

Jim & Sharon Olson
2045 Coombsville
Napa, CA 94558

RECEIVED

September 19, 2011

SEP 12 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Napa County Planning Department
Attn: Ronald Gee & John McDowell
1195 Third St. Suite 210
Napa, California 94559

RE: Faust House
2031 Coombsville Rd. Napa, CA
Use Permit P11-00060 and P11-00164

Dear Mister Gee & Mister McDowell:

First of all, we want you to know that we are pleased to finally see a plan is coming together to preserve the property by the Faust Vineyards. We are glad that Faust is attempting to improve their property, however we do have some concerns that we believe the County of Napa should address:

WATER: We are in the Milliken-Tulocay water conservation district, which is in serious trouble with a declining water table. We have been told by a representative of Faust that it is believed (by them) that no more water will be consumed with their projected use of the property than was used prior to their ownership of it. Does anyone at the Planning Department know where they have gotten their information? Has a report been presented to you documenting that claim? If not, we certainly think a study and report should be made (and required before issuance of a permit) by a qualified hydraulics engineering company that can substantiate this claim. Our concern is for good reason, as there are wells that have gone dry in our immediate residential area. This is a serious concern of ours, as well as the County of Napa. We know installing water meters in this area has been considered to monitor consumption. Wineries use a lot of water, and where does the waste water go?

RESIDENTIAL AREA: This is a residential area where we *live*, not a commercial area. We are concerned about the impact that a winery will make on our neighborhood... particularly the amount of traffic and noise it will produce. Specifically...

TRAFFIC: The lane/driveway servicing the property for access is minimal at best and does not allow for two-way traffic. Pulling off the pavement (to allow passage) is done *only after the rainy season is over*, because during the wet months vehicles will sink into the mud and will have to be towed out.

Our biggest traffic concern, however, is the access to/from this property, which is through two stone pillars right at Coombsville Road, about 400 ft. east of 1st Ave. Coming east from town, you're rounding a bend just before entering the property. The speed limit is 40mph, but many vehicles go much faster than that, having to slam on their brakes or swing into the opposite lane (crossing a double yellow line) to avoid an accident. It is precarious leaving the property as it is, but when a vehicle is trying to enter, it gets downright dangerous. Frequently an eastbound car entering the property (turning right) will need to stop and pull to the shoulder of Coombsville Rd. to allow the exiting car (most often turning left) to leave. The exiting driver then has a very obstructed view to the left, and besides that, cars can be flying around the bend, giving the exiting person very little time to get safely on to the road. You must be very observant and have quick reflexes...both things people who have been drinking many times lack. It's an accident waiting to happen.

PARKING: Nine spaces will be available in the two parking areas. They are to be used by 1 full-time and 2 part-time employees, leaving 6 spaces for tasting guests and two residents. The application allows for 15 persons per day, which seems reasonable. Here's the biggest issue as we see it. The 15 persons per day is just the base number, because allowing 12 25-person events, 4 50-person events and 2 100-person events changes the dynamics quite a bit. Where will parking take place for these events? Certainly not in the nine spaces provided. Where will caterers and their employees park? How are you, the county, going to control the actual number of tasting customers per day? Will there be any accountability?

There cannot be any roadside parking on the lane, as that would restrict emergency response teams from quick access. It is not safe to park on Coombsville Road, as there is not adequate shoulder space for parking and would block vision when exiting onto Coombsville Rd.

Since parking (and weather) won't allow vehicles on the orchard when it is wet, it appears most, if not all, the larger events will happen during summer; concentrating most of the traffic on the little lane during those months when we like to be outside, enjoying the outdoors, also. All this means that most of the 18 larger events allowed on an annual basis, in reality will need to be scheduled during the summer months, meaning that nearly every weekend day during those months will be impacted. This leads us to another major concern...

NOISE: 25, 50 and 100 person events will bring noise. We repeat...this is a residential neighborhood. We already hear the spray tractor machines in the middle of the night, windmill propellers and the seasonal harvest pickers with the clattering gondolas in the night time hours. We understand some of the noise; it's the price you pay for country living, but noise from large parties is not what we bargained for when we purchased the property 20+ years ago.

