Planning Commission Mtg. Oct. 01 2018 Agenda Item # 7C

From:	GERRY TURGEON
To:	Fuller, Lashun
Subject:	Oct 3 Agenda, Winery Expansions
Date:	Monday, October 01, 2018 12:54:19 PM

For the consideration of the Napa County Planning Commission Members

Re: Davis Estates Winery Proposal for Expansion

Dear Commissioners, I am writing to express my concern with the expansion proposal from Davis Estates at their winery located at 4060 Silverado Trail N, in Calistoga . I believe they are asking for too much and that they are being entirely overzealous in their expectations from our community. I am most concerned about the requested increases in visitations and events, in both frequency and the hours of operation. I am also concerned about their increase in production capacity. I am urging that you oppose these requests on the grounds that they do not serve the community at large and are entirely self-serving in their own interests to make more and sell more wine. No services to the community are gained. I view the sheer numbers they are seeking as extreme. I believe that this winery should live within the parameters of their existing use permit. This is a relatively new winery. My hopes are that you see it plainly as I do. I find it deceitful that they would win approval for their existing winery on certain defined small-scale merits and then in short order put in a proposal for such a mega-expansion. Being a moral person I find such behavior reprehensible and shameful. My hopes and expectations are that you and your colleagues on the Napa County Planning Commission meet these proposals head on with severe discretion and deny this request. Thank you.

Respectfully Yours,

Gerry Turgeon, 1519 Lake Street Calistoga CA 94515

Sent from Mail for Windows 10

From:	Fuller, Lashun
To:	Fuller, Lashun
Subject:	RE: Davis Winery
Date:	Monday, October 01, 2018 2:58:07 PM

From: Priscilla Wrubel <pwrubarb@gmail.com>
Sent: Monday, October 01, 2018 11:06 AM
To: Trippi, Sean <<u>Sean.Trippi@countyofnapa.org</u>>
Subject: Davis Winery

I strongly oppose the expansion of the Davis Winery at 4060 Silverado Trail Calistoga. As a neighbor I have seen the steady increase in traffic on the Trail over the last 20 years and the idea of Davis increasing their guest count from 1400 to 5400 is very upsetting.

Also increasing their wine production by 300% is in flagrant violation of the valley's water needs. Especially in light of the 4 Seasons multi-use subdivision up the road.

Davis states that they have their own water source and that is a lie. They don't own the water under their winery. That water belongs to the whole valley and they have no right to abuse that underlying water source.

Also in case of fire there are only 2 exits from the valley and their 300% iincrease in traffic will only increase the danger of easy exit during danger.

I strongly reccomend denying this gross expansion. We don't need any more caves, traffic, parties up here in the northern Valley.

Sincerely, Priscilla Wrubel Homeowner, 3920 Silverado Trail, Calistoga 707-942-0955 510-376-3004 cell

From:	Smith, Vincent (PBES)
To:	<u>Trippi, Sean</u>
Cc:	Fuller, Lashun; Thepkaisone, Cesselea
Subject:	FW: Davis Estates
Date:	Monday, October 01, 2018 5:15:38 PM

Comments on Davis Estates.

-----Original Message-----From: Morrison, David Sent: Monday, October 1, 2018 9:38 AM To: Smith, Vincent (PBES) <Vincent.Smith@countyofnapa.org>; Gallina, Charlene <Charlene.Gallina@countyofnapa.org> Subject: FW: Davis Estates

-----Original Message-----From: Robert Dwyer <rvleo1@yahoo.com> Sent: Sunday, September 30, 2018 3:24 PM To: Morrison, David <David.Morrison@countyofnapa.org> Cc: Jennifer Dwyer Mosher <jenndwyer@aol.com> Subject: Davis Estates

David, As a neighbor of Davis Estates Winery, I am opposed to this expansion. The APAC recommended avoiding the use of variances and road exceptions in order to meet compliance. This narrow stretch of the Silverado Trail has seen a great increase in high speed traffic over the past decade. An expansion of this magnitude cannot possibly get by with a Negative Declaration in regards to traffic. Noise, water draw on an already stressed aquifer and the gross numbers of visitors proposed in our rural area is of great concern to me. Please deny this request for expansion, Bob Dwyer, neighbor, 3918 Silverado Trail

Sent from my iPad

From: Thomas Adams <tadams@dpf-law.com>
Sent: Monday, October 01, 2018 5:19 PM
To: Trippi, Sean <Sean.Trippi@countyofnapa.org>
Cc: Terry Scott <tkscottco@aol.com>; anne.cottrell@lucene.com; Jeri Gill
<jeri@sustainablenapacounty.org>; Whitmer, David <Dave.Whitmer@countyofnapa.org>;
joellePC@gmail.com
Subject: Davis Estates Use Permit Letters of Support

Sean,

Attached please find letters of support for the Davis Estates Use Permit Modification.

