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Thank you for your thorough staff report on this project. On behalf of Larkmead

Dear Wyntriss,

RE: Larkmead Vineyards – P14-000158


Via Email to Wyntriss.Balcher@countyofnapa.org

Wyntriss Balcher
Napa County PBES
1195 Third Street, 2d Floor
Napa, California 94559

January 19, 2015

Agenda Item # 9B
JAN 21 2015
Planning Commission Mtg.

cc: Planning Commission
John McDowell
Cam Baker


Rob Anglin

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Please feel free to contact me if you have any questions. Thank you.

USDA - Natural Resources Conservation Service

1303 Jefferson Street, Suite 500B Napa, CA 94559
(707) 252-4189 FAX (707) 252-4219

0090561

Fax

To: Cameron Baker
From: Kelly Gin
Fax: 415-954-4480
Pages: cover page + 2
Phone: 415-954-4460
Date: 8/24/2004
Re: Solar Winery Use Permit
CC: [Click here and type name]
 Urgent For Review Please Comment Please Reply Please Recycle

To Cameron:

Here is a letter providing technical support of your proposed winery use permit. Hopefully this will answer some of the questions the Napa County Planning Commissioners may have.

Sincerely,
[Signature]
Kelly Gin

Every day, NRCS keeps its commitment to protecting and conserving
Natural Resources on America's private lands.

United States Department of Agriculture



Natural Resources Conservation Service
1303 Jefferson Street, Suite 500B
Napa, CA 94558

Kelly A. Gin
Soil Conservationist
(707) 262-4189

August 24, 2004

Cameron & Kate Baker
Larkmead Vineyards
38 Alcatraz Avenue,
Belvedere, CA 94920

RE: Use Permit #P04-0204-UP, Solar Estate Vineyards

Dear Cameron & Kate:

We have witnessed your proactive environmental action at your property. Your proposed winery location is a suitable distance from the river and sensitive species such as steelhead and neo-tropical song birds should not be threatened. The total soil area converted to a winery, road, and leach field is less than 1.0 acre. The soil for the proposed site is a *Bale clay loam*, a Prime soil. The loss of this soil from cropland production is not a significant impact for the region.

The following describes your past willingness and ability to protect and enhance our Napa River watershed.

- Since 1999 it has been our pleasure providing technical and financial assistance to you through our Environmental Quality Incentives Program (EQIP). We also contribute your conservation success to your daughter, Ann Baker. She has been a pleasure to work with in processing necessary paperwork and permitting.
- You have succeeded to enhance and stabilize 600 linear feet of the Napa River and an additional 210 linear feet of Selby Creek. Other installed conservation practice(s): rock drops, grassed waterway, cover crops, green manure cover crops, irrigation water management, integrated pest management, tree and shrub establishment and critical area planings.
- In addition, funding was acquired for in-stream fisheries habitat in cooperation with the Napa County Resource Conservation District (RCD) at Selby Creek.
- You have been an active supporter of a locally driven Selby Creek Stewardship group. Ann has conducted meetings and completed stream surveys for resource watershed inventory.

We look forward to working with you on your recently approved EQIP contract/plan to enhancing the Napa River by planting 1.0 acre of tree and shrubs and 900 linear of hedgerow planting along side Larkmead Lane.

We look forward to a continued conservation relationship with you.

Sincerely,

Kelly A. Gin

Soil Conservationist

The Natural Resources Conservation Service provides leadership in a partnership effort to help people conserve, maintain, and improve our natural resources and environment.

An Equal Opportunity Provider and Employer

Frost, Melissa

Subject: Attachments:

FW: Larkmead
Balcher ltr. 1.19.15.pdf; kelly gin letter.pdf

From: Rob Anglin [mailto:anglin@htralaw.com]

Sent: Monday, January 19, 2015 6:58 PM

To: Balcher, Wynntress

Cc: McDowell, John

Subject: Larkmead

Hi Wynntress,

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Please feel free to contact me with any questions. Thanks.

Rob Anglin

Holman Teague Roche Anglin, LLP

1455 First Street, Suite 217

Napa, California 94559

707.927.4280 (main)

707.927.4274 (direct)

707.363.8116 (cell)

anglin@htralaw.com

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Planning Commission Mtg.

JAN 21 2015

Agenda Item # 9B

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Agenda Item # 9B

Mount Veeder Stewardship Council

www.mtveederstewardshipcouncil.org

January 20, 2015

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

Re: Napa County Planning Commission Notice of Intent to Adopt Mitigated Negative Declaration Larkmead Vineyards Winery Major Modification Use Permit No. 14-00158 Hearing Scheduled for January 21, 2015

Dear Planning Commission:

The Mount Veeder Stewardship Council submits the following letter in Opposition to the Larkmead Vineyards Winery Use Permit Modification currently pending before the Napa County Planning Commission, and urges the Planning Commission to reconsider its intent to adopt a Mitigated Negative Declaration for the Winery Use Permit.

