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Public Comments

Shed Creek Winery Use Permit P16-00327 and
Use Permit Exception to the Conservation Regulations P17-00178
Planning Commission Hearing November 15, 2017

Middletown Rancheria
Tribal Historic Preservation Department
P.O. Box 1035
Middletown, CA 95461

October 19, 2017

Via Electronic Mail

Ms. Emily Hedge
Napa County Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Shed Creek Winery Use Permit; P14-00346 and P17-00178
80 Grapevine Lane; Assessor's Parcel Number 033-170-002**

Dear Ms. Hedge:

The Middletown Rancheria (Tribe) is in receipt of your letter dated October 5, 2017, regarding the Shed Creek Winery Use Permit; P14-00346 and P17-00178. Located at 80 Grapevine Lane, Napa County, California.


Though we have no specific comments at this time, should any new information or evidence of human habitation be found as the project progresses, we request that all work cease and that you contact us immediately. We do have a process to protect such important and sacred resources.

Thank you for the opportunity to provide comments to the above referenced project. The Tribe looks forward to continuing to be a part of the County's process.

Nothing herein should be construed to be a waiver of or limitation of any of the Tribe's rights in law, in equity, or otherwise. All rights, claims and remedies are specifically reserved.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Stephanie L. Reyes
Tribal Historic Preservation Officer

Phone (707) 987-3670 ext 115

Fax (707) 987-9091

*Abruzzini Vineyards
50 Grapevine Lane
Napa, California 94556*

RECEIVED

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Napa County Planning, Building
& Environmental Services

November 1, 2017

Emily Hedge
Planner II
Napa County Planning, Building, and Environmental Services Department
1195 Third Street Suite 210
Napa, California 94559
1-707-259-8226

RE: Hearing & Notice of Intent to Adopt a Mitigated Negative Declaration for Shed Creek Winery

Our family has received a notice from the planning commission of the notice of intent to adopt a mitigated negative declaration for the Shed Creek Winery Use Permit #P14-00346. As stated in our letter of July 20, 2015, to the Napa County Planning, Building, and Environmental Services Department, our family remains opposed to the request for an exception to the Napa County Road and Street Standards for the same reasons as stated in that letter.

To re-iterate:

1. Grapevine Lane is a narrow, one lane, unpaved road that serves the families and workers who live on the lane. It was never designed for commercial use. A right-of-way was granted for residents living at the end of the lane. The first half-mile is extremely dangerous due to the winding tight curves that tightly hug the creek. Many accidents have already occurred in this area because of lack of sight for oncoming vehicles. There is also an antiquated narrow bridge that will not handle an increase in traffic. The lane is potholed and none of the residents are willing to pay to have the road improved for a commercial endeavor.
2. Shed Creek states it will provide parking for seven vehicles, however, it also states that 15 visitors are allowed per day, events will be held for 30 people monthly plus an annual event with 100 guests. There is no contingency for where these people are going to park and how to limit the number of tours or tasters to the property.
3. As a growing family with the majority of land and vineyard ownership on both sides of Grapevine Lane, at this time we are not interested in inviting the general public to this very private area. All visitors would have to drive through our personal space for the majority of the lane to reach Shed Winery,

which is located at the end of the top of the lane. Our concern is safety and security for everyone.

4. The noise factor for events is not wanted and the probability for accidents and destruction of personal property is high when people have been wine tasting or partying at an event.
5. Shed Creek has not addressed the liability issues and the farmers in this area are not willing to accept liability for the actions of visitors to Shed Winery.

Grapevine Lane boasts working ranch and vineyard operations with numerous trucks and trailers hauling grapes, tractors, and other vehicles, as well as workers and family members who could be physically endangered if an exception to the Napa County Road and Street Standards is approved.

Since 1946, Abruzzini Vineyards has enjoyed positive relationships with all of our neighboring farmers. If Shed Winery is willing to take full financial responsibility for improving and maintaining Grapevine Lane without any contribution from neighbors according to approved environmental controls for the creek and watershed, and if, Shed Winery is willing to accept full responsibility and liability for any visitor that destroys or harms persons or property along the full length of Grapevine Lane, and if, Shed Winery can provide accountability for an agreed upon limit to the amount of guests, we may entertain a resolution. Safety, security, and liability responsibility are our major concerns.

The proposal as it currently stands is untenable.

As of this writing, continued discussions are necessary and we stand firm that the application for approval must be denied.

Thank you for your time.

Respectfully submitted,
The Abruzzini Vineyard Partnership
50 Grapevine Lane
Napa, California 94558



*Brian and Cynthia Sheaff
Marlin and Patty Flannery
Alfred and Janet Abruzzini
James and Amber Sales
Joe and Lacy De Quattro*

Encl: Letter from 2015

July 20, 2015

Planning, Building, and Environmental Services
1195 Third Street, 2nd Floor
Napa, Ca. 94559

RE: Shed Creek Winery Use Permit #P14-00346-UP

We are in receipt of the courtesy notice for the proposed new Shed Creek Winery on Grapevine Lane. Despite the fact that our family wishes to be neighborly, we are opposed to the project for the reasons listed below.

1. Grapevine Lane is a very small, private lane serving farmers, their families, and workers. From the main road to around the creek curves, it is only one lane, and thus very dangerous. Even those who live on this lane have had accidents. Introducing the public would raise the problem of vehicle accidents as well as hinder the families that live on the lane from ingress and egress.
2. Grapevine Lane is also privately maintained by the farmers of the surrounding property. It is not meant for traffic and would cause an excessive financial burden on neighbors to improve or enlarge the road.
3. Although Shed Creek Winery indicated that they plan to entertain only 15 visitors per day, there is no way to regulate that number. Once the public is aware that a winery is available on Grapevine Lane, cars, buses, limos, and other vehicles will become a problem on this private lane.
4. Our family includes four generations and we want to feel safe in our lane, whether the person is 86 or one year old. Having a winery on a private lane only invites trouble.
5. The Abruzzini land holdings spreads on both sides of the majority of Grapevine Lane. A large barn as well as the home residence is directly on the lane. Having strangers and visitors to the property is not in the interest of safety or privacy.
6. Tractors, trucks, jeeps, and other farm vehicles must continuously utilize the land to access the farm. Again, additional traffic on the road would be hazardous.

Based on the above reasons, the Abruzzini family respectfully requests that the application for a winery on Grapevine Lane be denied.

Sincerely,

The Abruzzini's

The Abruzzini Partnership
50 Grapevine Lane
Napa, California 94558

