

From: [Christopher Kostow](#)
To: [Hawkes, Trevor](#); anne.cottrell@lucene.com; Dave.joellegPC@gmail.com; Whitmer@countyofnapa.org; [Andrew Mazotti](#); [Dameron, Megan](#)
Subject: Fleming Winery
Date: Wednesday, September 15, 2021 8:44:08 AM

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The Kelly Fleming Major Modification #P19-00172-MOD public hearing scheduled to be heard by the Planning Commission on September 15, 2021 **must be continued to a future date.**

"It should be noted that a public hearing was opened on June 2, 2021 to hear this item and solicit public comments. As a result of public comments, this project was continued to allow the applicant time to meet with neighbors regarding their concerns with the proposed modifications."

Public Notice, Notice of Planning Commission Hearing & Notice of Intent to Adopt a Negative Declaration, Kelly Fleming / Pickett Road Wine Company / Major Modification #P19-00172-MOD. September 3, 2021

Please note the sole reason for continuing the June 2 public hearing was, per the public notice, "...to allow the applicant time to meet with neighbors regarding their concerns with the proposed modifications." There is no evidence nor finding that there has been any such meeting between the applicant and all the affected and concerned neighbors as instructed by the Commission.

Although neighbors contacted County Planning to facilitate such a meeting, no effective response from applicant or county staff has been received to date. Neighbors, therefore, have been unable to adequately prepare for the hearing on September 15 as we have been waiting for further information from this meeting.

This sole condition for continuing the public hearing, as specified in the public notice, has not occurred; therefore the public notice is defective. I request that the hearing be continued to a future date - after such applicant/neighbor meeting has occurred and after being legally noticed.

Signed,

Christopher Kostow
Homeowner, 2101 Pickett Rd

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(415) 710-1489 (cell)

From: [Patricia Damery](#)
To: [Hawkes, Trevor](#)
Cc: [Andrew Mazotti](#); [Dameron, Megan](#); [Whitmer, David](#); [Joell gallagher](#); anne.cottrell@lucene.com
Subject: Kelly Fleming Winery Comments
Date: Wednesday, September 15, 2021 9:00:44 AM

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Dear Commissioners,

At a time of severe drought and fire danger, I am shocked at Planning's recommendation that this project be approved as presented. It feels like Groundhog Day. How many times have we read that infamous phrase "According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts." Is dewatering of wells and creeks and intensifying use in areas of fire danger considered here in the definition of environmental impacts? When trucking of water is being done to the extent it is on Pickett Road, there is a water problem.

I urge you to deny this major modification until more is understood about the dewatering of wells and the creek in this area . What we are doing with wells and irrigation is wrong in this climate, and if we are to survive into the future in agriculture and as Napa County citizens with access to good drinking water, we have to do this differently.

The climate has changed and is changing. We are told the water and fire situations may well get worse. Statistics on average rainfall are failing us. The last twenty years are more dry than wet, our California balance between rain and drought, more drought than wet. More wells drilled, more intensity of use, dewatering surrounding wells and creeks. This is sadly not considered in many of the plans coming before you. Has this area surpassed the limit it can reasonably support in development of wineries, homes, and vineyards? The last thing we should be doing is allowing expansion until we know that answer.

I urge you to deny this major modification on the issue of water alone.

Patricia Damery

Dry Creek Road