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 Larkmead Vineyards Winery Use Permit Modification and subsequent submittals, it is our opinion that the Planning Commission should not adopt the proposed Negative Declaration, due to the fact that an adequate analysis of actual water available for the project was not performed, nor did the Planning Department take into consideration, while reviewing this application, the fact that Northern California is currently in a serious drought.

The Project Fails to Consider Several Water Related Concerns

Currently, the State of California is experiencing one of the most significant droughts in the State's recorded history. Yet, the Planning Department, in its evaluation of the Larkmead

Vineyards Winery Modification, fails to take the drought into consideration.

Not only does the Planning Department fail to consider the drought, it fails to require the applicant to provide any actual water availability data in support of its application. Furthermore, since the vineyard and winery on the property are existing, there should be actual monitored data to determine current amounts of water being used for the vineyard and winery. This information is lacking from the application.

The Water Availability Analysis for Napa County presumes that there is 1.0 acre feet of water per year available under each acre of land on the Valley Floor. These presumptions were formed years ago, when California was not experiencing a drought, and these presumptions are flawed. In the midst of the drought, to assume that the same amount of water is available, as during a year with normal or higher than normal rainfall, after two winters with less than normal rainfall is not supported by any evidence. Although there was some rain in the first half of December, there has been no appreciable rain since that time. The drought remains.

California Water Code section 106 states "It is hereby declared to be the established policy of this State that the use of water for domestic purposes is the highest use of water and that the next highest use is for irrigation."
Water Code section 1254 states "In acting upon applications to appropriate water the board shall be guided by the policy that domestic use is the highest use and irrigation is the next highest use of water."

The use of water, for a winery, is neither domestic, nor is it irrigation, accordingly, it is a less important use of water, as set forth by the State of California.
The Planning Department has failed to consider state law in the allocation of scarce water; that domestic water use is the primary use of water, and irrigation is secondary use of water. The proposed Larkmead Vineyards Winery Modification is neither domestic use nor is it irrigation. It falls into a category lower than domestic and irrigation uses.

The Project Fails to Address Actual Water Availability for the Project

While the application indicates that there is a well which produces 120 gallons per minute, or 300 gallons per minute for emergency use, there is no hard data to back up this claim. There are no well tests, or pump tests submitted with the application, to substantiate this claim. There is only a number written on a line on the application, nothing more.

Furthermore, the amount of water used by the existing winery, appears to be based upon numbers provided by the County, rather than actual records showing what the actual amount of water is

which is being used by the current winery operation.

The lack of analysis of the water availability for the site, by the applicant and the Planning Department, as well of the lack of consideration of the current drought, and how the drought has and will impact the water availability at the site, the lack of required controls for water usage on the project, to deal with what could be a prolonged drought, all suggest that the Planning Department failed to perform a thorough review of the actual water available for this project. Instead, the Planning Department appears to have just accepted the flawed information which the applicant decided to provide in their application, without verification, and whether the information is correct or not, does not seem to have been considered.

If the applicant is incorrect about the amount of water which it can really produce during this drought, the applicant may be in a position where their well does not produce enough water for the vineyard on the property and the proposed winery. If the applicant runs out of water and has to begin hauling water to support the existing vineyard and winery, where will that water come from? Has the Planning Department or Planning Commission even considered this scenario? How does this scenario affect the adjacent parcels and their permitted uses?

The adoption of a negative declaration for this project is not appropriate. At the very minimum, the applicant should be required to provide an in-depth water availability analysis and comply with CEQA and be required to perform an Environmental Impact Report addressing water availability, water conservation measures, as well as water availability for fire protection.

Monitoring of Water Usage

There is nothing in the terms and conditions for approval of this project requiring the application to track and monitor and set up a system to record the water usage on this project, either for the existing vineyard or the existing and/or proposed winery facility. Approval of any use permit in the County of Napa, should contain a condition requiring the applicant to monitor water usage on both the existing vineyard and the winery, including existing as well as any new or expanded winery operations.

The County Fails to Consider, the Cumulative Impacts of the Project on Napa County

Before any issuance of a Negative Declaration for the Larkmead Vineyard Winery Use Permit Modification, the applicant and the County must consider how the addition of yet another winery, with more events for visitors, will impact the County as a whole. There has been no such consideration or discussion of how the continued approval of winery after winery will impact the County of Napa. At what point does the County reach a level of saturation of wineries? This analysis should consider all predictable and cumulative impacts such as traffic, noise, waste water, water, air, carbon and quality of life for those of us who call Napa County our home.

Hours of Visitation and Number of Visitors

The number of visitors for the proposed Larkmead Vineyard Use Permit Modification will increase the number of visitors from 40 visitors per day to 100 visitors per day during the week and 150 visitors per day on the weekend. At the current visitation rate, the winery is allowed to have 14,600 visitors per year. With the new rates, there can be 800 visitors per week or 41,600 visitors per year at this winery alone! This is an exorbitant number of visitors at this winery.