We believe the winery, if approved, should have strict limits on the hours when noise can be made. As a contractor, I must abide by "construction hours", which limits when I can build. I believe they are 7:30AM to 6:00PM. Faust should be limited to those hours for construction, production, events and tastings, as well, especially since they are requesting business be conducted 365 days/year. Larger events will be fewer in number, we understand, but we know how noisy large events can be, and we also know the existing farmhouse cannot accommodate those. It will be necessary for them to be outside. Noise travels very well out here, and we have no desire to have large event noise, which can include excessive decibels from music, amplified voices, etc. to become a part of our immediate environment. We are only about 110 yards away from the area where these large events will be held.

We would like the Faust House to be limited to tastings only and no large events. We'd like the use permit denied for the larger events, but if approved, we'd like hours of operation to be limited to 8:00AM to 6:00PM to preserve the residential neighborhood integrity.

Besides the above specific concerns, we have a few general questions:

If the Carbone winery had their barrels in the basement under the house, where are the drains for the barrel area wash down? Was the wine produced in another building, or even on a different property? If that's the case, does the old farmhouse qualify for "Ghost Winery" status?

A winery with a 10,000 gallon production will require more than 1 full time and 2 part time employees, as applied for. So we ask, how many employees are there really going to be and...if the duplex is occupied, how many parking spaces will be left?

Has an Environment Impact Report been done on this project? If not, we certainly think it would be appropriate to do so, given the changes that would be brought to this community.

We believe every property owner should have rights to improve their land, *but it should be compatible with the surrounding existing property owners*. We feel if Faust House wants to blend in to our residential area, only tastings and production hours should be allowed.

Thank you for reviewing and addressing our concerns. We want to be welcoming and neighborly, and help Faust blend into our neighborhood.

James A. & Sharon L. Olson
2045 Coombsville Rd.
Napa, California 94558

ZYRTEC
cetirizine HCl

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SEP 12 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

To whom it may concern,

We have been a resident of 2060 Coombsville Rd since 1984. We do not want a winery built across the street from us. We are very concerned about our well water, we have already had to dig deeper once, & can't do it again. We are also concerned about all the noise & parties. This is a very quiet part of the valley, & we want to keep it that way. Also there would be too much traffic & no where to park. There is an elementary school & JR. High very close by & we would worry about the safety of the kids with wine tasting going on. One of the access roads is directly

ZYRTEC
cetirizine HCl

across from our home. The
lights would be coming in
both of our front windows.

From what we understand
they have a sister winery up
valley, + that is where
they can hold there events,
not in our small community.
We are ~~total~~ against this
Project going through.

Dan Smea
Kathy Smea
2060 Combsville Rd.
Napa Ca.

707-255-5905

Sept 11, 2011

RECEIVED

SEP 12 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

To: Napa County Conservation, Development and Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

From: Ellyn Leonard-Lindley
2049 Coombsville Rd
Napa, CA 94558

9/12/11

Re: Faust House LLC/ Faust House Winery –Use Permit #P11-000660-UP, Conservation Setback
Exception Use Permit # P11-00164-UP and Road and Street Standards Exception

Dear Ronald Gee, Planner

I am concerned about the impact that the Faust House Winery Development may have on my property and its surroundings.

I feel that I live in a neighborhood that cannot support a boutique winery that has the amount of traffic that is reported to be 15 persons a day and 100 per week, 12 events a year with 25 persons, 4 events with 50 persons and 2 events with 100 persons. My residence faces Coombsville Rd and sits alongside the easement road that employees and visitors would travel on to get to the Faust House.

I have chosen to live in the country to have my privacy and enjoy the peaceful surroundings. I have concern already about the increase in traffic over the years. With two schools on either side of my home, traffic becomes a big issue especially during the school year. I also feel that the bike trail will become even more dangerous for those who enjoy biking and or walking.

I am very pleased with the Faust Vineyard that has been planted next to my home. It is just beautiful to look at when I sit on my deck. I want to thank the Faust Winery for their love of the Tulocay viticultural area and for growing their grapes here however; I do not feel the boutique winery of this scale is appropriate for this residential neighborhood.

Sincerely,


Ellyn Leonard- Lindley

September 12, 2011

John McDowell
Napa County Planning Department

Re: The Faust House winery permit application

Dear John,

On behalf of my brother, our wives, our children, and myself I would like to submit copies of the e-mail correspondence I have had with you and Lauren Watters to be considered in preparation of the Staff Report regarding the above project.

