

From: [Nancy Sheldon](#)
To: [Cahill, Kelli](#)
Subject: Clif Lede Knights in White Satin winery
Date: Monday, August 18, 2025 11:17:22 AM

[External Email - Use Caution]

Ms Cahill

We live on 1 acre on Neuenschwander Rd. and are on our 3rd well. It is 500' deep and has silt in it so we can pump only 10 minutes a day or it will silt up. We use Napa San recycled water for our landscaping. We think there is an access to the Lede property on the east side of Huichica Creek. We want him to use that for his landscaping and not our precious groundwater. The Carneros Inn is an example of building without proper water resources, and they had to come up with an alternative.

Jim & Nancy Sheldon

3099 Neuenschwander Rd.

Napa 94559

(707) 815-5386

nsheldonator@gmail.com

Sent from my iPhone



DOMAINE CARNEROS.

Via email: Kelli Cahill

To Napa County Planning Commission:

I am Remi Cohen, CEO of Domaine Carneros in Napa on Duhig Road with over 25 years in the wine industry in Napa Valley. As Domaine Carneros takes being stewards of the land seriously, we align ourselves with those that are truly committed to a lighter, more sustainable footprint and take great interest in the development of the lands around us. I am familiar with the property proposed for the Nights in White Satin Winery and support the approval of their Use Permit application.

In reviewing their Use Permit application and materials, I believe they are in line with the Napa County Winery Definition Ordinance and the Napa County General Plan based on the following:

- Demonstrating winemaking and hospitality are secondary to agriculture, the grapes for production will primarily come from the 87 acres of estate vineyards surrounding the planned winery parcel, including their adjacent parcel.
- As required by County and State regulations, complete traffic, groundwater and biological resource studies have been completed. All the appropriate and required studies have determined there will be no significant impact on the environment.
- The winery design maximizes efficiency while minimizing the impact on the environment and neighbors.
- As shown in the complete groundwater assessment, the proposed operation (vineyard and winery combined) will demand groundwater in quantities below the calculated recharge, even in drought years.
- Access to the winery will be restricted to a new driveway from State Highway 12/121 resulting in no additional winery-related traffic to Neuenschwander or to the intersection of Duhig and State Highway 12/121 by Domaine Carneros. The restricted entry will maximize visitor and public safety and minimize disturbance to neighbors.
- The location of this winery is outside of the main-stem Napa Valley and is proper and appropriate for a facility of this size.

To summarize, based on the application and materials presented, I would recommend the approval of Nights in White Satin's Use Permit.

Sincerely,

Remi Cohen

1240 DUHIG ROAD • NAPA, CA 94559
P.O. BOX 5420 • NAPA, CA 94581
TELEPHONE (707) 257-0101 • FAX (707) 257-3020
WWW.DOMAINECARNEROS.COM

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



August 18, 2025

SCH #: 2025070651
GTS #: 04-NAP-2023-00538
GTS ID: 30209
Co/Rt/Pm: Napa/121/1.074

Kelli Cahill, Planner III
County of Napa
1195 Third Street, Suite 210
Napa, CA 94599

Re: Nights in White Satin Winery Use Permit (P22-00236) – Mitigated Negative Declaration (MND)

Dear Kelli Cahill:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Nights in White Satin Winery Use Permit. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the July 2025 Draft MND.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project includes all elements to create a new 120,000 gallon per year production winery. The proposal includes construction of a new 51,720 square feet building for production and hospitality, a water system and groundwater well, and a wastewater treatment system. The project expects to attract approximately 600 guests per week and employ 35 people. Employees and visitors would be accommodated by the creation of a 20-foot-wide access driveway and 50 parking spaces. This project site is directly adjacent to State Route (SR) 12.

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Additionally, please note the following upcoming Caltrans projects that are within the vicinity of the proposed project and may pose a construction conflict and require coordination between Caltrans and the County:

- *Project 04-2Q440*: Bridge rails upgrade at Yellow Creek and Arroyo Creek overflow along SR 121 (Post Mile (PM) 6.5/8.4), which is in construction until Spring 2027.
- *Project 04-2W230z*: Safety improvements to widen the SR 121 shoulder to standard width and install rumble strips on the center line and shoulder. Location is from Sanoma Creek Bridge to 0.4 miles West of Napa Road, near the community of Schellville (SR 121 PM 9.54/10.36). Construction is expected in 2029.
- *Project 04-4W370*: Bridge scour and seismic rehabilitation project located at the Napa River Bridge (SR 29 PM 6.99). Construction is expected in 2030.
- *Project 04-1Y170*: Construction of a Class I bike path and modification of the railroad at grade crossing. Located in Schellville at the SR 121 and 8th Street intersection. Construction is expected in 2030.
- *Project #20689*: Operational improvements at the intersection of SR 121 and SR 29. Construction is expected in 2031.
- *Project #20329*: Pavement rehabilitation on SR 12, from the intersection of SR 12 and Shainsky Road to the intersection of SR 12 and SR 121 (SR 12 PM 38.9/41.4). Construction is expected in 2031.

