for us but for other in the immediate surrounding area.

We would ask that in the design process, that the potential of more noise pollution either from winery processing or winery events to be carefully addressed. Perhaps this can be done by prudent and careful planning of orientation of buildings and storage tanks and directional consideration of tourist areas.

3) Lastly, we would like to address the hours proposed for visitation (10:00a.m. to 6:30 p.m.)

A brief survey of hours of existing wineries located close by and at other places in the Carneros. Etude (10:00a.m. to 4:30 p.m), Bouchaine Vineyards and Domaine Carneros (10:30a.m. to 5:30 p.m.), Artesa, Cuvaison and Starmont (10:00a.m. to 5:00 p.m.). This winery proposes an additional hour to all of these well established wineries in the region. And none of these wineries are located in any areas with housing density anything like what is here on Bayview and Las Amigas Road. We would like to see the hours of winery visitation to be more in line with the established wineries now hosting visitors in this region.

To summarize:

- We object to the use of the well drilled after 2006 for winery use for this project because of the negative impact that it currently has and then would continue to have on our well and the use and enjoyment of our property .
- We ask that the design process reflect a sensitivity to the noise issues that already exist in the area. And that buildings and structures be designed with an attempt to mitigate additional noise pollution in a relatively dense housing area.
- We think that the hours of visitation should conform more closely to the hours that other established wineries in the region currently hold.

Sincerely,

Melissa Moravec and Kurt Reaume
Casa Carneros

NAPA COUNTY PLANNING COMMISSION
SEP. 7 2016. ITEM
Sleeping Giant Winery

Geoff Ellsworth
geoffellsworth@yahoo.com ①

I OPPOSE THIS PROJECT - ON THE
GROUNDS THAT WE MUST NOT APPROVE
ANY MORE WINERIES IN NAPA COUNTY
UNTIL WE HAVE PROPER ENFORCEMENT
& COMPLIANCE MECHANISMS ^{IN PLACE} TO PROTECT
OUR CITIZENS' ^{AND THEIR RIGHTS} THE HONOR SYSTEM HERE
NO LONGER WORKS. OUR ~~WE~~ INDIVIDUAL
WATER SECURITY & ZONING SECURITY
~~DEP~~ FOR OUR CITIZENS DEPEND ON
PROPER COMPLIANCE & ENFORCEMENT.
IT IS ALSO CLEAR THAT GROUPS OF
SMALL WINERIES CAN BE JUST AS
IMPACTFUL AS ONE LARGE WINERY,
AND AS WE'VE SEEN SMALL WINERIES
OFTEN 'MORPH INTO LARGE ONES.
THE IMPACTS AND CUMULATIVE
IMPACTS SUFFERED BY CITIZENS
RELATE TO WATER SECURITY, ZONING

SECURITY, SAFETY, TRAFFIC, NOISE,
ENVIRONMENTAL IMPACTS, ROAD IMPACTS

- IT IS ALSO IMPORTANT TO INCLUDE IN THE COMPLIANCE/ENFORCEMENT PROGRAM STIPULATIONS THAT TIE INTO THE WDO STIPULATIONS REGARDING COST RECOVERY FOR HOSPITALITY, AS WELL AS TYING IN THE TOUR BUS, LIMO, ~~etc~~ -Bicycle etc. Visitor delivery systems

CONTINUED APPROVAL OF WINERIES ^{OFTEN} REQUIRE INCREASED VINEYARDS, MANY IN OUR WATER SHEDS LEADING TO DEFORESTATION OF OUR HILLS WHICH IMPACTS OUR MICROCLIMATE & ENVIRONMENT

I ALSO OBJECT TO THE CONTINUED APPROVAL OF WINERIES BASED ON A FLAWED DEFINITION OF AGRICULTURE & 2010 WDO CHANGES THAT WERE NOT APPROVED BY A MEASURE A VOTE OF THE PEOPLE

Sept 16] goodfalls worth Item 9A
sleeping giant

WE ALL HAVE "A DREAM" HERE,
TO OWN A HOUSE,
MAYBE A WINERY, MAYBE
JUST TO THE QUIET ENJOYMENT
OF OUR PROPERTY ^{or our common}
_{shared areas}

BUT IF THAT DREAM
ENCROACHES ON THE COMMUNITIES
WATER & ZONING SECURITY.
HOW IS THAT FAIR FOR THE
OTHER PEOPLE WHO MIGHT
HAVE A DIFFERENT DREAM
IF DIRECT-TO-CONSUMER
ENCROACHES ON THE COMMON
RESOURCES OF THE
COMMUNITY THEN WE
HAVE A PROBLEM.

WHY ARE WE ADDING MORE
WINERIES IF WE ARE ALREADY
SUFFERING DEEP IMPACTS FROM THE DTC

Down!

NAPA COUNTY PLANNING COMMISSION

Sept. 7, 2016

geoff ellsworth

Sleeping giant Item 9A

geoffellsworth@

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I ALSO Believe we should NOT
approve any more wineries in Napa
county until a compliance/enforcement
System is in PLACE. Because
WITHOUT IT we risk further
compromising CEQA