Tom

THOMAS S. ADAMS, ESQ. DICKENSON, PEATMAN & FOGARTY 1455 FIRST STREET, SUITE 301 T: 707.252.7122 | F: 707.255.6876 D: 707.261.7016 TADAMS@DPF-LAW.COM | WWW.DPF-LAW.COM

For current wine law news, visit www.lexvini.com

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September 28, 2018

To Whom It May Concern,

I am the property owner at 3906 Silverado Trail in Calistoga and have the pleasure of being neighbors with Davis Estates. I couldn't be happier with the recent growth Davis Estates has experienced – and give them my full support for their expansion improvements. I wish them nothing but success in their endeavors.

Please feel free to contact me for any questions on this regard.

Thanks & Regards,

Hank Miller The Fresh Connection <u>hank@thefreshconnection.com</u> Wk +1 925/299-9939 Fx +1 925/299-9986 Phone (415) 864-7500 Contractor's California License No. 104855, C 10-A



COMMERCIAL INDUSTRIAL

ABBETT ELECTRIC CORPORATION

CONTRACTORS 1850 Bryant Street San Francisco, California 94110

October 1, 2018

Mike Davis Davis Estates Email: <u>MikeD@Davisestates.com</u>

Subject: Davis Estates - Use Permit, Major Modification #P14-00411-MOD

Mike:

I am the property owner at 631-633 Lommel Road. I purchased the property in 1989 when Davis Estates was then Saviez Vineyards. My property lies between Calistoga Ranch and Davis Estates.

My first meeting with Mike Davis was when he extended an invitation to tour the property. Mike Davis personally headed the tour throughout the facilities. I was very impressed with Mike Davis and what he had accomplished with the property. Knowing what Mike Davis has accomplished, I am in support of the use permit major modification.

If you have any questions, please contact Jeffrey B. Abbett at <u>abbettelectric@att.net</u>.

Sincerely,

allat

Jeffrey B. Abbett 631-633 Lommel Road Calistoga, Ca. 94515



CALISTOGA RANCH An Auberge Resort

10/1/18

Napa County Planning Commission 1600 1st Street Napa, Ca 94559

To Whom it May Concern,

On behalf of Calistoga Ranch, an Auberge Resort, I am writing to show support for Davis Estates and owner Mike Davis' use permit modification proposal for the winery located at 4060 Silverado Trail, Calistoga, CA 94515.

Calistoga Ranch has been located here for the last 14 years. In that time we have had many neighbors, but none as wonderful as Mike Davis and Davis Estates. Mr. Davis is not only a kind and generous person, he is a leader in our community, a skilled businessman, and a true visionary.

I have every confidence in Mr. Davis and his plans to expand; knowing that every detail in this proposal has been scrutinized and thought over to ensure the best outcome for the success of Davis Estates and his neighbors. He has proven to be proactive in keeping us informed and responsive to any questions we have had. Based on his past actions Mr. Davis has 100% of our support and we look forward to continuing our relationship with him for many years to come.

Sincerely, Avi H Calistoga Ranch

GM/RVP



Philippe and Cherie Melka Melka Estates

This letter is in support of the Major Modification to the Use Permit application for Davis Estates.

Mike and Sandy Davis have created a state of the art winery and use it with profound pride to promote the Napa Valley. They continue to support the local community and many charities around the state and County.

We truly feel that their proposed increases are in keeping with the size and scope of their land and the project is one of the most thoughtful in Napa.

We are happy to call them neighbors as they truly do embody the spirit that neighbors in a small and flourishing agricultural community should have.

We respectfully submit that the Planning Commission should vote to approve this Major Modification.

Thank you.

Philippe and Cherie Melka.