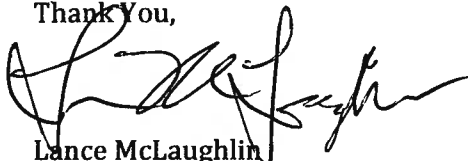
My family has made the property next door to the Faust House our family home for close to sixty years. My father grew up in my house and went to school at Mt George Elementary School, Silverado Middle School, and then to Napa High School. I grew up spending weekends and summers with my grandparents here my entire life. When my wife and I moved in to this house in 1996, I sat back and said out loud, "I am never moving again". My phone number is still the same as my grandfather's and it is the very first phone number that I ever learned. We have been here for generations and I have no intention of ever leaving. I expect my heirs to live here for many generations.

I remember many things about what is now the Faust Property from my childhood. It was owned by a family that owned an amusement arcade near Napa High in the strip mall at the southwest corner of Lincoln and Jefferson streets. The basement of the Faust House was their game room. It had 4 or 5 pinball machines, a pool table and an air hockey table. My brother and I spent many afternoons playing in the game room while my grandparents visited with Joel and Dora, the owners. They had a son named Ben who started a furniture company, called Benwood in the sheds. They grew hay in the field, which is now the Dambrosio Vineyard. They had homing pigeons that would circle the skies every afternoon. I don't believe that they ever rented the secondary residences. Nobody in my memory has ever tended, watered or harvested the walnut vineyard.

The following owners Joanie and Paul Kintscher were wonderful gardeners. They had chickens, sheep, goats and a couple alpacas. Joanie was the handwork teacher at Stonebridge School and would spin her own wool into yarn. She was an expert knitter.

Please carefully consider the questions and comments raised by me, as well as my neighbors, when preparing the report to be submitted to the planning commission.

Thank You,



Lance McLaughlin
2073 Coombsville Rd
Napa CA, 94558
224-1754 (home)
287-6285 (cell)

RECEIVED

SEP 12 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

From: Lance McLaughlin <lancemclaughlin@mac.com>
Subject: Faust House Concerns
Date: August 31, 2011 2:30:16 PM PDT
To: Lauren@Quintessa.com
Cc: Damon McLaughlin <d_a_mclaughlin@yahoo.com>, Mike McLaughlin <cavemike22@gmail.com>



Hello Lauren,

Thank You for having the reception to introduce your plans to the neighbors on Coombsville Rd. As I lay in bed later that night and the next morning, I found that I have some strong concerns regarding the Faust House plan to become a working winery.

Let me begin by stating that during the reception I was trying to keep an open mind. Unlike most of the other neighbors, I am less concerned about the noise of the occasional event. However, I believe that my brother and I, and our families, will be the most effected neighbors if you indeed start operating as winery at the Faust House. As I recall, most of the wineries production buildings are going to be in the field adjacent to where my house is located on my property. Being in wine production myself, I am familiar with what one might expect to experience from typical winery operations. And, I am greatly concerned, not only for the safety of my children, but also for the quality of life for my family, and the value of my property.

I already stated that I was concerned about the driveway being used for the winery traffic. My children play outside along the driveway on a daily basis. They ride bikes, skate, and drive their homemade push go cart, as well as simply run around, as children do. I do not believe that signs and speed bumps are going to make me feel better about the increased traffic. Furthermore, my house sits right up next to the driveway and big diesel trucks idling outside my bedrooms then accelerating away as they noisily bounce over speed bumps at wee hours of the morning during harvest is going to disturb everyone in the house.

Secondly, I am worried about the noise of production in general. The constant hum of machinery, such as glycol refrigeration, air compressors etc. would be very disturbing by itself. Plus the noise of harvest and crush, including the early morning lights and noise of trucks and forklifts, as well as presses and pumps and filtration equipment, not to mention the various signals and alarms that go off when using the equipment, would definitely disrupt the peace that everyone in the neighborhood has come to expect for decades.

I have already touched on my concern for time of operations. Frankly if these noises are disturbing our sleeping patterns, it could result in a variety of physical and emotional issues. This is something that could effect the sanctity of the interpersonal relationships of everyone in my household. It's hard enough to keep a marriage strong and healthy without the influence of sleep deprivation brought on by the noise and stress of living in close quarters to the disturbances of a food/beverage production facility.

Furthermore, I know you stated that your engineer calculated that you would use 60% of the

water used by the previous farm/ranch that occupied that property, but I simply don't buy it. I work at a winery and I know how much water is used on a daily basis for every little task. It is significant to say the least. I do not believe it possible for one to operate a winery with less water than it takes to water some sheep and goats and an alpaca or two. And, I sure you intend to maintain the beautiful landscaping and gardens. It would not be very impressive to clients if was brown and dry.


