

8/11/2020

Jason Hade
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: *Emily.Hedge@countyofnapa.org*

RE: Saintsbury Winery

Dear Ms. Hedge

We reside at 4014 Withers Rd., which is near the Saintsbury Winery at 1500 Los Carneros Avenue. As a neighbor, I want to express my full support for this project. Saintsbury has been an outstanding neighbor for many years, and its winery's operations have never been a problem. I have reviewed and discussed the details of the project with David Graves. The request is reasonable and would not negatively impact our community. I am certain the Saintsbury will continue to be an asset to our community, and I ask that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.

Sincerely,

David W. Dunlap, Emily R. Cosby
Neighbors across the street from Saintsbury

August 12, 2020

Francis & Kathleen Mahoney
1134 Dealy Lane
Napa, CA 94559
Delivery via email to: *Emily.Hedge@countyofnapa.org*

RE: Saintsbury Winery

Dear Ms. Hedge

We have lived and worked since 1972 at 1134 Dealy Lane, which is near the Saintsbury Winery at 1500 Los Carneros Avenue. As a neighbor, I want to express my full support for this project. Saintsbury has been an outstanding neighbor for many years, and its winery's operations have never been a problem. I have reviewed and discussed the details of the project with David Graves. The request is reasonable and would not negatively impact our community. I am certain the Saintsbury will continue to be an asset to our community, and I ask that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.

Sincerely,

 
NEIGHBOR



TREASURY
WINE ESTATES

August 13, 2020

Ms. Emily Hedge, Planner III
County of Napa
Department of Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to emily.hedge@countyofnapa.org

Dear Ms. Hedge,

I am writing to you on behalf of Treasury Wine Estates, owner of Etude Winery, to express our support for Saintsbury's Major Modification to their Use Permit.

As one of the closest winery neighbors to Saintsbury, we enjoy cordial, collaborative and friendly relations with everyone at Saintsbury. We believe every element of their application is reasonable for their site and our neighborhood.

The Carneros portion of Napa County is located in the AW zoning district, and while other portions share this designation, we have the following unique characteristics:

- Easy access by road from the rest of the Bay Area via Highway 12/121
- We are close to the City of Napa
- We have heavily invested in a recycled water project in cooperation with the Napa Sanitation District.

We strongly believe that this project should be approved as it more than satisfies all the necessary requirements as a project that enhances the agricultural heritage of the Carneros region and complies with the Napa County General Plan and Zoning Code.

Sincerely,

Debra Dommen
VP, Gov & Industry Affairs



BOUCHAINE

NAPA VALLEY ♦ CARNEROS

8/15/20

Jason Hade
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: Emily.Hedge@countyofnapa.org

RE: Saintsbury Winery

Dear Ms. Hedge,

This letter is written in support of the Saintsbury Winery application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor services. The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros Region. We have been their neighbor since 1983 and are confident they will continue to be a major credit to the Carneros Region and the Napa Valley. We reviewed the details of the project with David Graves and fully support this project.

Saintsbury has always done things with quality in mind, what they are doing now is shepherding this site into the 21st century so they can continue to thrive in Carneros. The project looks to be designed with the utmost respect for the lowest impact on the land that is possible. Furthermore, this project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind and will serve as a model of the type of winery envisioned by the WDO. We ask that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.


Sincerely,



Chris Kajani
Bouchaine Vineyards
General Manager | Winemaker



RECEIVED

AUG 18 2020 

Napa County Planning, Building
& Environmental Services

Jean and Janice Abadie
4015 Withers Road
Napa, California 94559
707 235 0368
alexanderabadie@yahoo.com

Sunday, August 16, 2020

Planning Commission
ATTN: Sean Trippi
Napa County Planning Department
1195 Third Street, Space # 210
Napa, CA 94559
707 253 4805 (David Morrison)

Subject: Notice of Planning Commission Hearing and Notice of Intent to
Adopt a Negative Declaration

**Reference: Saintsbury Winery and Hyde Winery - Use Permit
Major Modifications**

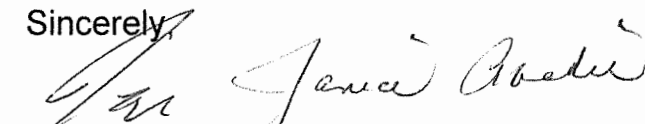
Dear Representative:

We have resided adjacent to David Graves' Staintsbury Winery and around the corner from Hyde's Winery, both have excellent facilities and are highly valued in our Los Carnerous community. Both wineries have been good and considerate neighbors.

We have reviewed and approve their requested plans, and **request that you grant their requested permits.**

Please call us if you have any questions.

Sincerely,


Jean and Janice Abadie

Hedge, Emily

From: Jim Lincoln <JimL@beckstoffvineyards.com>
Sent: Tuesday, August 18, 2020 1:19 PM
To: Hedge, Emily
Subject: Saintsbury

Follow Up Flag: Follow up
Flag Status: Flagged

[External Email - Use Caution]

Dear Ms. Hedge,

I am a close neighbor of Saintsbury winery on Los Carneros Ave. and am in support of the use modification. Saintsbury winery has been a very respectful neighbor and we've never had an issue with traffic or noise coming from the winery. I have known David Graves for many years and have always found him to be a positive influence on the community and an industry leader when it comes to industry community relations.