Alpha Omega

September 24, 2018

Regarding: Davis Estates Project

Hello,

We have reviewed the Davis Estate application for a Use Permit Major Modification. We are in support of this request for the increase in annual wine production, expansion of the cave area, installation of two (2) outdoor formentation tanks, additional onsite parking, increase in daily tours and tastings and increase in marketing events.

Davis Estates is an outstanding winery and we are pleased to support this request.

Best regards,

Robin Baggett Vintner - Managing Partner

September 24, 2018

The Planning Commission Napa County

Regarding: Davis Estates, 4060 Silverado Trail, Calistoga – Modification Request

Dear Planning Commissioners:

My home is located at 4189 Silverado Trail, Calistoga and is an easy walk from Davis Estates. Although Davis Estates is asking for a major modification, I believe they are doing it responsibly and thoughtfully, with the environment, their neighbors and the traffic in mind.

The left-hand turn lane should solve the traffic flow issues. The number of visitors does not seem too big for the area. Employing more staff helps the economy.

Since the very beginning of their building process, they have been good and thoughtful neighbors. That cannot be said for every winery. In addition, the development of the Davis Estate is attractive and there is nothing like it in that area of the Trail.

I fully support their modification and expansion and I am glad to have the Davis Estate as my neighbor. Please feel free to contact me if you have any questions or concerns.

Best regards,

Kathy J Citra

Kathye J Citron 4189 Silverado Trail Calistoga, Ca 94515 707-942-5818 or cell 415-793-3532



To whom it may concern,

I have known the Davis Family for many years. I have been involved in the vineyard and winery since the beginning. The family has been great to work with and work for. Mike and his family are and will be great assets to the Napa Valley wine industry. The Davis Estates Winery is located in the perfect location for making wine and educating the public about those wines. The winery has been a great neighbor and local favorite. These proposed modifications should improve safety and be incorporated within the existing winery with little interruption to the neighbors. These modifications are in keeping with all the other wineries in the area.

I support the Davis Estates expansion request.

Davie Pina

President Pina Vineyard Management

SETH J. GERSCH 2383 MORA AVENUE CALISTOGA, CALIFORNIA 94515

September 23, 2018

Napa Valley Planning Commission David Morrison Planning Director 1195 Third Street, Suite 210 Napa, California 94559

Dear Mr. Morrison,

I am writing in support of Davis Estates' request for a use permit modification. I am a neighbor and reside "up the road" in Calistoga. I am very familiar with Davis Estates' property, having visited there on numerous occasions.

I personally believe that Davis Estates' is one of the most beautiful wineries in Napa Valley with an unparalleled attention to detail visible in every aspect of the property. Not only have they preserved the circa 1916 historic barn and 1890 Coit Foreman Shack on the property but have also enhanced it with antique farm equipment.

The winery has demonstrated its environmental focus through many of its features including, the installation of a 100 KWH Solar system and an on-site water recycling capability. The utilization of new technology increases efficiency while simultaneously reducing Greenhouse Gas.

As I understand the request, there will be no visible expansion that will be seen from Silverado Trail although traffic safety will be improved through the installation of a left-hand turn lane. Davis Estates' has 2 electric car chargers on site and plans to add an additional charging station.

In addition, Mike and Sandy Davis are very philanthropic, supporting over 35 local charities.

In summary, I support every aspect of Davis Estates' use permit modification and encourage its approval.

Sincerely,

Seth J. Gersch



Ledcor Builders Inc. 550 Gateway Drive, Suite 215 Napa, California 94558

September 21, 2018

Davis Estates 4060 Silverado Trail, Calistoga, CA

Re: In Support of Davis Estates Expansion Plan

To Whom It May Concern:

Speaking as both a community member and as someone with direct experience in the construction of Davis Estates, I feel more than comfortable describing Mike and Sandy as true stewards of the land. They have been heavily invested emotionally in the property from the outset, going above and beyond the norm to create a Napa Valley venue which, aesthetically, is perfectly suited to its hillside location. They have since continued to invest in the community supporting a variety of local charities and organizations.

The improvements they are proposing will, by design, have a token effect on the surrounding environment, and to a large degree, be virtually invisible. The cave expansion will be unnoticeable. The requested increase in visitor allowance will not in itself create more visitors to the area: it will merely offer those already in the surrounding area, another venue to appreciate. The provision of a left turn lane into the winery will mitigate any Silverado Trail traffic flow concerns. The larger caves will also mean fewer truck trips into and out of the winery.