Also, in relation to water usage, I am concerned about the effluent waste water. Wineries produce significant amounts of waste, and with it comes wafting aromas that can be noxious at worst and simply unpleasant at best. Septic systems, even when well engineered and implemented, have a tendency to be problematic. Its only worse if one incorporates the use of a pond.

Lastly, I believe that all these concerns listed above will undoubtedly adversely effect the value of my property. As you know my family has been on our property for over fifty years. My father grew up in my house and went to school down the street. This is my family's home and we are deeply rooted to this home. Plus this is more than just a home. It is also part of my retirement plan in that it has three rental apartments. Consequently, the value of this home and land is far greater to me than it would be to anyone else. Yet, I do not want it to become devalued. And, who would want to buy a home on a piece of land in such close proximity to an industrial production facility?

Please carefully consider my concerns and how to address them. I look forward to having further discussions with you and hearing about any proposed solutions.

Sincerely,

Lance McLaughlin
2073 Coombsville Rd
Napa, CA 94558

 9/12/11

224-1754 (home)
287-6285 (cell)

From: Lance McLaughlin <lancemclaughlin@me.com>
Subject: **Fwd: Faust House Concerns**
Date: September 11, 2011 7:56:36 PM PDT
To: John McDowell <John.McDowell@countyofnapa.org>
Cc: Jerry Wirkus <jerry@lancn.com>, Ronald Gee
<RONALD.GEE@countyofnapa.org>



Hi John,

I wanted to forward a copy of the e-mail I sent to Lauren Watters on August 31, 2011 stating my concerns regarding the Faust House project. The following is an account of the subsequent conversations I had with Lauren and Augustin Huneus.

Lauren called me just minutes after I hit send to try and pacify my concerns. She insisted that I did not need to worry because they did not intend to produce but about 200 cases (less than 500 gallons) of wine, just enough to allow Faust to use the historic property as a tasting room and host the occasional winery event taking advantage of the beauty of the property. At which point I stated that it seemed like a large investment for such low utilization of the property as a winery. She replied that it was necessary to satisfy the permitting of the winery and that the winery permit was necessary to allow the property to be used for tastings and the events they wished to hold there. To this I replied that it seemed like a huge investment to throw a few parties. Sensing my dissatisfaction, she asked if I would feel better if I spoke directly to Augustin, the owner.


Within minutes Augustin was calling me. He admitted that a full production facility was impractical on this property. He said if he was interested in building a production facility, he would do so on the 100+ acres of vineyard he controls on the former land of the Lewis Dairy. He went on to state that he already has a large production facility at the Quintessa Winery which is more than capable of handling all of the Faust production. In fact, he didn't intend to do any production at the Faust House, he only intended to use the property to store about 100 barrels, or so, of wine to give the appearance of the property being a winery. I then again questioned the investment of building a production facility including a production building as seeming very high for the ability to host events. Augustin then told me that he was not going to build a building, only a crush pad, that he figured it was the absolute minimum he could build to satisfy the permit as a crush facility, and he did not even intend to invest in the equipment necessary to process the grapes. He suggested that my children might even use the pad to play basketball. Regarding my concerns of traffic, he said that the winery trucks would unload on the other side of the property and a locked gate would be installed to keep any traffic from flowing onto my driveway. Regarding the noise of the planned events, he said he was considering building a deck on the other side of the house such that he could take advantage of the scenic views overlooking the Faust vineyard and attempt to shelter the neighbors from the noise.

While both Lauren and Augustin were telling me that my concerns were unfounded because production would be minimal and pose very little impact for the neighborhood, their accounts of

the plans for how to utilize the winery side of the property differed substantially. This worries me, and makes me wonder if there is a hidden agenda that should concern me. Even if I, and the neighbors, were to come to an agreement with Augustin, and we trust him to live up to it and he honors the agreement, there is no reason to believe that the property would not be sold someday. After all, business is business and business must grow and its nothing personal its only business, etc. Then there would be a new fully permitted winery with no understanding or agreement with the neighbors and no process to submit to.

Thanks,

Lance McLaughlin
2073 Coombsville Rd
Napa, CA 94558
224-1754 (home)
287-6285 (cell)



9/12/11

Begin forwarded message:

From: Lance McLaughlin <lancemclaughlin@mac.com>
Date: August 31, 2011 2:30:16 PM PDT
To: Lauren@Quintessa.com
Cc: Damon McLaughlin <d_a_mclaughlin@yahoo.com>, Mike McLaughlin <cavemike22@gmail.com>
Subject: Faust House Concerns

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I already stated that I was concerned about the driveway being used for the winery traffic. My children play outside along the driveway on a daily basis. They ride bikes, skate, and drive their homemade push go cart, as well as simply run around, as children do. I do not believe that signs and speed bumps are going to make me feel better about the increased traffic.