Tribal Coordination

Please consider enhancing efforts to coordinate with local Tribal Nations. Caltrans recommends using a variety of outreach efforts including email, physical mailers or flyers, phone calls, or in-person visits to ensure meaningful engagement and to establish two-way communication. These efforts will help to build relationships between impacted communities or Tribal Nations and the County of Napa. The process for engaging with Tribal governments should be uniquely developed with each tribe. Please ensure that the County of Napa conduct good faith consultation and engagement with the following Native American Tribes/Nations:

- Cachil DeHe Band of Wintun Indians of the Colusa Indian Community
- Cortina Rancheria - Kletsel Dehe Band of Wintun Indians
- Guidiville Indian Rancheria
- Middletown Rancheria

- Mishewal-Wappo Tribe of Alexander Valley
- Muwekma Ohlone Indian Tribe of the SF Bay Area
- Pinoleville Pomo Nation
- Yocha Dehe Wintun Nation

Highway Operations

In the first paragraph on page 32 of the MND it states, “The project site will be accessed from a new single driveway off Sonoma Highway (SR 12/121) with a secondary existing driveway which will continue to be used for vineyard access.” This statement is inconsistent with the project plans provide in Attachment E (page 2), see screenshot below (Figure 1). Please check for accuracy.

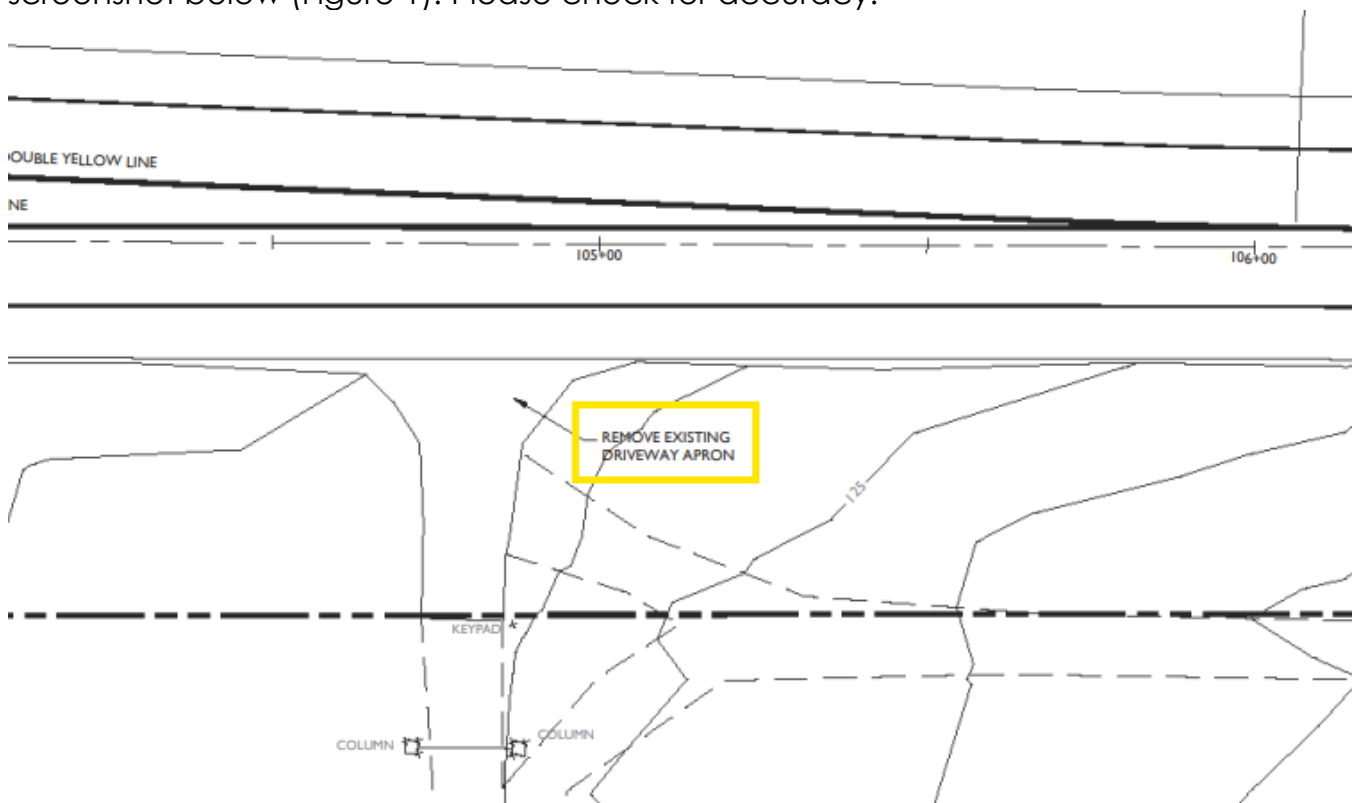


Figure 1

Later in the first paragraph on page 32 of the MND it states, “No changes are proposed for the existing driveway as it will continue to serve as an agricultural road.” This statement is inconsistent with the project plans provided in Attachment E (page 1), see screenshot below (Figure 2). Please check for accuracy.

