

May 27, 2021

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559
c/o Trevor Hawkes, Planner III

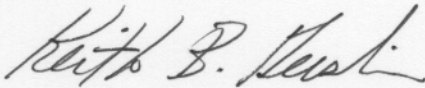
www.napacountyplanning.com

Regarding: P19-00172, Pickett Road Wine Company Major Modification Application

Dear Napa County Planning Commissioners:

This letter is being written in support of the above referenced request for modification of the existing Use Permit for the Winery. We fully endorse the request of the Major Modification to their Use Permit. The Winery and Ms. Fleming are excellent stewards of the land and the environment and continue to be great neighbors. We can recommend their request for the Modifications without reservation.

Yours Truly,



Keith Geeslin
2121 Pickett Rd.
Calistoga, CA 94515
415-990-0255
geeslin@franciscopartners.com

Michael Wolf Vineyard Services, Inc.

P.O. Box 3540
Yountville, CA 94599

May 27, 2021

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559
c/o Trevor Hawkes, Planner III
trevor.hawkes@countyofnapa.org

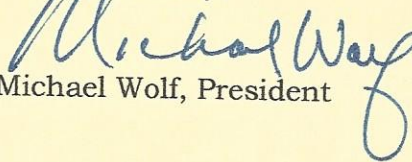
Regarding: P19-00172, Pickett Road Wine Company Major Modification Application

Dear Napa County Planning Commissioners:

My Vineyard Management Company, Michael Wolf Vineyard Services, has been farming the estate vineyards of Kelly Fleming Wines since 2012. Ms. Fleming is very passionate about her piece of Simmons Canyon, and is a great steward of the land. In the vineyard, we are very conservative in terms of water use, and employ several monitoring methods before ever irrigating. We do this both for wine quality and water conservation reasons.

This letter is being written in support of the above referenced request for modification of the existing Use Permit for the Winery. We fully endorse the request of the Major Modification to their Use Permit. The Winery and Ms. Fleming are excellent stewards of the land and the environment and continue to be very respectful of everyone in the neighborhood. I can recommend their request for the Modifications without reservation.

Yours Truly,



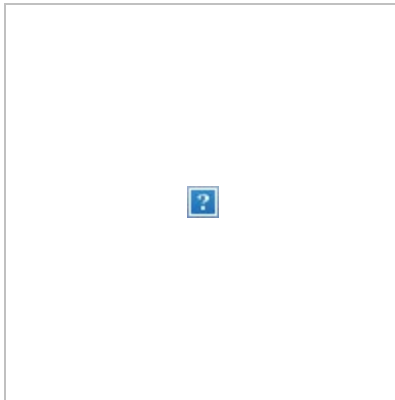
Michael Wolf, President

From: [Jon Webb](#)
To: [Hawkes, Trevor](#)
Subject: FW: P19-00172, Pickett Road Wine Company Major Modification Application
Date: Thursday, May 27, 2021 3:47:12 PM

[External Email - Use Caution]

Support Letter

From: Embrace Calistoga <inquiry@embracecalistoga.com>
Sent: Thursday, May 27, 2021 2:10 PM
To: Jon Webb <jwebb@albionsurveys.com>
Subject: P19-00172, Pickett Road Wine Company Major Modification Application



Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559
c/o Trevor Hawkes, Planner III
trevor.hawkes@countyofnapa.org

Dear Napa County Planning Commissioners:

This email is being written in support of the above referenced request for modification of the existing

Use Permit for the Winery. We fully endorse the request of the Major Modification to their Use Permit.

The Winery and Ms. Fleming are excellent stewards of the land and the environment and continue to be great neighbors. We can recommend their request for the Modifications without reservation.

Brent & Chris

Embrace Calistoga

1139 Lincoln Avenue

Calistoga, CA 94515

707.942.9797

www.EmbraceCalistoga.com



May 27, 2021

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559
c/o Trevor Hawkes, Planner III
trevor.hawkes@countyofnapa.org

Regarding: P19-00172, Pickett Road Wine Company Major Modification Application

Dear Napa County Planning Commissioners:

This letter is being written in support of the above referenced request for modification of the existing Use Permit for the Winery. We fully endorse the request of the Major Modification to their Use Permit. The Winery and Ms. Fleming are excellent stewards of the land and the environment and continue to be great neighbors. I have had a long running relationship with Ms. Fleming over the course of more than 12 years, on a variety of levels both professional and personal, and know her to be a woman of unfaltering vision, highly professional and quite charitable to a plethora of valuable causes. We can recommend their request for the Modifications without reservation.

