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Public Comments
Sullivan Rutherford Estate
P19-00156-MOD

Annie and Frank Emmolo
1085/1083 Galleron Road,
Rutherford, CA 949573

October 12th, 2020

**Planning Commission
NAPA COUNTY
1195 Third Street, Suite 210
Napa, CA 94559**

**Cc: David Morrison, Director;
Trevor Hawkes, Planner**

Dear Members of the Planning Commission:

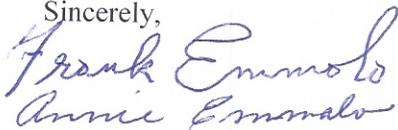
My husband and I live across the street from the Sullivan Rutherford Estate property at 1085/1083 Galleron Rd in Rutherford.

Our family has a long history in Napa County, arriving here almost 100 years ago, so we have seen a lot of change over the years, some good and some not so good.

When the Sullivan Winery was purchased a couple of years ago, we were very interested to learn what the new owner was planning to do with the property. Having lived across the street for as long as the winery had existed, we had become familiar with general winery operations and had no issues with our neighbor and their guests. Upon meeting the new owner, Juan Pablo, and his team, we were pleasantly surprised to learn that their primary goal was to focus on crafting the highest quality wines with limited visitation and production levels commensurate with those wines.

Having met personally with Juan Pablo and other winery employees to discuss the proposed use permit modifications, we fully support the application. We also would like to note that given our experience with the prior owner and its operations, which based on our observations appeared to be largely consistent with the level of visitation that is being proposed, we have no concern regarding any issues with traffic, noise, or winery operations.

Sincerely,

Handwritten signatures of Frank Emmolo and Annie Emmolo in cursive script.

Annie and Frank Emmolo

Lee Hudson
5398 Sonoma Hwy,
Napa, CA 94559

Hudson

October 26th, 2020

*Planning Commission
NAPA COUNTY
1195 Third Street, Suite 210
Napa, CA 94559*

Cc: David Morrison, Director
Trevor Hawkes, Planner

To the Members of the Planning Commission,

I am writing this letter to offer my support for the Sullivan Rutherford Estate winery project.

I am not a neighbor to the project so normally I would not get involved, but knowing Juan Pablo personally I'm happy to do so. Being a vintner, rancher, farmer and winery owner in Napa County since the early 80s, I have seen my share of winery projects. So when Juan Pablo approached me to discuss the property and his plans for the winery, I was impressed with his sincerity and thoughtfulness, not only with respect to quality of the winemaking but also to his sense of community as well as his respect for history.

I believe this is reflected in the number of neighbors that, to my understanding, support this project. I would imagine it is directly the result of Juan Pablo reaching out to his neighbors to develop an understanding of his new Galleron Rd. community.

In summation, the project will modernize a 40-year old winery facility while keeping production and hospitality at levels that are in balance with the winery's location and surroundings. Having reviewed the main elements of the application I fully support the proposal and trust that you will do so as well.

Sincerely,



Lee Hudson

Dick Maher
301 Deer Park Road
St. Helena, CA 94574
(707) 804-6296

November 2nd, 2020

Planning Commission – County of NAPA
1195 Third Street, Suite 210
Napa, CA 94559
Cc: David Morrison Director; Trevor Hawkes, Planner

Dear Members of the Planning Commission:

My name is Dick Maher and I would like to offer my support for the Sullivan Rutherford Estate project. My family and I have been in the Napa Valley for the past 45 years, and I have had the opportunity to see several tens of winery projects being developed or renovated.

My family has known Juan Pablo Torres-Padilla and his family since he first began looking for a winery property in Napa Valley more than 5 years ago. Being able to look for, and subsequently acquire a property in the Valley is rare and difficult, let alone finding the right combination of vineyard quality and winery location. After several years of patience and dedication, and having visited more than 100 wineries in the valley, Juan Pablo found Sullivan Rutherford Estate and was able to acquire it in 2018; the Estate is located on the valley floor with a 1979 use permit approved before the Winery Definition Ordinance was enacted.

The current proposal for a use permit modification will take this existing winery property that has been in operation for 40 years and provide the improvements necessary to allow the Estate to continue and enhance the tradition of quality winemaking for the next 40 years and beyond. Revitalizing and modernizing existing wineries is something that should be commended and does provide some real benefits to our community such as: compliance with the Winery Definition Ordinance provisions, modern Building and Fire Code standards, groundwater monitoring requirements, County Road and Street Standards for fire safe access, and other modern conditions of approval that did not exist in 1979 when the winery was originally approved. The project will do this while only asking for modest production increase, realistic and relatively small visitation numbers that strikes the right balance between its Estate vineyards, wine production, and the marketing of a wine with a philosophy of rareness, attention to detail, and providing top semi-private hospitality experiences.

I reviewed the main points of the application and I fully support the proposal.

Respectfully,



Dick Maher