In the same portion of the project plans shown below (Figure 2), please clarify what is meant by “... to align with driveway on North side of the Highway.” Please clarify which driveway is being referenced.

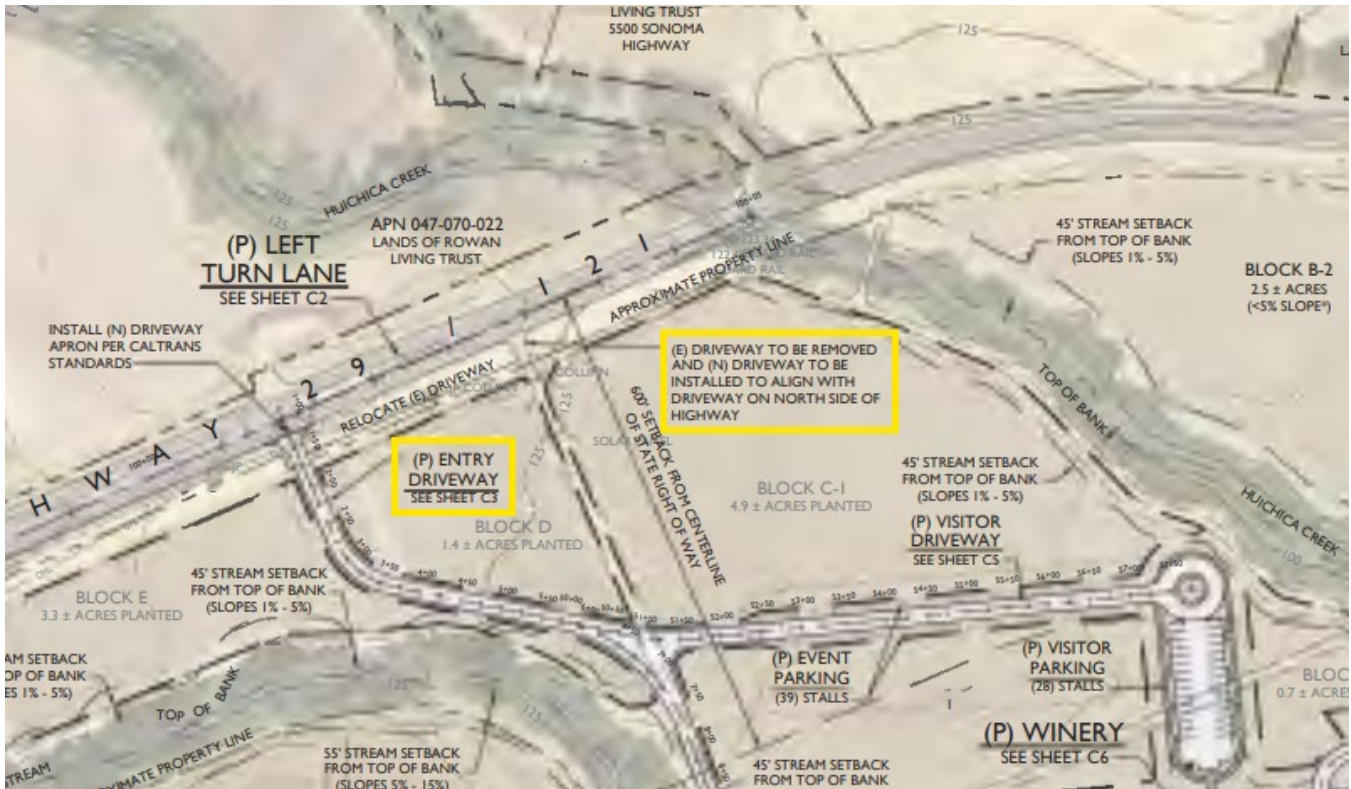


Figure 2

In the Traffic Counts Appendix of the Transportation Impact Study (Attachment J) data on traffic volume counts for the Northbound direction of SR 12/121 is provided (.pdf page 45). Please clarify why Southbound data is not also presented here.

Please provide information about the SR 12/121 Traffic Control plan to be used during construction and restriping. The Traffic Control plan should include information about proposed traffic handling, construction area signs, and lane closures.

Hydrology

Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet Americans with Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any temporary or permanent work including traffic control that encroaches in, under, or over any portion of the State highway Rights-of-Way (ROW) requires a Caltrans-issued encroachment permit.