Regards,

A handwritten signature in black ink that reads "Kirk P. Venge". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kirk Venge, Owner, Venge Vineyards

VENGE VINEYARDS

4708 Silverado Trail, Calistoga, Ca 94515 707.942.9100

From: [Robert Levenstein](#)
To: anne.cottrell@lucene.com; joellegpc@gmail.com; andrewmazotti@gmail.com; [Dameron, Megan](#); [Whitmer, David](#); [Morrison, David](#); [Hawkes, Trevor](#)
Subject: Pickett Rd Wine Co (Fleming Winery)/Major Mod #P19-00172-MOD
Date: Saturday, May 29, 2021 7:45:30 AM

[External Email - Use Caution]

Planning Commissioners and Staff.

I would appreciate your acceptance of my comments on the above Major Modification, as follows.

My name is Robert Levenstein. My wife, Jill Cole, and I have lived next door to the Kelly Fleming Winery for the past 12 years.

We have always supported Ms. Kelly's farming and the making of her wine.

We have telephoned her in her home in Austin, Texas when her pet burros wandered off.

We called her when we spotted smoke from her property after the Glass Fire.

We are participating, upon her request, in an application for a grant to reduce the possibility of future, local wildfires.

We have been good neighbors of Kelly Fleming since she built her winery

However, we sadly oppose the extremely large increase in Visitations and Marketing Events of her Modification, since it will deeply disturb the peaceful enjoyment of our property, and its present and future value.

The most disturbing impact on our property is from the noise created by the winery events. Let me explain why.

Both the Fleming Winery and our home are located within a very quiet, rural landform-the narrow confines of Simmons Canyon.

Simmons Canyon is not like the Valley Floor, it is similar to an echo chamber in that all sounds carry, loud and clear, up and down the canyon.

Our home is a bit more than 600 feet southeast, and elevated about 45 feet above the winery.

Winery sounds carry loudly and clearly into our bedroom.

Our experience with the Fleming night time events has been horrible. They have almost always been extremely noisy with loud boisterous conversation and constant amplified music. They usually conclude well after 10pm. The starting of cars and the racing of their engines by her lubricated guests only adds to the racket.

Napa County has absolutely no system of monitoring the number of events a winery holds, the number of persons they contain, or the disturbance they create. That monitoring appears to be left up to the Public.

Numerous times, events at the Fleming Winery have continued, extremely noisily, well after 10pm.

On one occasion, to stop the uproar, I called the Fleming Manager.

On two other nights when the events ran noisy and late, I called the County Sheriff's Office.

Based upon our experience with Fleming's consistently noisy past practices, we believe that her night time events will continue to be as uncaring and objectionable as they have been in the past.

The Initial Study for the Negative Declaration attempted to disprove the negative impact of noise caused by the project. It is incorrect. We oppose it as incorrect and inadequate. Here's why.

Initial Study Section XIII Noise

The Discussion of Noise in the Major Mod's Initial Study Check List relies for its incorrect conclusions on a 2015 noise measurement of an 85 person event at the Bell Winery. Using these measurements, and adjusting their results, so as to apply to the completely different conditions at the Fleming Winery is incorrect and inapplicable for the following reasons:

- a. Bell winery is located on the Valley floor- flat land- while the Fleming Winery is located in a narrow canyon-hillsides on both sides- where transmitted and reflected sound can be expected to act entirely differently, producing entirely different results.
- b. The elevation difference between the Fleming Winery and the adjacent residences is significantly different than the conditions at the largely flat land of the Bell Winery and may produce significantly different results.
- c. The ambient noise level at the Bell Winery may be very different than the evening silence of the rural Fleming Winery where sounds carry and are heard clearly.
- d. The noise originating from the Bell Winery event may or may not have been similar in character, or sound level, to that of the usual boisterous voices and amplified music of the Fleming events.
- e. The information on Noise in this study, which we oppose, is inadequate. Noise is a potentially significant impact

Fleming recognizes that noisy Marketing events can certainly be done during daytime hours, not necessarily at night, when they negatively impact her neighbors. As proof of this, she has requested in this Modification, an addition of 10 Marketing events, serving food and wine, with 24 people, in the day time, **before 4pm**. All of her events can surely prosper as well, before 4pm.