Furthermore, my house sits right up next to the driveway and big diesel trucks idling outside my bedrooms then accelerating away as they noisily bounce over speed bumps at wee hours of the morning during harvest is going to disturb everyone in the house.

Secondly, I am worried about the noise of production in general. The constant hum of machinery, such as glycol refrigeration, air compressors etc. would be very disturbing by itself. Plus the noise of harvest and crush, including the early morning lights and noise of trucks and forklifts, as well as presses and pumps and filtration equipment, not to mention the various signals and alarms that go off when using the equipment, would definitely disrupt the peace that everyone in the neighborhood has come to expect for decades.

I have already touched on my concern for time of operations. Frankly if these noises are disturbing our sleeping patterns, it could result in a variety of physical and emotional issues. This is something that could effect the sanctity of the interpersonal relationships of everyone in my household. It's hard enough to keep a marriage strong and healthy without the influence of sleep deprivation brought on by the noise and stress of living in close quarters to the disturbances of a food/beverage production facility.

Furthermore, I know you stated that your engineer calculated that you would use 60% of the water used by the previous farm/ranch that occupied that property, but I simply don't buy it. I work at a winery and I know how much water is used on a daily basis for every little task. It is significant to say the least. I do not believe it possible for one to operate a winery with less water than it takes to water some sheep and goats and an alpaca or two. And, I sure you intend to maintain the beautiful landscaping and gardens. It would not be very impressive to clients if was brown and dry.

Also, in relation to water usage, I am concerned about the effluent waste water. Wineries produce significant amounts of waste, and with it comes wafting aromas that can be noxious at worst and simply unpleasant at best. Septic systems, even when well engineered and implemented, have a tendency to be problematic. Its only worse if one incorporates the use of a pond.

Lastly, I believe that all these concerns listed above will undoubtedly adversely effect the value of my property. As you know my family has been on our property for over fifty years. My father grew up in my house and went to school down the street. This is my family's home and we are deeply rooted to this home. Plus this is more than just a home. It is also part of my retirement plan in that it has three rental apartments. Consequently, the value of this home and land is far greater to me than it would be to anyone else. Yet, I do not want it to become devalued. And, who would want to buy a home on a piece of land in such close proximity to an industrial production facility?

Please carefully consider my concerns and how to address them. I look forward to having further discussions with you and hearing about any proposed solutions.

Sincerely,

Lance McLaughlin
2073 Coombsville Rd
Napa, CA 94558

224-1754 (home)
287-6285 (cell)

From: Lance McLaughlin <lancemclaughlin@me.com>
Subject: Questions Regarding the Faust House
Date: September 11, 2011 9:39:25 PM PDT
To: John McDowell <John.McDowell@countyofnapa.org>
Cc: Jerry Wirkus <jerry@lancn.com>, Ronald Gee
<RONALD.GEE@countyofnapa.org>



Hi John,

I have some thoughts and observations regarding the Faust House project.

Section 18.104.245-A of the Napa County Municipal Code regarding pre-prohibition wineries states:

Substantially intact buildings (i.e. four walls and a roof) used as wineries prior to Prohibition, but not being used as wineries as of the date of the addition of this section to the code, may, subject to the approval of a use permit, be used as wineries under all of the provisions of this code otherwise applicable to wineries except as modified by this section.

The History and Background Information on Antonio and Catarina Carbone Winery list an article printed in the Napa Daily Journal on December 21, 1898 that states:

"The wine cellar and stable on Antone Carbone's place in Coombsville were destroyed by fire...", "Everything in the two buildings... 62,000 gallons of wine... were destroyed.", "Fortunately, the wind was blowing from the southwest, for had it been from the north the residence would have gone also."

And the documents also list an earlier article published in the Napa Register on October 26, 1888 that states:

"The residence of Antone Carbone, located on the Wild Horse valley road east of Tulocay cemetery, was destroyed by fire Thursday afternoon."

And another article from the Napa Register on August 23, 1889 that states:

"The new residence of A. Carbone in Coombsville is about finished. The painters are putting on the finishing touches."

There is a very old photo of the existing house included in the research.