The Office of Encroachment Permits requires 100% complete design plans and supporting documents to review and circulate the permit application package. The review and approval of encroachment projects is managed through the Encroachment Permits Office Process (EPOP) or the Project Delivery Quality Management Assessment Process (QMAP), depending on project scope, complexity, and completeness of the application. Please use the following resources to determine the appropriate review process:

- TR-0416 Applicant's Checklist ([link](#))
- Caltrans Encroachment Projects Processes – Informational Video ([link](#))
- Flowchart, Figure 1.2 in Section 108, Overview of the Encroachment Review Process, of Chapter 100 – The Permit Function, Caltrans Encroachment Permit Manual ([link](#))

The permit approval typically takes less than 60 days, but may take longer depending on the project scope, size, complexity, completeness, compliance with applicable laws, standards, policies, and quality of the permit package submitted. Projects requiring exceptions to design standards, exceptions to encroachment policies, or external agency approvals may need more time to process.

To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Mary McGee, Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Sincerely,

Kelli Cahill, Planner III
August 18, 2025
Page 6

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" and the last name "Yunsheng" written in a single continuous stroke.

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

From: sue.stevenspost.net
To: [Cahill, Kelli](#)
Subject: Nights in White Satin Winery - Use Permit (P22-00236-UP) - concerns regarding ground water use
Date: Sunday, August 17, 2025 1:20:04 PM
Attachments: [Well Report Stevens - USGS survey July 2012.pdf](#)

[External Email - Use Caution]

Dear Ms. Cahill,

I have lived adjacent to Huichica Creek across from Cliff Lede's Nights in White Satin proposed project since 1992. I am concerned that the water plan for this project will deplete the aquifer and harm both the people who live here and other grape growers.

The Carneros region has been notorious for problematic ground water for decades. Despite deep wells many of my Carneros neighbors have tenuous water supplies and rely on cisterns to store sufficient water for their daily needs.

The Carneros Resort is off the Sonoma Highway approximately 1 mile east of the proposed Nights in White Satin project. When the Napa Planning Commission approved the resort in 2002, the plan was for water to be supplied by 2 wells on site and a "state of the art" water recycling plant. The resort also used water conservation technology, such as smart booster pumps, and implemented rigorous water conservation practices. Despite these efforts, it quickly became apparent that these 2 wells and the water recycling plant were woefully inadequate in both quantity and quality to meet the needs of the Carneros Resort. To meet their water needs, the resort was forced to truck in municipal water for many years. To remedy this problem in July 2019, the Napa Planning Commission approved the installation of a half mile permanent water line and the City of Napa agreed to provide water to the Carneros Resort.

On July 9, 2012, the United States Geological Survey (USGS) sampled my well as part of the North San Francisco Bay Shallow Aquifer study unit of the Groundwater Ambient Monitoring and Assessment (GAMA) program. The hydrologists sent us an "Owner Report" and discussed their findings with me by phone. The USGS hydrologist told us that our water was very old. The Carbon -14 data indicated that the water was older than the atomic bomb and the aquifer was not getting recharged. I have attached the "Owner Report". The California Water Board and USGS GAMA published this data in 2013.

I am concerned that Cliff Lede's Nights in White Satin plan for water is to drill a 2nd well and further deplete an ancient aquifer. A great deal of their proposed water use will be for landscaping.

There is a better, straight forward solution that can meet much Cliff Lede's Nights in White Satin water needs, Napa Sanitation tertiary treated water. I live adjacent to the proposed site. My neighbors and I all use Napa Sanitation tertiary treated water for landscaping and outside water needs. It's reliable, high-quality water. Using tertiary

treated water for watering vineyards and outdoor landscaping protects the aquifer, a scarce and precious resource. The terminus of the Napa Sanitation pipe adjacent to the Cliff Lede vineyards just across the bridge that crosses Huichica Creek.

Groundwater in the Carneros is a scarce and precious resource. Cliff Lede's Nights in White Satin project should use the readily available Napa Sanitation Water to protect an ancient aquifer. The Napa County Planning Commission should avoid making the same mistake that was made in 2002. Furthermore, using Napa Sanitation water might prevent this project from running into the same problems that the Carneros resort suffered.

Thank you.

Susan A. Stevens

1385 Duhig Road

Napa, 94559

707 812 3649



Owner Report

<i>Owner</i>		<i>Well Name</i>	V23D02
<i>Station ID</i>	381501122213801	<i>GAMA ID</i>	D1-NSF-VP23
<i>Station Name</i>	005N005W25K001M	<i>Sample Date</i>	7/9/2012 @ 1200

Your site was one of several sampled for the North San Francisco Bay Shallow Aquifer study unit of the Groundwater Ambient Monitoring and Assessment (GAMA) Shallow Aquifer Assessment Study (SAAS). Results from all sites will be published in a USGS Data Series report; your site will be identified by only the GAMA-ID in all publications and presentations.