The Fleming winery's existing visitation and marketing is currently above the average level for wineries of similar production. Despite this, the applicant is requesting an increase of noisy night time events from 6 to 14 per year, and a more than doubling of its total annual event attendance.

Based upon the Applicant's winery being located in a narrow, noise enhancing canyon, and based upon its consistent practice of violating County Code Section 9.12.030.B by hosting excessively noisy events which substantially impact the neighbor's peace, tranquility and quiet enjoyment of its property, an increase in visitations and marketing should be denied.

We also oppose the approval of a Negative Declaration as to the project because of its inaccuracy, its inadequacy and its out of date assumptions on the Hydrology section.

Section X Hydrology

- a. The report notes how the calculations relating to the recharge of groundwater were made, as follows."Groundwater recharge was simulated for water Year 2010, chosen because annual precipitation totals across most of the county were close to their 30 year average in 2010."
Current and recent annual rainfall is much less than the 30 year average which the consultant used. These calculations, which use outdated assumptions, relate to the sustainability of the groundwater supply on which we in the Valley depend.
The assumptions produce a result inconsistent with what the current drought conditions will

produce.

During the 2020/2021 rainfall season, our area received just slightly more than 35% of its average, annual rainfall.

Global Warming, and forecasts for future rainfall for our area are equally discouraging.

b. The report states that, "When calculating over the entirety of the defined project areas, demand accounts for 1% of the estimated recharge. When accounting for only the recharge area within the project parcel (20.7 acres), the demand accounts for 9% of the recharge."

1% is a misleading figure. Demand, which accounts for 9% of recharge, is a significant amount.

c. It seems clear that the project's water demand is increasing, and the rainfall supply is decreasing. Significantly different results would be obtained by the consultant, if the Hydrology study were done with assumptions more in keeping with current rainfall conditions.

d. The report states that the groundwater level would be reduced by the project, but not significantly. In these critical drought times, all water availability is significant, irrespective of the amount.

e. The report states that, "the project site is not located within a water deficient area." That statement is not correct, since local observers note constant, daily deliveries of large quantities of potable water to properties close by the Fleming Winery.

f. The hydrology section of this report is inadequate. It bases conclusions on data from 2010. It does not reflect current conditions. Climate and resulting rainfall have changed dramatically. The report is incorrect and inadequate. It needs to be redone to reflect current real conditions and more appropriate estimates of future years.

Because of our extreme drought conditions, Napa County residents will almost certainly be asked to reduce their water usage. One must conclude that in this dire situation, the Planning Commission may very well consider not approving any projects which contain increases in water consumption.

Summary

The Fleming Winery Major Modification application should be denied on the basis of County Code administrative finding 90.12.030.B which underlies the authority of the Social Host Accountability Ordinance.

If the Commission decides to do otherwise, based upon all of the above, I believe environmental impacts from the proposed project associated with noise and hydrology are Potentially Significant Adverse and Unmitigable and an EIR with site specific studies is required to disclose the project impacts and to mitigate them to the maximum extent feasible.

The preferred alternative would be no nighttime activities on the winery property.

From: [Jeff Gargiulo](#)
To: [Jon Webb](#); [Kelly Fleming](#)
Cc: [Valerie Boyd](#)
Subject: Hospitality
Date: Saturday, May 29, 2021 11:15:46 AM

To whom it may concern,

We at Gargiulo vineyards strongly support Kelly Fleming wines petition for a moderate increase in hospitality guests. The small number they are asking for is very modest. At Gargiulo Vineyards like many smaller wineries, we depend on visitors to sell our wine. Kelly Fleming wines Is an extremely high quality winery, and offers a very exclusive visitation. This very modest increase should have no impact on neighbors or traffic. Please give strong consideration for this very modest request.