Jim Lincoln
312-1747
1561 Los Carneros Ave.

Hedge, Emily

From: Janice Ankenmann <JAnkenmann@napavalley.edu>
Sent: Tuesday, August 18, 2020 4:00 PM
To: Hedge, Emily
Cc: Janice Ankenmann
Subject: P18-00027 Saintsbury Winery Major Modification, !500 Los Carneros Avenue, Napa
Attachments: IMG_2086.jpg

[External Email - Use Caution]

To: Emily Hedge, Planner III
County of Napa , Planning, Building and Environmental Services Dept.
1195 Third Street, Suite 210
Napa, CA 94559
(707) 253-4417

From: Janice Ankenmann-Hill
1521 Los Carneros Ave
Napa, CA 94559
(707) 738-9705

My husband , Curtis Hill, and I own the property directly across the street from Saintsbury Winery. Our property was purchased in 1988. At that time, Saintsbury was allowed ten visitors per five day week. Attached is a photo of our current view of the winery from our driveway on Los Carneros Avenue.

We received notice of the Use Permit Major Modification on 7/31/2020 via US post office mail delivery. I went on-line and looked up what the major modifications requested are and the counties initial evaluation that “the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.”

I am writing to voice our concerns. We have basic agreement that an owner should be able to grow his business as he prefers—so long as it does not impact the quality of life of his neighbors. We have no concerns about the existing 160,00 gallon per year wine production. We have no complaint about the increase of increasing employees from 10 to 19.

We do have issue with the following, as it will impact our quality of life.

- An increase from 12 visitors a day in a five day week with a maximum of 24 visitors per week to a request for 95 visitors a day—for seven days a week – **more than a potential of 665 visitors a week!**
- Moving from a five day week to a seven day week of visitors--- **those of us who live here need a break from volumes of strangers entering our neighborhood all of the time. We currently contend with the Stonebridge School traffic twice a day five days a week and the winery businesses as usual. We need time to take a walk, clean up the perimeters of our property without fear of being hit....have time to visit with our neighbors! We do not need more traffic on our road, more trash being thrown about for us to clean up, nor an increase in the volume of people who already pull into our driveway looking for Saintsbury, park while looking at their GPS – in our driveway, next to our home - and then “tear out” disrupting our gravel driveway, spilling it onto the road and creating more work for us---beside the invasion of our privacy and potential security. (We do have a sign in our driveway stating “private property” that no one seems to read or pay attention to.....Many of these people, when asked if we can**

help them, are actually argumentative and rude because their GPS tells them "this is Saintsbury". This is an issue not only for us but for some of our neighbors on Withers Road.....)

- An increase from eight marketing events of 25 people and one event with 50 people to six events with 50 guests and two events with 100 guests--- **double the number of people entering our neighborhood, in addition to the 665 potential visitors per week!** And, if there will be no noise, why is there a cut off time of 10pm and a "quiet" clean up until 11pm?? Many of us "farm type people" are up every morning at 4am..... Intrusion to our peace and quiet at that time of night is not conducive to our sleep nor our health!
- Approval for on-premises consumption in the hospitality building and the outdoor patio. **No amplified music? no additional noise? no more people on our streets- now that have been drinking? no more people intruding on our private property? now having to contend with shuttle buses of people???** Really--- would you consider this less than significant or no impact??
- Improvements to onsite sanitary wastewater system and expansion of the existing subsurface dispersal field and pre-treatments system; a new well and addition of two 10,000 gallon domestic water storage tanks and conversion of 500 square feet of production space to accessory use space for temporary uses for visitation and marketing events..... **would this be necessary if you were not bringing so many people on site?? More bathroom use for 650+ people a week, more hand washing, more glasses.....in an area where water is a significant issue for many residents who live here? Are those tanks being filled with tanked in water or our groundwater from the new well being dug??**
- Your stats described in the report pages 1 though 27 sound wonderful, but then none of people requesting this live here!!

We chose a home in the agricultural preserve as we prefer a quiet and natural environment. Living with the winery production noise is expected- including the bright lights at night while picking, the workers singing and whistling through the night during harvest, the extra trash to pick up on our property perimeter, the extra workers sleeping on our property perimeters, the sprayingeven the noise of the wind turbines to protect the grapes from frost and the protective popping noises to keep the birds from the grapes. Even with that, an overall good neighbor.

But the people- "visitors" or "guests" as you call them-- are disruptive! The quiet is already being interrupted by as many as 10-12 cars entering our property seeking Saintsbury on a weekend..... I cannot imagine that with the extra volume of people being requested that there will not be more! **The requested number of increased visitors is outrageous and intrusive to those of us who live here.** It sounds commercial, not agricultural. Why not do the entertaining closer to the hotels downtown? All of the impact reports listed in the request are reported as "less than significant impact" or "no impact" Correct, less than significant impact to the winery, **but significant impact to those of us who live around the winery!!**

I strongly request that Saintsbury re-evaluate its obligation to its' neighbors. And I strongly request the Planning Services Department re-consider the impact to what was a pleasant, quiet agricultural neighborhood to requests to make it a commercial, money making, water wasting, traffic infested attraction at the expense of all of us who live and pay taxes here!