Concentrations of all chemical constituents detected in raw groundwater collected from your well were less than USEPA and CDPH regulatory and non-regulatory benchmarks applied to drinking water, with the following exceptions:

Trace Elements: Arsenic, Iron, Manganese

This report lists the concentrations of chemical constituents detected in raw groundwater collected from your site. To put the results in some context, the concentrations of regulatory (r) and non-regulatory (nr) benchmarks set by the U.S. Environmental Protection Agency (USEPA) and the California Department of Public Health (CDPH) for drinking water are also listed. This comparison is for context only; it does not indicate compliance or non-compliance with regulatory benchmarks. Please contact your local Health Department if you have questions about potential health effects.

The chemical constituents are organized in the following groups: 1) field water-quality indicators, 2) major ions, 3) nutrients, 4) trace elements, 5) radioactivity, 6) volatile organic compounds, 7) pesticides, 8) geochemical and age-dating tracers, 9) microbiological constituents (not a part of sample schedule), and 10) constituents of special interest. Only detected constituents are reported here. Typical uses or sources are listed for all constituents; other sources not listed also may affect the concentrations of constituents in groundwater in your area.

Thank you again for allowing the USGS to sample your well for the GAMA Project.

Jennifer Shelton, Hydrologist
jshelton@usgs.gov
(916) 278-3068

George Bennett, Hydrologist
georbenn@usgs.gov
(916) 278-3099

ppm = parts per million	MCL-US = USEPA Maximum Contaminant Level (r)	HAL-US = USEPA Lifetime Health Advisory (nr)
ppb = parts per billion	MCL-CA = CDPH Maximum Contaminant Level (r)	NL-CA = CDPH Notification Level (nr)
pCi/L = picocuries per liter	AL-US = USEPA Action Level (r)	SMCL-CA = CDPH Secondary Maximum
E = estimated value	M = presence verified, but quantity uncertain	Contaminant Level (nr)

Preliminary: Subject to Revision



Owner Report

Owner

Station ID 381501122213801

Station Name 005N005W25K001M

Well Name V23D02

GAMA ID D1-NSF-VP23

Sample Date 7/9/2012 @ 1200

Constituent Name	Units	Value	Benchmark Value and Type	Typical Use or Source
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1 Field Water Quality Indicators

Water Temperature	deg Celsius	22			Naturally occurring
Specific Conductance, field	µS/cm	893	900 (1600)	SMCL-CA	Naturally occurring
pH, field	standard units	7.3	6.5 - 8.5	SMCL-US	Naturally occurring
Dissolved Oxygen	mg/L	0.4			Naturally occurring

2 Major and Minor Ions

Calcium	mg/L	5.77			Naturally occurring
Magnesium	mg/L	2.42			Naturally occurring
Potassium	mg/L	9.67			Naturally occurring
Sodium	mg/L	202			Naturally occurring
Bromide	mg/L	0.294			Naturally occurring
Chloride	mg/L	59	250 (500)	SMCL-CA	Naturally occurring
Fluoride	mg/L	0.52	2	MCL-CA	Naturally occurring
Iodide	mg/L	0.259			Naturally occurring
Silica	mg/L	51			Naturally occurring
Sulfate	mg/L	1.9	250 (500)	SMCL-CA	Naturally occurring
Alkalinity (CaCO ₃), laboratory	mg/L	388			Naturally occurring
Total dissolved solids (TDS)	mg/L	587	500 (1000)	SMCL-CA	Naturally occurring
Hardness	mg/L as CaCO ₃	24.5			Naturally occurring

3 Nutrients

ppm = parts per million	MCL-US = USEPA Maximum Contaminant Level (r)	HAL-US = USEPA Lifetime Health Advisory (nr)
ppb = parts per billion	MCL-CA = CDPH Maximum Contaminant Level (r)	NL-CA = CDPH Notification Level (nr)
pCi/L = picocuries per liter	AL-US = USEPA Action Level (r)	SMCL-CA = CDPH Secondary Maximum Contaminant Level (nr)
E = estimated value	M = presence verified, but quantity uncertain	

Preliminary: Subject to Revision



Owner Report

Owner

Station ID 381501122213801

Station Name 005N005W25K001M

Well Name V23D02

GAMA ID D1-NSF-VP23

Sample Date 7/9/2012 @ 1200

<i>Constituent Name</i>	<i>Units</i>	<i>Value</i>	<i>Benchmark Value and Type</i>	<i>Typical Use or Source</i>
Ammonia, as nitrogen	mg/L	0.149	24.7	HAL-US Natural, fertilizer, sewage
Total nitrogen (ammonia, nitrite, nitrate, organic nitrogen)	mg/L	0.15		Natural, fertilizer, sewage
Orthophosphate, as phosphorus	mg/L	1.61		Natural, fertilizer, sewage