Regards, Jeff and Valerie Boyd Gargiulo
Proprietors Gargiulo Vineyards
575 Oakville Crossroad

Sent from my iPad

May 27, 2021

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559
c/o Trevor Hawkes, Planner III
trevor.hawkes@countyofnapa.org

Regarding: P19-00172, Pickett Road Wine Company Major Modification Application

Dear Napa County Planning Commissioners:

This letter is being written in support of the above referenced request for modification of the existing Use Permit for the Winery. We fully endorse the request of the Major Modification to their Use Permit. The Winery and Ms. Fleming are excellent stewards of the land and the environment and continue to be great neighbors. We can recommend their request for the Modifications without reservation.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Frank Dotzler', with a long horizontal flourish extending to the right.

Frank Dotzler
335 Pine Breeze Drive
Angwin, CA 94508

From: [Christopher Kostow](#)
To: [Christopher Kostow](#)
Subject: Fleming Winery/Pickett Rd.
Date: Sunday, May 30, 2021 12:06:31 PM

[External Email - Use Caution]

To Whom it May Concern

My name is Christopher Kostow, and I live at 2101 Pickett road with my wife and two young daughters. I am writing to you today in regards to the planned Modifications being considered at Kelly Fleming winery which sits at the end of Pickett road.

I should mention that, as the chef of well known restaurants in the Napa Valley I have catered events at the winery, and have no opposition per se to Kelly who I have always known to be a kind and considerate person. I have never raised my voice in opposition to any particular development effort in the Napa Valley, and have long supported people's ability to conduct their business in a reasonable manner as they see fit. However, the challenges already existent on Pickett Road are such that I am compelled to vociferously oppose the proposed changes.

My primary concerns are related to car traffic and road conditions. We live on the corner of Rosedale and Pickett, in what has become an incredibly dangerous intersection. The road at various points is no wider than 11 feet. There is a crumbling ditch on the north side of Pickett that cars avoid by driving onto my gravel driveway, at speeds in excess of 60 miles an hour. I fear regularly for my children's lives. We have already lost one pet and another local dog was killed just last week by a speeding vineyard worker who refused to stop despite the pleas of nearby pedestrians. There are no speed limit signs, no speed bumps, no monitoring by law enforcement.

With the nearby Four Seasons hotel ready to open, we will be adding to this mix hundreds of additional hotel employees using Pickett/ Rosedale to get to work and scores of cyclists/runners (joining those already coming from Solage) I welcome the planning commissioners to come and see the road conditions with their own eyes. I can understand why those who live well off of Pickett road may be ok with the prospect of additional traffic, but I can say without equivocation that they would feel differently if they lived in proximity to the road.

In short, there is no way that this road meets Napa County standards. If the county was to make significant improvements to the road to better accommodate increased traffic, then this would make the Fleming winery request more reasonable (although this wouldn't mitigate the second issue) To knowingly add commercial and private traffic onto this road would seem careless.

The second very concerning facet of this is the aquifer that provides drinking water for those who live in this area. As I can attest to, this aquifer has become increasingly spotty as temperatures have increased and rain decreases. Water trucks deliver water throughout the day to homes and vineyards on Pickett. Those in this neighborhood are buying larger and larger tanks in order to ensure a reasonable supply of water throughout the year. I have a hard time understanding why we

would be prioritizing wine-making and hospitality events over peoples' need for drinking water. This is an existential issue, and one that I hope the planning commission will take into account.

Pickett Road is a place of incredible beauty, and I have immensely enjoyed raising my family there. It is a true treasure of the Napa Valley, and frankly, our primary reason for remaining here in the face of all of the challenges that we have all endured over these past years. It is my hope that we don't further erode that which holds so much beauty by failing to take into account the actual situation on the ground.

Thank you for your time.