This clearly indicates that the building referred to as the Faust House is clearly a residence and not a winery. Furthermore, the winery building was destroyed by fire and no longer exists in any form, let alone "substantially intact".

The report prepared by PAST Consulting lists an Historic photograph of the Carbone Winery

From: Lance McLaughlin <lancemclaughlin@me.com>
Subject: **More Thoughts and Observations Regarding the Faust House**
Date: September 11, 2011 10:26:44 PM PDT
To: John McDowell <John.McDowell@countyofnapa.org>
Cc: Jerry Wirkus <jerry@lancn.com>, Ronald Gee
<RONALD.GEE@countyofnapa.org>



Hi John,

I have more thoughts and observations regarding the Faust House.

It is my understanding that the buildings formerly used as rental units on the property of the Faust House, have been vacant and unused for most of the last four years, since the current owner purchased it from Joanie and Paul Kintscher.

There was a family that attended the same school as my children, at which Joanie was also a handwork teacher, that lived in what is called the secondary residence, but I believe that that family moved long before the property was sold. I don't believe that anyone has lived there since.

The creekside building had a young couple living there when Joanie and Paul moved but they moved away within months. I never met them. They weren't there long.

Although, Augustin did say that he had some foreign interns staying there one harvest. However, one harvest in four years clearly means that the rental units along the creek were empty for greater than one year and therefore are no longer eligible for the grandfathered exemption from the codes, making them illegal structures and unusable as residences.

Therefore, it is unreasonable to consider the water usage of these units in the Existing Use section on step 3 of the Ground Water Memorandum worksheet. They are claiming 0.3 af/yr per unit, for a total of 0.9 af/yr for the rental units. Which would reduce the existing use by 0.9 af/yr to a total of 1.0 af/yr. In fact, there has been virtually no water usage on the property for the better part of the last four years, being that the main house has also been vacant. They are claiming that the proposed usage would total 1.7af/yr.

Consequently, I argue that the proposed usage of water is NOT less than the existing usage.

Thank You,

Lance McLaughlin
2073 Coombsville Rd
Napa, CA 94558
224-1754 (home)
287-6285 (cell)

From: Lance McLaughlin <lancemclaughlin@me.com>
Subject: **Another Concern Regarding the Faust House--w/ some corrections**
Date: September 12, 2011 6:46:52 AM PDT
To: John McDowell <John.McDowell@countyofnapa.org>
Cc: Jerry Wirkus <jerry@lancn.com>, Ronald Gee <RONALD.GEE@countyofnapa.org>



Hi John,

Traffic and noise in relation to the Faust House are things which could effect me on a daily basis.

I am concerned about my driveway. My house sits mere feet away from my driveway and the property line. I have 3 young children and my brother has 2 that live here next door to the Faust House. My kids run, bike and skate on the driveway on a daily basis.

I would like to prohibit any winery use of my driveway except, perhaps, for emergency use. I would like to see a sign at the end of the driveway by Coombsville Rd. clearly stating that it is NOT for winery use. I would also like a locked gate between my driveway and any connecting path from the winery towards my driveway.

I am concerned about noise. I would like to see some visual and sound barriers between my property and the production facility. Perhaps, a wall or some strategically planted trees or shrubs could both hide the production facility, as well as the water storage tanks, and block traffic from my driveway.

The sound of trucks and forklifts driving with there back up alarms beeping could drive anybody mad. I would like there to be some arrangement to either block those sounds or limit them to reasonable times and durations.

If there is machinery that is running at all times, such as refrigeration, I would like efforts to be made to block and diffuse the noise. A well designed sound wall around the machinery could help a lot.

I would like to limit the time of any normal production to be no earlier than 8:00am and no later than 5:00pm on weekdays and none on the weekends. And during harvest, I would like all production to be completed during day light hours so there is no need for lights.

I would like outdoor events to not occur during the workweek evenings. They should be limited to Friday and Saturday Evenings and be no later than 9:00pm, or Sunday days no later than 7:00pm, such that they do not interfere with anyones ability to be rested for work or school.

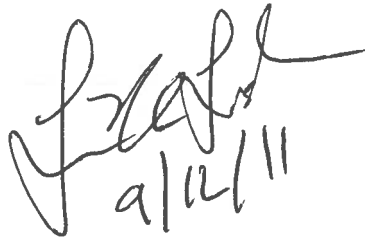
There needs to be a plan for parking during any events held at the Faust House. Perhaps a valet or shuttle service which could park cars at Silverado Middle School. Cars parked on the

driveways would be unacceptable and cars parked on Coombsville Rd make it a hazard to see enough to get out of the driveway when trying to turn on to the road.

