

Planning Commission Mtg.

DEC 17 2014

Agenda Item # 9A

17 December 2014

Via e-mail

Napa County Planning Commission  
2741 Napa Valley Corporate Drive  
Napa, California 94558

re: Agenda Item 9A Girard Winery Use Permit #P14-00053-UP  
Request for Continuance

Dear Chair Fiddaman and Commissioners:

My mother, brother and I had a first meeting with Vintage Wine Estates principal Pat Roney and Clos Pegase General Manager Samantha Rudd last Friday, December 12.

It was a friendly and productive meeting during which we learned more about the proposed project and shared some of our initial concerns.

Mr. Roney stated he is willing to work with us on various issues, including fencing to separate our vineyards from winery public areas. The project's main consultant, Heather McCollister, has recently provided data and Mr. Roney has also offered access to his engineering consultant as we work through the many technical reports.

Mr. Roney indicated, however, that he prefers to move forward with the use permit before working out details to address our concerns and does not agree to a continuance.

We, however, believe it important to attempt to resolve our differences before the use permit is approved, not to argue after it is granted. We have dry-farmed these lands for over 85 years and will bear the burden of any negative impacts that may result from this project. Mutually-agreed upon conditions of approval can lead to a better project with potentially fewer harmful impacts.

And, while we appreciate the ability to dialogue directly, we still believe a continuance is appropriate to allow time for our technical consultants to study the data and provide informed comment on potentially very serious issues, including groundwater, traffic, lighting, production and marketing. Due to the short notice of only 16 business days, which included the Thanksgiving holiday, we are not prepared to do so today.

We, therefore, ask the Commission to continue the public hearing for a minimum of 30 business days or more, taking into account the Christmas and New Year holidays fast approaching.

Thank you for your consideration,

Norma J. Tofanelli  
1001 Dunaweal Lane • Calistoga

cc: Ellison Folk  
Pat Roney

## Balcher, Wyntress

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**From:** McDowell, John  
**Sent:** Wednesday, December 17, 2014 7:55 AM  
**To:** Frost, Melissa  
**Cc:** Gallina, Charlene; Anderson, Laura; Morrison, David; Tran, Minh; Balcher, Wyntress  
**Subject:** FW: Item 9A Girard Winery - Request to Continue  
**Attachments:** GirardPC 141217.pdf

Correspondence on today's Girard Item.

-----Original Message-----

**From:** Norma Tofanelli [<mailto:keepnvap@sonic.net>]  
**Sent:** Tuesday, December 16, 2014 11:56 PM  
**To:** McDowell, John; Bob Fiddaman; Heather Phillips; Michael Basayne; Terry Scott; Matt Pope  
**Cc:** Pat Roney; Ellison Folk; Laurel L. Impett  
**Subject:** Item 9A Girard Winery - Request to Continue

Good morning, John and Planning Commissioners - Attached please find update on meeting with winery and request to continue.

Thanks - Norma

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## Balcher, Wyntress

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**From:** McDowell, John  
**Sent:** Monday, December 15, 2014 10:08 AM  
**To:** Frost, Melissa  
**Cc:** Gallina, Charlene; Balcher, Wyntress  
**Subject:** FW: Girard on Dunaweal

Planning Commission Mtg.

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Correspondence on Girard Item

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**From:** Heather Phillips [<mailto:heather@vinehillranch.com>]  
**Sent:** Monday, December 15, 2014 8:43 AM  
**To:** David Clark  
**Cc:** McDowell, John  
**Subject:** Re: Girard on Dunaweal

Hello Mr. Clark,

I am forwarding your message on to John McDowell, Deputy Director to ensure your request becomes part of the record.

Best,

Heather Phillips

On Dec 14, 2014, at 11:03 PM, David Clark <[david@davidsjewelers.com](mailto:david@davidsjewelers.com)> wrote:

Dear Commissioners,

I've just heard about the Girard application for a winery on Dunaweal. A project this size is bound to impact this end of the valley, both positively and negatively. I'd really like to find out more about it, but with all the commotion of the holidays that will be hard for me, and I'd imagine for others too. Is it possible to continue it past New Year's so the community has a chance to hear it?

Thanks so much, and best of the holidays to you all!

David Clark  
4704 Silverado Trail  
Calistoga

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