Chef Christopher Kostow
The Restaurant at Meadowood
THE CHARTER OAK
ensue

From: [Jon Webb](#)
To: [Hawkes, Trevor](#)
Subject: FW: Kelly Fleming Modification Proposal Pickett Road Support
Date: Sunday, May 30, 2021 1:13:31 PM

[External Email - Use Caution]

Thank You

Jon M Webb, PLS 6709
Albion Surveys, Inc.
1113 Hunt Avenue
Saint Helena, CA 94574
707-963-1217, ext 117
707-963-1829(facsimile)
jwebb@albionsurveys.com

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From: Daniel J Duckhorn <danieljduckhorn@gmail.com>
Sent: Sunday, May 30, 2021 1:10 PM
To: Jon Webb <jwebb@albionsurveys.com>
Cc: kellymullenfleming@gmail.com
Subject: Kelly Fleming Modification Proposal

Napa County Planning Commission,

Over time, the Napa Valley has increased visitation as wine has become our natural treasure. Kelly Fleming's modest increase in visitors supports the needed accommodation and tends to spread the increased concentration in the Valley's center.

We strongly support her request, as her winery has been a valuable contribution to our heritage.

Kind regards,

Dan and Nancy Duckhorn

May 28, 2021

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559
c/o Trevor Hawkes, Planner III
trevor.hawkes@countyofnapa.org

Regarding: P19-00172, Pickett Road Wine Company Major
Modification Application

Dear Napa County Planning Commissioners:

This letter is being written in support of the above referenced request for modification of the existing Use Permit for the Winery. We fully endorse the request of the Major Modification to their Use Permit. The Winery and Ms. Fleming are excellent stewards of the land and the environment and continue to be great neighbors. We can recommend their request for the Modifications without reservation.

Most Sincerely

A handwritten signature in black ink, appearing to read "Marilyn and Edward Wallis". The signature is written in a cursive, flowing style with a long horizontal flourish at the end.

Marilyn and Edward Wallis
1670 Diamond Mountain Road
Calistoga, California, 94515

John A. and Beth N. Cooper

May 30, 2021

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

c/o Trevor Hawkes, Planner III
trevor.hawkes@countyofnapa.org

Regarding: P19-00172, Pickett Road Wine Company Major Modification Application

Dear Napa County Planning Commissioners:

This letter is being written in support of the above referenced request for modification of the existing Use Permit for the Kelly Fleming Winery.

We fully endorse the request of the Major Modification to this Use Permit. The Winery and Ms. Fleming are excellent stewards of the land and the environment and have always been respectful and great neighbors.

We are pleased to fully recommend their request for the Modifications without reservation.

Yours Truly,

Address:
4680 Silverado Trl., Calistoga CA 94515

May 27, 2021

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559
c/o Trevor Hawkes, Planner III
trevor.hawkes@countyofnapa.org

Regarding: P19-00172, Pickett Road Wine Company Major Modification Application

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Yours Truly,

Frank Ballentine

Address: 2820 St. Helena Hwy. N.
St. Helena, CA 94574

From: [Hubert Verdeille](#)
To: [Hawkes, Trevor](#)
Subject: MAJOR MODIFICATION # P19-00172-MOD Kelly Fleming/Pickett Road Wine Company
Date: Tuesday, June 1, 2021 2:46:44 PM

[External Email - Use Caution]

Attention: TREVOR HAWKES, Planner III
Napa County Planning, Building & Environmental Services
trevor.hawkes@countyofnapa.org

Regarding **MAJOR MODIFICATION # P19-00172-MOD**
Kelly Fleming/Pickett Road Wine Company

June 1, 2021

To Whom It May Concern,

We have no issue with a business making reasonable changes to succeed, but we need to address the egregious commercialization of our Napa Valley agriculture and its negative affect on local residents who also have a vested interest in their own properties — and whose concerns are often ignored.

Over the last 17 months, the majority of projects reviewed by the county planning commission has been winery expansion, higher event attendance, and more tasting volumes. Visitation is often a sticking point for winery applications. Winery officials say they need to market wine directly to consumers to succeed. Critics say there comes a point when wineries are no longer agriculture, but **event centers** generating too much tourist traffic.

Case in point is the current request by Kelly Fleming Winery:

VISITORS - The modification requested by Kelly Fleming/Pickett Road Wine Company doubles staffing, increases daily visits by a factor of four, and doubles the yearly visitors to over 6,400.