The proposed Davis expansion plan is minimal. They are not about to jeopardize their life's dream by creating an atmosphere which disrupts or interferes with the serenity of their surrounding environment.

Respectfully,

Rod Field Regional Manager Ledcor Builders

9-21-19 Sello Mr. Danis Thank you for the opportunity to respond to your pending application to monify your use permit As your adjacent neighbor at 4018/4020 Silveradotnail, A drive by your place frequently. It is absolutely stunning. What a beautiful addition to our partion of Salverado trail and the "up valley" area. It is nice to hear your success is such that you, can expand. Thank you for providing me a look at your Expansion improvements and Project Description Your expanded project & completing support. Grood Luck! FRUST BUSBY BUSBY Enterprises

Rick Jones

3884 Silverado Trail Calistoga, CA 94515 707-942-5215 rick@joneswine.com

September 19, 2018

To whom it may concern,

As a neighbor of Davis Estate, I am pleased to support their application for a use permit modification. Mike and Sandy Davis have built a beautiful winery and have become a wonderful addition to our community. Their support of charitable causes is respected by everyone in the community.

The expansion of their winery located on the Silverado Trail is compatible with environmental and traffic mitigation in the neighborhood.

Sincerely,

Nderfork Rick Jones

From: Perry Pownall <pownallperry@gmail.com>
Sent: Monday, October 01, 2018 9:21 PM
To: Trippi, Sean <Sean.Trippi@countyofnapa.org>
Subject: Opposition to Davis Winery expansion and add visitor increase

To Planning Division of Napa County

ATTN:Sean Trippi,

Dear Mr. Trippi,

As a nearby neighbor to the Davis Winery on Silverado Trail, I oppose this request for increasing the number of visitors to the winery and altering the road only to benefit the winery and not the surrounding area/neighbors.

Traffic has already been impacted and that is before the opening of the Four Seasons just up the road.

I am surprised and disappointed that such a request would even be entertained in the aftermath of the fires. This is a valley area not intended to support a big population. Not to mention the lack of water resources.

Please be responsible and pay attention to the very negative impact this would have on an otherwise pristine and unpopulated area. We do not need another major winery venue in the area.

Thank you for your attention to this matter.

Sincerely, Perry Pownall resident at 3888 Silverado Trail (1/2 mile from Davis Winery)

<u>Trippi, Sean</u>
Fuller, Lashun; Thepkaisone, Cesselea
Smith, Vincent (PBES); Gallina, Charlene
FW: Davis winery expansion
Tuesday, October 02, 2018 10:15:33 AM

-----Original Message-----From: Rich <rsvendsen@sbcglobal.net> Sent: Tuesday, October 02, 2018 9:50 AM To: Trippi, Sean <Sean.Trippi@countyofnapa.org> Cc: cdevorak@sonic.net Subject: Davis winery expansion

It would be prudent to those of us who live in this area to have a lot more information about this expansion especially in light of all the controversy regarding this kind of issue, traffic, noise, etc Richard Svendsen 1309 Diamond Mtn Rd Calistoga

Sent from my iPhone

From:	Barbara Barrera
То:	<u>Fuller, Lashun; joellegPC@gmail.com; Whitmer, David; anne.cottrell@lucene.com; tkscottco@aol.com;</u> JeriGillPC@outlook.com; Trippi, Sean; Morrison, David
Cc:	Thomas Adams; Joshua S. Devore
Subject:	Davis Estates UP Mod P14-00411-MOD
Date:	Tuesday, October 02, 2018 3:24:41 PM
Attachments:	Photos.pdf
	Davis Estates - Ltr in Support.pdf

Good afternoon – please find attached for your review:

- 1. Before/after photos of Davis Estates; and
- 2. Letter of support from Harold and Ivy Lewis.

