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Public Comments



SAINTSBURY

Napa County Planning Commission
1195 Third St.
Napa, CA 94559

Nov. 28, 2016

Re: Major Modification of Use Permit at 1250 Cuttings Wharf Rd., Napa

Dear Commissioners:

I am writing to you as a Managing Member and co-founder of Saintsbury regarding the application of Treasury Wine Estates for a Major Modification of the conditional use permit of Etude Wines.

Saintsbury is the closest neighboring winery to Etude; our operations here pre-date Etude's (our original use permit dates to 1983), as their facility is a successor to the RMS Distillery. We enjoy very cordial, collaborative and friendly relations with everyone at Etude and with their parent, TWE. We believe every element of their application is reasonable for their site and for our neighborhood.

The elements of the application are:

production increase--Etude inherited the footprint of the RMS distillery, and since they began production there, their continuing success makes this increase reasonable, especially as it can be accomplished without increasing the footprint of the buildings. Much of their production is estate-grown in the Sonoma portion of the Carneros AVA, and they will operate the vineyard surrounding the winery beginning in 2019.

the hospitality program--the remainder of the application under consideration are related to enhancing the on-site visitor program. I can tell you from personal experience that the the success of any brand, either a family-owned winery making 1,000 cases per year or a brand like Etude, owned by a multi-national corporation, depends increasingly on making direct personal contact with potential customers.

The Napa County portion of the Carneros region is in the AW zoning district. While other parts of the County share this designation, we are unique:

Access by road from the rest of the Bay Area is via Highways 12/121.

We are close to the City of Napa.

We have invested in a recycled water network in cooperation with the Napa Sanitation District.

I strongly believe that you should approve this application as it more than satisfies all the necessary requirements as a project that enhances the agricultural heritage of the Carneros region and that complies with the Napa County General Plan.

Sincerely,

David W. Graves
Managing Member, Saintsbury LLC

BONDED WINERY 5114

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www.saintsbury.com

December 14, 2016

Napa County Planning Commission
1195 Third Street
Napa, California 94559

Re: Modification of Use Permit at 1250 Cuttings Wharf Road, Napa, CA – (P15-00355)

Dear Commissioners:

I am writing in regards to Etude's application for a modification to their use permit. Our property is located at 1210 Cuttings Wharf Road, adjacent to the applicant's property.

My wife and I have lived at this location for approximately 10 years now, and I can say, without equivocation, Etude has been an exemplary neighbor. There has not been a single instance where we felt the need to confront Etude's management regarding negative issues at the winery. In fact, our experiences have been quite the opposite. Each time there has been a "special project" at the winery, whether it involve tree removal, paving or vineyard operations, management at Etude has made a point to keep us informed.

Etude has been at this location much longer than ourselves, and our experiences as "newcomers" could have been quite different. I'm so certain that management at the winery will insure that we are not affected by the proposed changes, that I strongly urge you to approve their application which will, in part, allow even more people to enjoy this incredible region of the Napa Valley.

Please feel free to contact me with any questions.

Regards,

A handwritten signature in blue ink, consisting of a stylized, cursive name that appears to be 'Douglas Thompson'.

Douglas Thompson
Property Owner
1210 Cuttings Wharf Road, Napa, CA
707.592.9918