EVENTS - The modification requested by Kelly Fleming/Pickett Road Wine Company also requests the allowance of 24 Wine Events per year for an additional 1,115 event guests.

TRAFFIC / SAFETY: The Pickett Road/Rosedale Road corridor can not sustain a further increase in traffic. This area has seen a drastic uptick since the construction of the new Four Seasons Resort along with the on-going operations of vineyards and the 3 existing Pickett Road wineries, with an application for a 4th, (**a new 30,000 gallon winery***), on the books for Pickett Road. Further, the recent designation of Pickett-Rosedale Roads as a public Bike Path has added additional bicycle traffic to the current joggers and dog walkers who frequent this rural area. The road is narrow and has no stop signs or speed bumps to curtail the speed of vehicles that often drive in excess of the posted limit down Pickett toward the Silverado Trail. Local homeowners are adversely affected. Children and pets are at risk. A few weeks ago a dog was killed by a speeding hit-and-run driver on Pickett.

We strongly believe that the requested winery allowance of **7,355 visitors** a year along this rural road/area is an unnecessary safety risk for everyone, tourists and locals alike, and should not be allowed.

AGRICULTURAL PRESERVE / WATERSHED: Pickett Road lies in the *Agricultural Preserve*, a land-zoning ordinance that has prevented over-development in Napa Valley by establishing agriculture as the “best use for the land”. Marketing events and increased visitor allowances are not the best uses for the land; it is only “the best” solely for the winery owner. Local homeowners who invested in rural homes are often adversely affected by the one parcel owner who stresses the area. In fairness to all concerned, this disparity can not be allowed to continue. Our home property values are our investments as well; we demand an equal voice. The area is not only affected by the increased traffic and the volume and noise of heavy trucking and equipment, but also by the drain on our

drinking water aquifer. [According to the U.S. Drought Monitor](#), nearly 40% of the West is currently in a state of extreme or exceptional drought. Conditions are not likely to improve in the near future given the ongoing contributions of [climate change](#). Neighbors who rely on the Simmons Canyon watershed, also affected by the increased developments on Pickett Road, have seen their well outputs reduced and have resorted to adding additional water storage tanks as a mitigation measure. For the past several months we have counted up to 8 water tanker trucks a day heading up Pickett Road - proof that the groundwater in our area can not sustain even the current land uses.

We strongly demand that the requested non-agricultural use of the precious commodity of water in our area, specifically for the increased marketing events to and the entertaining of additional winery visitors, should not be allowed.

Please do not continue to allow more and more wineries/expansions that negatively affect our local residents, roads and natural resources. We need Planners and Supervisors who protect our beautiful Napa County, give every resident an equal voice, and who have the courage to say, *“NO, enough is enough”*

Thank you,

Hubert and Michele Verdeille
17 Rosedale Road, Calistoga, CA 94515
HLVerdeille@gmail.com | 707.942.9609

***Few and Far Between Winery - 2355 PICKETT ROAD.** *New 30,000 gallon winery, visitation with food pairings, marketing events, on-premises consumption. 3,700 s.f. Winery building, 22,000 square foot Class II cave, and an exception to the Road and Streets Standards.*
<https://www.countyofnapa.org/2876/Current-Projects-Explorer>

From: [Michael Krassner](#)
To: [Hawkes, Trevor](#)
Cc: [Nicole Krassner](#)
Subject: Kelly/Fleming Project
Date: Tuesday, June 1, 2021 3:04:11 PM

[External Email - Use Caution]

Dear Mr. Hawkes,

Thank you for the opportunity to comment on the changes proposed by Kelly Fleming/ Pickett Road Wine Company / Major Modification # P19-00172-MOD

We own the property at 9 Rosedale Road at the corner of Pickett and Rosedale. Over the course of our ownership, we have seen the traffic on Rosedale and the speed with which it moves grow significantly.

It seems the wineries begin at one level and then grow their size, their visitors, and employees in a series of large modifications over time. We have seen this in other places in our area and understand there are new applications for wineries on Pickett pending as well.

The change proposed by Kelly Fleming is as you know a major modification. In addition, given their activities on the property without authorization it seems, in part, you are being asked to reward bad behavior.

