

## Quackenbush, Alexandria

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**From:** Gallina, Charlene  
**Sent:** Tuesday, November 19, 2019 2:55 PM  
**To:** PlanningCommissionClerk  
**Subject:** FW: (P11-00298-UP) - Agenda Item 7B

**Categories:** Alex is working on this

Planning Commission correspondence for Brasswood Winery, November 20, 2019.

Charlene Gallina  
Supervising Planner  
Napa County Planning, Building, & Environmental Services Department  
(707) 299-1355

**From:** Antonia Allegra <antonia.allegra@gmail.com>  
**Sent:** Tuesday, November 19, 2019 2:33 PM  
**To:** Gallina, Charlene <Charlene.Gallina@countyofnapa.org>  
**Subject:** (P11-00298-UP) Request of approval of a Major Modification to a previously approved use permit

*11-19-19, 2:27 p.m.*

To: Ms. Charlene Gallina  
Re: Request of approval of a Major Modification to a previously approved use permit (P11-00298-UP) - Brasswood Winery, formerly Cairdean Winery, 3125 St. Helena Highway North, St. Helena, Assessor's Parcel No. 022-070-028  
Date: 11-19-19, 2:10 p.m.  
From: Antonia Allegra, 3085 St. Helena Highway North, St. Helena, and other Brasswood neighbors on Byrd Hill Road

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Dear Ms. Gallina,

I and other neighbors living here on Byrd Hill, just south of the property at 3125 St. Helena Highway North, St. Helena, have received your Public Notice regarding the Planning Commission Hearing and Intent to adopt an addendum to a mitigated negative declaration re Brasswood Winery, formerly known as Cairdean Winery. Some of us have talked about the plans by the winery to 1) increase permitted wine production from a maximum of 50,000 gallons to 83,000 gallons of wine per year and to expand beyond existing entitlements via 2) an increase in permitted wine production to a new maximum of 95,000 gallons of wine per year. Your information also discusses the need to increase the size of staff to accommodate such increases.

I write on behalf of myself, having shared my thoughts and heard those of neighbors to whom I have spoken in this regard, touching on the subject of the increase in wine production, not re the increase in staff size.

Since many of us on Byrd Hill, who in some cases own properties contiguous with Brasswood Winery, depend on our wells for constant source of water, it is our observation that the increase of wine production from 50,000 gallons of wine per year to a new maximum of 95,000 gallons per year, there might be a need for water to be drained in some way(s) from our hill to handle the new wine making amounts. Is this possible?

We wish to hear whether such a need for water coming from the Byrd Hill area would be actual and how our wells will be able to remain as powerful sources of water for our homes and families.

We recall a while back, when there was a proposed high-end spa to be created on the same property that eventually became Cairdean Winery, and then shifted in name to Brasswood Winery, that the issue of water came up then, too. We do not know the relationship of amount of water needed to create and run such a spa compared to making an increase of 45,000 cases of wine annually, but we are curious to know what affect there can be/will be in this case. As you at the Planning Commistion recall, we are sure, that spa was cancelled as a concept, in many cases due to the water needs.

I look forward to hearing from you soon, Ms. Gallina. Unfortunately, I cannot attend the 9 am meeting tomorrow, Nov. 20th at the Napa County Planning Commission. However, I/we realize that we are writing to you within the time limit you suggested in your public notice: "...to be received before 4:45 p.m. on November 19, 2019."

Please respond here by email. I/we will look forward to your response and any comments from Brasswood Winery.

Thank you sincerely,

Antonia Allegra

*P.O. Box 663*

*St. Helena, CA 94574*

[antonia.allegra@gmail.com](mailto:antonia.allegra@gmail.com)

*707-200-4147*

*"The most important thing is to know what is the most important thing." Suzuki Roshi*