Regards,

BARBARA BARRERA LEGAL SECRETARY TO THOMAS S. ADAMS, PETER J. KIEL, JOSHUA S. DEVORE AND LOUISE MERCIER DICKENSON, PEATMAN & FOGARTY 1455 FIRST STREET, STE. 301 | NAPA, CA 94559 T: 707.252.7122 | F: 707.255.6876 BBARRERA@DPF-LAW.COM | WWW.DPF-LAW.COM

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1890 Forman's Cottage Before





1890 Forman's Cottage Restored



Nov 8, 2013 • 7:27:02 AM







Production & Technology









HAROLD & IVY LEWIS 10343 SW 126th Street Miami, FL 33176

October 1, 2018

Napa Valley Planning Commission

Re: Letter in Support of Davis Estates' Application for Use Permit Modification

Ladies and Gentlemen:

We have been frequent visitors to Davis Estates since its opening in May 2016. My wife (Ivy) works in the wine industry and we often recommend Davis Estates to her clientele visiting from Miami. We have found Davis Estates to be an extremely well run operation - professional and friendly - with owners who are heavily invested in the Napa Valley community. Mike and Sandy support multiple charities including the Jimmy Valvano Foundation, Auction Napa Valley, Calistoga Rotary Club and the St. Helena Volunteer Fire Department.

We like the fact that Davis Estates has made many efforts to preserve the historical component of its property while implementing eco-friendly improvements and that the winery emphasizes the importance of the agricultural preserve. Our understanding is that the winery uses only Napa Valley grapes in its production. We know that Mike and Sandy have made it a priority to install improvements which save energy and reduce greenhouse gas emissions.

We understand Davis Estates is requesting a Use Permit Modification to allow increased production and visitation, increase in its annual wine production, expansion of its caves, outdoor fermentation tanks, and increased parking spaces, as well as in increase in the number of its employees. We support this request and are confident that Mike and Sandy will implement their changes in a manner that will have minimal impact on the surrounding area while bringing many benefits to the city of Calistoga and the general Napa Valley community.

Very Truly Yours,

Harold Lewis

Juy Lewis

Ivy Lewis

From: francis barnes <cpsbarnes3@gmail.com>
Sent: Tuesday, October 02, 2018 3:53 PM
To: Trippi, Sean <Sean.Trippi@countyofnapa.org>
Subject: Davis Winery expansion!

We have lived @3920 silverado trail, since 1990, and have witnessed the gradual and what seems like, the inevitable,,"Winery expansion Creep".

We have read and watched and experienced the process of the re-definition of the wine business, in the valley,,from growing and making wine, the " wine party central"in pursuit of the new marketing models now in our midst.

A relentless and thoughtless pursuit of revenue in the name of "fufilling the growing demands of the valley", obfuscates the only reason that underlies business decisions in any business.

FOLLOW THE MONEY, and do so with minimal concerns for the long range unintended consequences ,, SEVERLY INCREASED TRAFFIC,,,,which is already a more than major problem on 29 and the Silverado trail, (you know what it looks like at 2-3pm anyday on these roads now, and a left turn only lane at the winery is NOT going to lessen the problem; And WATER. WATER. WATER..everybody on this trail is utilizing the same aquifer HOUSING ,are the new employees going to be able to live in the area,,,,probably not, or join the commute to Vallejo.

And this is coming on the heels of the 4 Seasons,,,and the repercussions on the infrastructure is not going to be pretty,,.

NO< NO NO,,,no expansion

Thank you,

Francis Barnes, 3920 silverado trail, Calistoga, Ca

-----Original Message-----From: Charlotte Williams <cdevorak@sonic.net> Sent: Tuesday, October 02, 2018 2:51 PM To: Rich <rsvendsen@sbcglobal.net>; Trippi, Sean <Sean.Trippi@countyofnapa.org> Subject: Re: Davis winery expansion

Indeed, more than prudent to have more info is to write to the county Planning Commission before tomorrow as it's on their agenda.

Also, posted on Nextdoor Calistoga. See Nextdoor.com and log in. Lots of conversation about this and other developments in and around Calistoga.

Charlotte Helen Williams 707-889-1788 cdevorak@sonic.net

On 10/2/2018 9:49 AM, Rich wrote:

> It would be prudent to those of us who live in this area to have a lot

> more information about this expansion especially in light of all the

> controversy regarding this kind of issue, traffic, noise, etc Richard

> Svendsen

>1309 Diamond Mtn Rd

> Calistoga

>

> Sent from my iPhone

>

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3A__www.avast.com_antivirus&d=DwIDaQ&c=yU98RTqmkHZnyr3K3nExYR0AsYvCxdg1GRVyYwwHmM0&r=C_-9ib1kTZnGPkDgUmeFsG0nfWKKqYsvwQrIaN38_M&m=I6c2tLx_xFEPeSOxnsvgAvnT-V3NDPu5OENB-