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Scarlett Winery Neighborhood Outreach Meeting

Neighbor outreach meeting

11/20/19 11:00 am

In attendance:

Sherratt Reicher

Mattie Cooper

Chris Lenzo

Carson Levit

Cole Irwin

Wendy Dewald

Mr. and Mrs. Montgomery

Mattie and Sherratt kicked off the meeting and provided time for the neighbors in attendance to detail their concerns and ask any questions regarding the project. Mattie provided Mr. Montgomery with the current plans and project descriptions from the County Website. Mr. Montgomery had several questions regarding studies done regarding the water table, waste water and soils. Mattie and Sherratt directed Mr. Montgomery to the county website to review all required studies and their findings related to our project. Mr. Montgomery also asked about LEED rating and if we had gone through that process as well as staffing needs for hospitality as well as during crush. None of the neighbors mentioned concern about the road and there was no discussion of the road.

It appeared the neighbors main concerns were claims that their property values would be decreased if a winery was to be built and that increased traffic and noise would ruin their quality of life. They were under the impression there was a large second story deck for entertaining which Mattie and Sherratt informed them that was not part of the current plan nor ever was part of the plan. We did have a small, first story patio for tasting room guests to utilize. The neighbor with the most concern was Wendy Dewald whose home is directly north of the project. We walked the proposed winery site with all neighbors, determined we could not see Mrs. Dewalds home, nor any neighbors home from the proposed winery driveway or site however offered to increase tree plantings to conceal the proposed driveway and provide for noise mitigation.

Mattie and Sherratt listened to all of the neighbors concerns and offered to do anything within reason to appease their concerns mainly noise and visual mitigation, however noted that the winery was within the scope of the county plan and an important part of his family's future.



October 7th, 2019

Dear Neighbor,

I would like to reach out and make myself and Mattie Cooper available should you have any questions pertaining to our small family winery project located at 1052 Ponti Rd. Please reach out to Mattie by phone or email anytime and she will promptly address any of your questions or concerns. We would like to propose an in person meeting as well and offer the following two dates/times, October 30th or November 20th at 10:30 am. Please let Mattie know what works best and we will confirm the date that works for the majority.

The proposed maximum production for this winery is 30,000 gallons per year with minimal visitation and events by design. Our intention is to remain a small operation and to keep visitors and activity to a minimum as my family resides on property are extremely private and enjoy the peaceful life this property enables them to have.

In addition to maintaining a quiet and non-invasive production and visitation operation we also want to uphold the quaint nature of Ponti Rd which we all appreciate. We currently truck all fruit off property from both of our properties on Ponti Rd, processing this fruit onsite would reduce the number of large trucks and help to better preserve the quiet nature of this road.

We look forward to meeting each of you and are fully committed to being a good neighbor and our family winery being a compatible use in our agricultural community. We would also like to develop a phone and email list for all neighbors as it is important to have a direct line of contact with one another should we need to reach out for any reason.

Sincerely,

Sherratt Reicher
McGah Family Vineyards & Scarlett Wines

Mattie Cooper
925-367-3300
mcooper@scarlettwines.com

Gallina, Charlene

From: DONNA OLDFORD <dboldford@aol.com>
Sent: Friday, November 15, 2019 10:11 AM
To: Gallina, Charlene
Subject: Fwd: outreach letter
Attachments: Scarlett Winery Neighbor Outreach Letter.doc

Please see attached (second send). Wanted to make sure you had this in your packet for the Commission. The meeting is set for November 20, and four neighbors say they will attend.

Best,

Donna
Plans4Wine

Sent from my iPhone

Begin forwarded message:

From: Mattie Cooper <mcooper@scarlettwinest.com>
Date: November 15, 2019 at 9:48:13 AM PST
To: DONNA OLDFORD <dboldford@aol.com>
Subject: FW: outreach letter

From: Mattie Cooper <mcooper@scarlettwinest.com>
Sent: Tuesday, October 29, 2019 5:11 PM
To: Donna <dboldford@aol.com>; DONNA OLDFORD <dboldford@icloud.com>
Subject: FW: outreach letter

Sent from Mail for Windows 10

From: Mattie Cooper
Sent: Monday, October 7, 2019 1:31:31 PM
To: Jackie Fribley <JFribley@hudsonco.com>
Subject: outreach letter

Mattie Cooper

President, Scarlett Wines
mcooper@scarlettwinest.com
o 925-314-0193

c 925-67-3300
f 925-314-0411