

JUL 16 2014

Mount Veeder Stewardship Council

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Agenda Item # 9B

RECEIVED
JUL 15 2014
Napa County Planning, Building
& Environmental Services

July 15, 2014

Napa County Planning Commission
County Administration Building
1195 Third Street, Suite 201
Napa, CA 94559

Re: Napa County Notice of Completion of a Draft Environmental Impact Report
Hall Winery Distillery Building Demolition Use Permit No. P13-00233
Hearing Scheduled for July 16, 2014

Dear Planning Commission:

The Mount Veeder Stewardship Council submits the following letter in Opposition to the Hall Winery Distillery Building Demolition Application currently pending before the Napa County Planning Commission, and urges the Planning Commission.

The goal of the Mount Veeder Stewardship Council is to encourage sustainability of our natural resources and to ensure that the rich biodiversity and rural quality of life in the private and public lands of our pristine watershed are respected, conserved and protected for future generations through education, local community involvement and outreach to government and business stakeholders. At this time, the Mount Veeder Stewardship Council is concerned about the approval of new uses for water, during this serious drought.

Based upon our review of the Draft Environmental Impact Report, it is our opinion that the Planning Commission should not approve the proposed demolition of the Distillery Building, for several reasons.

Notice to Neighbors

In Napa County, with a large percentage of properties located in the County, the notice which was provided to neighboring properties, only those neighbors who own a property within 300 feet of the project property, were provided notice. Given the fact that the impact of the project extends well beyond 300 feet of the subject parcel, the notice by the County should really be extended to a distance of 1,000 feet of the subject parcel, to alert neighbors to the proposed project and allow them to contact the applicant directly or contact the County regarding their concerns for the proposed project.

The Draft EIR Fails to Address the Greenhouse Gas Impacts of the Project

The Draft Environmental Impact Report (hereinafter "Draft EIR") fails to address what greenhouse gas emissions will be created during the demolition of the Distillery Building. Apparently, the applicant's consultant has presumed that the building will just evaporate. There is no discussion of how the demolition will occur, the types of emissions created during the demolition and subsequent hauling off of the remains of the building. The number of trips and types of vehicles necessary to remove all the debris and the greenhouse gas emissions given off during the demolition and removal process by said vehicles.

The Draft EIR Fails to Address Water

The Draft EIR fails to even mention the amount of water used during the demolition of the Distillery Building and subsequent removal from the property.

The Draft EIR Fails to Address Traffic

The Draft EIR fails to even mention the amount of traffic generated by the demolition of the Distillery Building and the subsequent removal of the debris from the property.

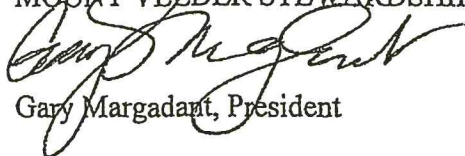
The Draft EIR Fails to Mention the Cumulative Environmental Impacts of the Project

The Draft EIR fails to even mention the cumulative environmental impacts of the project. An analysis of cumulative impacts should consider all predictable and cumulative impacts such as traffic, noise, waste water, water, air quality and the carbon footprint of the project and how that impacts those of us who live in the County of Napa.

The Mount Veeder Stewardship Council objects to the adoption of the Draft EIR as it is currently written for the Hall Winery's removal of the Distillery Building. The Draft EIR only addresses issues relating to lead, asbestos and the historic significance of the Distillery Building, and fails to address other environmental issues created during the demolition and removal of the debris from the historic building.

Respectfully Submitted.

MOUNT VEEDER STEWARDSHIP COUNCIL



Gary Margadant, President