4 Trace Elements

Aluminum	µg/L	2.5	1000	MCL-CA	Naturally occurring
Arsenic	µg/L	43	10	MCL-US	Naturally occurring
Barium	µg/L	65.8	1000	MCL-CA	Naturally occurring
Beryllium	µg/L	0.019	4	MCL-US	Naturally occurring
Boron	µg/L	604	1000	NL-CA	Naturally occurring
Cadmium	µg/L	0.024	5	MCL-US	Naturally occurring
Iron	µg/L	694	300	SMCL-CA	Naturally occurring
Lithium	µg/L	58.3			Naturally occurring
Manganese	µg/L	230	50	SMCL-CA	Naturally occurring
Molybdenum	µg/L	10.7	40	HAL-US	Naturally occurring
Strontium	µg/L	50.1	4000	HAL-US	Naturally occurring
Thallium	µg/L	0.016	2	MCL-US	Naturally occurring
Uranium	µg/L	0.004	30	MCL-US	Naturally occurring
Zinc	µg/L	59.3	5000	SMCL-US	Naturally occurring

5 Radioactivity

Gross-beta radioactivity, 72 hr count	pCi/L	7.71	50	MCL-CA	Naturally occurring
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ppm = parts per million
 ppb = parts per billion
 pCi/L = picocuries per liter
 E = estimated value

MCL-US = USEPA Maximum Contaminant Level (r)
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 M = presence verified, but quantity uncertain

HAL-US = USEPA Lifetime Health Advisory (nr)
 NL-CA = CDPH Notification Level (nr)
 SMCL-CA = CDPH Secondary Maximum Contaminant Level (nr)



Owner Report

Owner

Station ID 381501122213801

Station Name 005N005W25K001M

Well Name V23D02

GAMA ID D1-NSF-VP23

Sample Date 7/9/2012 @ 1200

Constituent Name	Units	Value	Benchmark Value and Type	Typical Use or Source
Radon-222	pCi/L	1220	300, 4000 Proposed MCLs-US	Naturally occurring
6 Volatile Organic Compounds		None Detected		
7 Pesticides and Pesticide Degradates		None Detected		
8 Geochemical and Age-Dating Tracers				
Carbon stable isotope ratio	per mil	-13.6		For dating ancient water
Carbon-14	percent modern	1.18		For dating ancient water
Hydrogen stable isotope ratio of water	per mil	-50.7		Info about recharge source area
Oxygen stable isotope ratio of water	per mil	-7.73		Info about recharge source area
9 Microbiological Constituents		Not Sampled		
10 Constituents of Special Interest		None Detected		

ppm = parts per million	MCL-US = USEPA Maximum Contaminant Level (r)	HAL-US = USEPA Lifetime Health Advisory (nr)
ppb = parts per billion	MCL-CA = CDPH Maximum Contaminant Level (r)	NL-CA = CDPH Notification Level (nr)
pCi/L = picocuries per liter	AL-US = USEPA Action Level (r)	SMCL-CA = CDPH Secondary Maximum Contaminant Level (nr)
E = estimated value	M = presence verified, but quantity uncertain	

Preliminary: Subject to Revision

State Water Resources Control Board

June 5, 2013

David Stevens
1385 Duhig Rd.
Napa, CA 94559

GROUNDWATER AMBIENT MONITORING AND ASSESSMENT PROGRAM (GAMA): SHALLOW AQUIFER ASSESSMENT STUDY— NORTH SAN FRANCISCO BAY STUDY UNIT SAMPLING RESULTS

The State Water Resources Control Board, in partnership with the U.S. Geological Survey (USGS), thanks you for your participation in the GAMA Shallow Aquifer Assessment Study in the North San Francisco Bay study unit.

The attached well owner report shows only the chemical constituents detected in your well. A list of chemical constituents tested, with explanations of water quality benchmarks, is included. Your unique GAMA ID is used in all GAMA publications to maintain confidentiality:

GAMA ID: D1-NSF-VP23

The Data Summary Report, which summarizes the analytical results for all wells sampled in this study unit, will be released in the fall of 2013. All published reports are available to the public, and currently online at the State Water Board and USGS GAMA program web sites: www.waterboards.ca.gov/gama and ca.water.usgs.gov/gama/.

The GAMA Program's Priority Basin Project focuses on assessing groundwater resources used for public drinking-water supplies. However, private domestic and small community-supply wells are typically shallower in depth and may be more susceptible to contamination from surface activities. Starting in 2012, the GAMA Priority Basin Project began to assess both deep and shallow aquifers.

The primary objectives of the GAMA Program are to improve comprehensive groundwater quality monitoring and to increase public availability of groundwater quality information. Participation is voluntary. The GAMA Program was created as a result of statewide groundwater quality concerns and was later expanded by the Groundwater Quality Monitoring Act of 2001 (AB 599). The State Water Board implements the GAMA Program with the US Geological Survey and Lawrence Livermore National Laboratory.

If you have any questions regarding the GAMA Program, please contact me at (916) 341-5779 or jborkovich@waterboards.ca.gov.

Sincerely,



John Borkovich
GAMA Program Manager

Enclosures

CC: George Bennett and Jennifer Shelton, Study Unit Hydrologists, USGS

Hudson

August 15, 2025

Dear Napa County Planning Commission:

As a long-standing Napa Carneros resident and business owner, and as a very close-by neighbor, I am writing you to express my full support for the Nights In White Satin Winery Use Permit application. It is a very good example of the highest and best use of property here in Carneros, and follows the Napa County Winery Definition Ordinance and the Napa County General Plan:

The location here in Carneros is appropriate for a facility of this size.