Finally, I am concerned about the idea of a tasting room/winery event center being so near two school zones. People who attend winery events and tastings will undoubtedly be drinking wine, some will likely drink too much to drive away safely, or legally. This is something that not only could effect my children, but any children or families that walk along Coombsville Rd.

Thank You,

Lance McLaughlin
2073 Coombsville Rd
Napa, CA 94558
224-1754 (home)
287-6285 (cell)

A handwritten signature in black ink, appearing to read 'Lance McLaughlin', with the date '9/12/11' written below it.

Napa Planning

I live at 2085 Coombsville Road. I received the letter about the Faust Winery. I would like to give my feelings on the issue.

I am very concerned about my well. It would be a financial hardship if I have to drill a new well. Many of my neighbors have had to drill new wells in recent years. I am also very concerned about the noise the winery would bring to our quiet neighborhood. I moved out of the city to get away from the noise. The notice said they wanted to have a lot of events. I would be against events in this quiet area where people live.

Traffic is a concern for me. I am afraid of more people who have been drinking driving around our homes.

Please don't allow this to happen to our quiet neighbor hood.

Jane Daugherty

A handwritten signature in cursive script that reads "Jane Daugherty". The signature is written in black ink and is positioned below the printed name.

RECEIVED

SEP 12 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

It has been brought to our attention that a use permit has been taken out on a residential property on Coombsville Road for a winery/event site. I think most of the neighborhood has been led to believe that some sort of tasting room was to be on Coombsville Road, but not at the location that we have expected.

We are concerned of the impact on water table levels, road usage / traffic , and unwanted excess noise in the area.

We have had limited water on our property at 2088 Coombsville Road since 1986 and have had to drill a new well in 2007. The water in this area is limited and the aquifer is not being replenished. The draw on water in this area is greater than what is being replaced. There have been numerous studies and meetings addressing this problem, and our water table being part of the study, had shown significant decline . Our area does not need another drain on the slowly dwindling water supply by yet another commercial venue.

The Coombsville area roads are already substantially busy just by all the people living out here, but are also impacted by two local schools, which have many out of district students. Morning , afternoons and evenings (due to sports fields) are very congested times in this supposedly rural area. It would not be fair to this neighborhood to impose yet another venue with added commercial traffic.

Although this is a rural area, sound does carry, and this small pocket has a lot of residential houses in a close area. To put a venue that has large parties even twice a year or more is equal to having special events in residential areas of the city.

We already have to put up with all the vineyard noise, dust, dirt ,spray, frost fans and traffic and will not be in favor of a tasting room with tourists parking along the road, special events and excess noise.

James and Donna Risinger
2088 Coombsville Rd.
Napa, CA 94558

Residents since 1986

James W. Risinger
Donna M. Risinger

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Jim & Sharon Olson
2045 Coombsville Rd.
Napa, CA 94558

September 19, 2011

Napa County Planning Department
Attn: Ronald Gee & John McDowell
1195 Third St. Suite 210
Napa, California 94559

RE: Faust House
2031 Coombsville Rd. Napa, CA
Use Permit P11-00060 and P11-00164

Dear Mister Gee & Mister McDowell:

First of all, we want you to know that we are pleased to finally see a plan is coming together to preserve the property by the Faust Vineyards. We are glad that Faust is attempting to improve their property, however we do have some concerns that we believe the County of Napa should address:

WATER: We are in the Milliken-Tulocay water conservation district, which is in serious trouble with a declining water table. We have been told by a representative of Faust that it is believed (by them) that no more water will be consumed with their projected use of the property than was used prior to their ownership of it. Does anyone at the Planning Department know where they have gotten their information? Has a report been presented to you documenting that claim? If not, we certainly think a study and report should be made (and required before issuance of a permit) by a qualified hydraulics engineering company that can substantiate this claim. Our concern is for good reason, as there are wells that have gone dry in our immediate residential area. This is a serious concern of ours, as well as the County of Napa. We know installing water meters in this area has been considered to monitor consumption. Wineries use a lot of water, and where does the waste water go?

RESIDENTIAL AREA: This is a residential area where we *live*, not a commercial area. We are concerned about the impact that a winery will make on our neighborhood... particularly the amount of traffic and noise it will produce. Specifically...

