

NAPA COUNTY PLANNING COMMISSION

SEPT. 7 2016

ITEM ~~40~~ 9C

~~CHANTICLEER WINERY~~

Geoff Ellsworth
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CHANTICLEER WINERY

I OPPOSE THIS PROJECT ON THE GROUNDS THAT WE MUST NOT APPROVE ANY MORE WINERIES IN NAPA COUNTY UNTIL WE HAVE PROPER ENFORCEMENT AND COMPLIANCE MECHANISMS IN PLACE TO PROTECT OUR CITIZENS AND THEIR RIGHTS. THE HONOR SYSTEM HERE NO LONGER WORKS. OUR INDIVIDUAL WATER SECURITY & ZONING SECURITY FOR OUR CITIZENS DEPENDS ON PROPER COMPLIANCE AND ENFORCEMENT.

IT IS ALSO CLEAR THAT GROUPS OF SMALL WINERIES CAN BE JUST AS IMPACTFUL AS ONE LARGE ONE WINERY AND AS WE'VE SEEN SMALL WINERIES OFTEN MORPH INTO LARGER ONES. THE IMPACTS AND CUMULATIVE IMPACTS SUFFERED BY CITIZENS INCLUDE AND RELATE TO WATER SECURITY, ZONING SECURITY

SAFETY, TRAFFIC, NOISE, ENVIRONMENTAL IMPACTS, ROAD IMPACTS AND COMPROMISING CEQA, AS WELL AS HEALTH & CHEMICAL USE

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NCPK
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- 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 TOUR BUS, LIMO, BICYCLE etc. VISITOR DELIVERY SYSTEMS.

CONTINUED APPROVAL & EXPANSION OF WINERIES OFTEN REQUIRES ADDITIONAL VINEYARDS THAT THREATEN OUR WATERSHED WITH DEFORESTATION THAT CAN IMPACT 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

THERE IS ALSO CONCERN ABOUT THE USE OF A VARIANCE.