This production facility will serve primarily the Lede Family's estate vineyards that surrounds the future winery (87 acres), with agriculture the primary use of the acreage.

The winery design is excellent, modern, highly efficient, and not visible in the landscape to adjacent residences.

In my review, there will be no material impact to the environment, as demonstrated by the groundwater, biological resource, and traffic studies that have been prepared. Groundwater demand is lower than calculated recharge, even in drought years, and winery access from State Highway 12/121 minimizes disturbance and safety concerns.

I urge you to vote in support of the Nights In White Satin Winery Use Permit application.

Sincerely,



Lee Hudson

CLIFF LEDE

VINEYARDS

July 31, 2025

Dear Neighbor,

If you haven't already, you will soon receive a notice from Napa County informing you of our plans to develop a winery on our vineyard property off State Route 12/121. The project is currently called "Nights in White Satin." On behalf of the property owners, Cliff Lede Vineyards (CLV), I would like to briefly outline our plans, and to invite you to discuss the project and any questions you might have.

The submitted Use Permit application requests wine production capacity of up to 120,000 gallons (50,000 cases) per year. The grapes for this production will come primarily from the 87 acres of estate vineyards surrounding the planned winery parcel, including the adjacent parcel owned by CLV. As required by County and State regulations, complete traffic, groundwater and biological resource studies have been prepared for the project.

The winery has been designed to maximize efficiency and to minimize impacts to the environment and, equally important, to our neighbors. It has been designed to reside to the east of a rise in the topography, which will preclude visibility of the winery from adjacent residences.

Access to the winery will be restricted to a new driveway from State Highway 12/121. As such, no winery-related traffic will be added to Neuenschwander or to the intersection of Duhig and State Highway 12/121 by Domaine Carneros.

Should you wish to view our plans and discuss any questions you have, please feel free to contact me directly. My email address appears below. On behalf of our team, I thank you for your thoughtful consideration. We look forward to investing in the future of the area and continuing to be good neighbors.

Sincerely,

Eric Gallegos
Director of Vineyard Operations
Cliff Lede Vineyards
Eric@LedeFamilyWines.com

Jim and Nancy Sheldon
3099 Neuenschwander Road
Napa. CA 94559

August 7, 2025

Dear Eric Gallegos.

Thank you so much for informing the neighbors of the "Nights in White Satin" winery. That is the courteous thing to do.

We are certainly relieved that you will not be developing the Neuenschwander Road access to the winery. We do enjoy living at the end of Neuenschwander Road that has minimal use because the crumbling stone bridge has been closed to traffic. We appreciate you developing the access to your winery from highway 12/121. We imagine that it is quite expensive.

We also think that you have access to the recycled water from the Carneros Water District to use for your landscaping and vineyards. Water wells in this neighborhood are very deep and variable in their output.

Thanks again for informing us of your plans.

Sincerely,

Jim Sheldon
Nancy Sheldon

Jim and Nancy Sheldon

From: [Gallagher, Joelle](#)
To: sue_stevenspost.net
Cc: [Parker, Michael](#)
Subject: RE: Nights in White Satin Winery - Use Permit (P22-00236-UP) - concerns regarding ground water use
Date: Monday, August 18, 2025 3:23:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Susan,

Thank you for reaching out and expressing both your concerns about the project and support for the use of recycled water. As you know, this will be heard by the Planning Commission on Wednesday. I will forward your comments to our Planning Manager, Michael Parker.

Thank you!

Joelle



Joelle Gallagher
(She/Her/ella)
Napa County District 1 Supervisor
Phone: 707-253-4828
Email: Joelle.Gallagher@CountyofNapa.org
1195 Third Street, Suite 310
Napa, CA 94559
Reach my aide at:
Yazmin.Dominguez@CountyofNapa.org
www.countyofnapa.org



From: sue_stevenspost.net <sue@stevenspost.net>
Sent: Sunday, August 17, 2025 1:31 PM
To: Gallagher, Joelle <joelle.gallagher@countyofnapa.org>
Subject: Nights in White Satin Winery - Use Permit (P22-00236-UP) - concerns regarding ground water use

[External Email - Use Caution]

Dear Ms. Gallagher,

I am writing you in your role as the County Supervisor for my district, district 1. On Wednesday August 20, the Napa County Planning Commission will hold a public meeting. On the agenda is consideration of use permit for a large winery, Nights in White Satin Winery - Use Permit (P22-00236-UP).

I have lived adjacent to Huichica Creek across from Cliff Lede's Nights in White Satin proposed project since 1992. I am concerned that the water plan for this project will deplete the aquifer and harm both the people who live here and other grape growers.