TRAFFIC: The lane/driveway servicing the property for access is minimal at best and does not allow for two-way traffic. Pulling off the pavement (to allow passage) is done *only after the rainy season is over*, because during the wet months vehicles will sink into the mud and will have to be towed out.

Our biggest traffic concern, however, is the access to/from this property, which is through two stone pillars right at Coombsville Road, about 400 ft. east of 1st Ave. Coming east from town, you're rounding a bend just before entering the property. The speed limit is 40mph, but many vehicles go much faster than that, having to slam on their brakes or swing into the opposite lane (crossing a double yellow line) to avoid an accident. It is precarious leaving the property as it is, but when a vehicle is trying to enter, it gets downright dangerous. Frequently an eastbound car entering the property (turning right) will need to stop and pull to the shoulder of Coombsville Rd. to allow the exiting car (most often turning left) to leave. The exiting driver then has a very obstructed view to the left, and besides that, cars can be flying around the bend, giving the exiting person very little time to get safely on to the road. You must be very observant and have quick reflexes...both things people who have been drinking many times lack. It's an accident waiting to happen.

PARKING: Nine spaces will be available in the two parking areas. They are to be used by 1 full-time and 2 part-time employees, leaving 6 spaces for tasting guests and two residents. The application allows for 15 persons per day, which seems reasonable. Here's the biggest issue as we see it. The 15 persons per day is just the base number, because allowing 12 25-person events, 4 50-person events and 2 100-person events changes the dynamics quite a bit. Where will parking take place for these events? Certainly not in the nine spaces provided. Where will caterers and their employees park? How are you, the county, going to control the actual number of tasting customers per day? Will there be any accountability?

There cannot be any roadside parking on the lane, as that would restrict emergency response teams from quick access. It is not safe to park on Coombsville Road, as there is not adequate shoulder space for parking and would block vision when exiting onto Coombsville Rd.

Since parking (and weather) won't allow vehicles on the orchard when it is wet, it appears most, if not all, the larger events will happen during summer, concentrating most of the traffic on the little lane during those months when we like to be outside, enjoying the outdoors, also. All this means that most of the 18 larger events allowed on an annual basis, in reality will need to be scheduled during the summer months, meaning that nearly every weekend day during those months will be impacted. This leads us to another major concern...

NOISE: 25, 50 and 100 person events will bring noise. We repeat...this is a residential neighborhood. We already hear the spray tractor machines in the middle of the night, windmill propellers and the seasonal harvest pickers with the clattering gondolas in the night time hours. We understand some of the noise; it's the price you pay for country living, but noise from large parties is not what we bargained for when we purchased the property 20+ years ago.

We believe the winery, if approved, should have strict limits on the hours when noise can be made. As a contractor, I must abide by "construction hours", which limits when I can build. I believe they are 7:30AM to 6:00PM. Faust should be limited to those hours for construction, production, events and tastings, as well, especially since they are requesting business be conducted 365 days/year. Larger events will be fewer in number, we understand, but we know how noisy large events can be, and we also know the existing farmhouse cannot accommodate those. It will be necessary for them to be outside. Noise travels very well out here, and we have no desire to have large event noise, which can include excessive decibels from music, amplified voices, etc. to become a part of our immediate environment. We are only about 110 yards away from the area where these large events will be held.

We would like the Faust House to be limited to tastings only and no large events. We'd like the use permit denied for the larger events, but if approved, we'd like hours of operation to be limited to 8:00AM to 6:00PM to preserve the residential neighborhood integrity.

Besides the above specific concerns, we have a few general questions:

If the Carbone winery had their barrels in the basement under the house, where are the drains for the barrel area wash down? Was the wine produced in another building, or even on a different property? If that's the case, does the old farmhouse qualify for "Ghost Winery" status?

A winery with a 10,000 gallon production will require more than 1 full time and 2 part time employees, as applied for. So we ask, how many employees are there really going to be and...if the duplex is occupied, how many parking spaces will be left?

Has an Environment Impact Report been done on this project? If not, we certainly think it would be appropriate to do so, given the changes that would be brought to this community.

We believe every property owner should have rights to improve their land, *but it should be compatible with the surrounding existing property owners*. We feel if Faust House wants to blend in to our residential area, only tastings and production hours should be allowed.

Thank you for reviewing and addressing our concerns. We want to be welcoming and neighborly, and help Faust blend into our neighborhood.

James A. & Sharon L. Olson
2045 Coombsville Rd.
Napa, California 94558