Were these changes approved it would change the character of the traffic down Pickett at the same time as we are seeing increased traffic in the area from other developments including The Four Seasons. As I'm sure others will note, we very much enjoy the neighborhood itself and the opportunity to walk down Pickett with our families' grandchildren and animals. This will materially change the nature of that experience.

The nature and character of the area in which the winery was placed should have been considered early on. However, their plan from the beginning was likely to get in place and then at some point look for a large expansion out of character with the neighborhood.

Again, aside from the increase of almost 4000 visitors a year down a semi-rural road the additional traffic caused by the visitors and by the increased marketing program and traffic associated with those visitors is unwarranted and should be significantly scaled back.

Thank you for your time

Nicole and Michael Krassner

Mkrassner25@gmail.com

415-624-4110

nicole@nicolevillakrassner.com

415-407-1370

Michael L. Krassner

mkrassner25@gmail.com

415-624-4110

From: [Hurd Beeswax Candles \(null\)](#)
To: [Hawkes, Trevor](#); anne.cottrell@lucene.com; [Trevor Hawkes](#); [Dameron, Megan](#); [Gallina, Charlene](#)
Cc: [Mary Sue Frediani](#)
Subject: Kelly Fleming Winery
Date: Tuesday, June 1, 2021 4:25:03 PM

[External Email - Use Caution]

Dear Planning Commissioners~

First off, I'd like to say I agree totally with neighbors, Hubert & Michele's letter~
The expansion aspects of their operation in relation to the numbers of guests and events of all kinds are Excessive.

How will guests be arriving is a huge concern, as the entrance is at the end of a (was) quiet, narrow county maintained country road.

Will limos & buses ONLY be required of them?

Is there an expansion of their transportation management plan being required?

Water is a HUGE concern ~

Has water analysis of recharge estimation taken place post Glass Fire?

What is the recharge capacity since these fires?

Having lived/grown up in this area, it is a well known fact that All water patterns have shifted and are not as they were.

Wells are dry or are drying, frost protection lakes are not getting filled from ground water, and Simmons Creek is/has not been flowing.

Which brings a point of requesting that ALL tours/Tastings & Events be Cancelled on PSPS and RED FLAG days ~.

It is highly unlikely that any fire protection plan they have in place will Succeed, and who wants to wait and find out!

None of us want to see another Calistoga Ranch situation~

Being a third generation grape growing neighbor , and having experienced this property as our horses' pasture (500 acres worth)

I have very great fondness and concern for them- and all of us as neighbors.

Sincerely,
Mary Sue Frediani
Frediani Vineyards LLC

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

From: [ruralangwin](#)
To: [Joell gallagher](#); anne.cottrell@lucene.com; [Dameron, Megan](#)
Cc: [Morgan, Greg](#); [Gallina, Charlene](#)
Subject: Kelly Fleming Wines - Team
Date: Tuesday, June 1, 2021 4:11:57 PM

[External Email - Use Caution]

Commissioners,

Please just read Ms. Fleming's bio attached and ask why she notes water scarcity on her website? That seems odd, don't you think? Why is there at least one dry hole noted in the water availability analysis? Why are several of the wells' production noted as declining in well tests? How is the devastation of the watershed in the Glass Fire and loss of tree canopy and natural vegetation considered?

No visitation should occur during PSPS or Red Flag days.

No cumulative impacts analysis of continued conversion of trees to vineyard in immediate area.

I request you deny this modification.

Respectfully,

Kellie Anderson

[https://urldefense.com/v3/https://www.kellyflemingwines.com/Team_!!GJlbE8EFNbU!mCiDqTlqULq0rsy1-NB-2VK_dc5LaDrUY8KTxLjYz43PBKbiOxipF-H1UsE1H8zb3f9MBATm4-s\\$](https://urldefense.com/v3/https://www.kellyflemingwines.com/Team_!!GJlbE8EFNbU!mCiDqTlqULq0rsy1-NB-2VK_dc5LaDrUY8KTxLjYz43PBKbiOxipF-H1UsE1H8zb3f9MBATm4-s$)

Sent from my iPad