As you well know the Carneros region has been notorious for problematic ground water for decades. Despite deep wells many of my Carneros neighbors have tenuous water supplies and rely on cisterns to store sufficient water for their daily needs.

The Carneros Resort is off the Sonoma Highway approximately 1 mile east of the proposed Nights in White Satin project. When the Napa Planning Commission approved the resort in 2002, the plan was for water to be supplied by 2 wells on site and a "state of the art" water recycling plant. The resort also used water conservation technology, such as smart booster pumps, and implemented rigorous water conservation practices. Despite these efforts, it quickly became apparent that these 2 wells and the water recycling plant were woefully inadequate in both quantity and quality to meet the needs of the Carneros Resort. To meet their water needs, the resort was forced to truck in municipal water for many years. To remedy this problem in July 2019, the Napa Planning Commission approved the installation of a half mile permanent water line and the City of Napa agreed to provide water to the Carneros Resort.

On July 9, 2012, the United States Geological Survey (USGS) sampled my well as part of the North San Francisco Bay Shallow Aquifer study unit of the Groundwater Ambient Monitoring and Assessment (GAMA) program. The hydrologists sent us an "Owner Report" and discussed their findings with me by phone. The USGS hydrologist told us that our water was very old. The Carbon -14 data indicated that the water was older than the atomic bomb and the aquifer was not getting recharged. I have attached the "Owner Report". The California Water Board and USGS GAMA published this data in 2013.

I am concerned that Cliff Lede's Nights in White Satin plan for water is to drill a 2nd well and further deplete an ancient aquifer. A great deal of their proposed water use will be for landscaping.

There is a better, straight forward solution that can meet much Cliff Lede's Nights in White Satin water needs, Napa Sanitation tertiary treated water. I live adjacent to the proposed site. My neighbors and I all use Napa Sanitation tertiary treated water for landscaping and outside water needs. It's reliable, high-quality water. Using tertiary treated water for watering vineyards and outdoor landscaping protects the aquifer, a scarce and precious resource. The terminus of the Napa Sanitation pipe adjacent to the Cliff Lede vineyards just across the bridge that crosses Huichica Creek.

Groundwater in the Carneros is a scarce and precious resource. Cliff Lede's Nights in White Satin project should use the readily available Napa Sanitation Water to protect an

ancient aquifer. The Napa County Planning Commission should avoid making the same mistake that was made in 2002. Furthermore, using Napa Sanitation water might prevent this project from running into the same problems that the Carneros resort suffered.

Thank you for your consideration.

Sincerely,

Susan A. Stevens

1385 Duhig Road

Napa, 94559

707 812 3649

From: [Gallagher, Joelle](#)
To: [Nancy Sheldon](#)
Cc: [Dominguez, Yazmin](#); [Parker, Michael](#)
Subject: RE: Nights in White Satin winery, Clif Lede
Date: Monday, August 18, 2025 3:12:51 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Nancy,

Thank you for reaching out and expressing your concerns, and championing the use of recycled water. This application is going before the Planning Commission on Wednesday. I will forward your comments to our Planning Manager, Michael Parker.

Thank you,

Joelle



Joelle Gallagher

(She/Her/ella)

Napa County District 1 Supervisor

Phone: 707-253-4828

Email: Joelle.Gallagher@CountyofNapa.org

1195 Third Street, Suite 310
Napa, CA 94559

Reach my aide at:
Yazmin.Dominguez@CountyofNapa.org

www.countyofnapa.org



From: Nancy Sheldon <nsheldonator@gmail.com>
Sent: Monday, August 18, 2025 2:18 PM
To: Gallagher, Joelle <joelle.gallagher@countyofnapa.org>
Subject: Nights in White Satin winery, Clif Lede

[External Email - Use Caution]

Ms Gallagher,

I'm writing to give a neighbor's opinion of the winery project of Clif Lede. I live on one acre on Neuenschwander Road which dead ends at the crumbling bridge that crosses the Huichica Creek adjacent to the Lede property. Our 3rd well is 500' deep. We can pump only 10 minutes /day or silt fills in the perforations in the casing. We have a

cistern that holds up to 4,000 gallons. Water is very spotty here in the Carneros region. We use recycled water from the Napa Sanitation Water District for our landscaping, and are very grateful for it. It appears that the land owner previous to Mr. Lede purchased access to the recycled water, but never developed it. It would require crossing the creek to get to the vineyard. We would like to see Mr. Lede take advantage of that rather than using his agricultural sized well that he had drilled some time ago.

The Carneros Inn was a project that we neighbors spoke up against mainly due to the water situation, but the development went ahead and then had to come up with another water source (taking water from an established water district in Congress Valley). So, when you have money, there always seems to be a solution, but we'd like developers to make choices that take into consideration all the neighbors' concerns and needs before jumping in with their ideas.

Thanks for letting me have my say,

Nancy Sheldon (& Jim Sheldon)

3099 Neuenschwander Rd. Napa, CA 94559

(707) 815-5386