Given the large numbers of proposed visitors, the traffic survey really is not sufficient.

The times for visitation will expand from 10 a.m. to 4:30 p.m. to 9:00 a.m. to 6:00 p.m. The expanded visitation to 6:00 p.m. will set a bad precedent for visitation for other wineries. There is no reason why this winery needs to extend its visitation hours to 6:00 in the evening. Visitation should not be allowed after 5:00 p.m.

Adoption of a Negative Declaration for the Larkmead Vineyard Project Would Set a Bad Precedent in the County

In the County of Napa, any approval of a use permit application must comply with California law, including the California Environmental Quality Act, and the California Water Code, as well as County policy. As set forth above, the Larkmead Vineyard Winery Use Permit modification fails to comply with CEQA. The increased number of visitors, the increase in traffic, and the increase in the hours which the winery is open to visitors are all cumulative impacts which have not been evaluated by the applicant or the County. Since the cumulative impacts have not been addressed, the proposed mitigated Negative Declaration fails to comply with CEQA.

The Larkmead Vineyard Winery Use Permit modification application raises the question as to whether the Napa County General Plan even contemplates approval of water intensive uses, in this case a winery, in areas in the County which are lacking in water resources. The Mount Veeder Stewardship Council believes that it does not.

Furthermore, there has been no discussion by the Planning Department addressing this drought and how the drought impacts water availability on the applicant's parcel, or neighboring parcels and any domestic water supply.

The core of the 1976 Land Use Element (since protected by Measure J) was an analysis of the "intrinsic suitability" of land for development, which took into account the County's understanding of water availability, at that time. Today, the County has a better, but still incomplete, understanding of water use and water availability throughout the County. There is increased competition for water from springs, streams and wells. Today, more rural properties are suffering the effects of water shortages.


The adoption of a Negative Declaration for the Larkmead Vineyard Winery Use Permit modification, at this time, without an adequate study of the actual amount of water available for the project, and a failure to address other cumulative impacts based upon the exorbitant increase in visitation, traffic and expanded hours of operation would set the stage for a whole class of applications, whose cumulative impacts would severely harm the County, its resources, and their neighbors.

Accordingly, this use permit modification and any upcoming permit applications should be seriously weighed by the Planning Commission, and should contain a complete and thorough analysis of actual water availability, during this, California's worst drought, in the history of the State, instead of resting upon the faulty assumption upon which the County currently relies for water calculations.

The Mount Veeder Stewardship Council objects to the adoption of a mitigated Negative Declaration for the Larkmead Vineyard Winery Use Permit Modification on the basis that there has been no consideration of the current drought, no consideration of the actual amount of water available for the proposed permitted activity and no determination of the actual amount of water used for the existing vineyard and winery. In addition there has been no determination of how the cumulative impacts of the increased visitation, increased hours of visitation, the increased traffic and increased production will impact the resources and residents of the County of Napa.

The Mount Veeder Stewardship Council respectfully requests that the Planning Commission not adopt the Mitigated Negative Declaration for the Larkmead Winery Use Permit modification, and instead have the applicant conduct an Environmental Impact Report, addressing water availability and cumulative impacts of this winery.

Respectfully Submitted,

MOUNT VEEDER STEWARDSHIP COUNCIL

Gary Margadam, President
Margadam/GES

Frost, Melissa

Subject: FW: Don't miss the Planning Commissioners Academy

From: Cory Golden [mailto:cgolden@cacities.org]

Sent: Tuesday, January 20, 2015 1:37 PM

To: 'Luis "Lou" Munoz'

Cc: Cory Golden; Meghan Mckelvey

Subject: Don't miss the Planning Commissioners Academy

Dear Planning Commissioner,

It is my pleasure to officially invite you to attend this year's League of California Cities Planning Commissioners Academy March 4-6 in Newport Beach. Whether you're new to commission work or a seasoned commissioner, this year's program is sure to provide an extensive array of session topics that you won't want to miss!

This year's jam-packed event features a fundamental track for new commissioners, covering essential planning tools and topics like affordable housing and CEQA basics, alongside sessions for seasoned commissioners and planning staff, such as streamlining government policies, state policy matters and complete streets.

Joint sessions will range from wildfire planning to a social media survival guide for public officials. Bus tours of Upper Newport Bay and Orange County Great Park will also be available on a first-come, first-served basis.

Chuck March, the president and co-founder of Strong Towns, will close the academy by delving into the challenge of creating cities and towns that are at once economically stable and environmentally responsible.

As always, the academy will also include ample opportunities to build or strengthen your network of new and veteran colleagues from around the state, get answers on your most burning technical questions and learn how to make the most of your city's League membership.

MOVED: Please note that space is limited, so be sure to secure your registration and lodging soon. **The registration and reduced-price lodging deadline is Feb. 3.** For more information and registration, please see <http://www.cacities.org/Education-Events/Planning-Commissioners-Academy>.

I look forward to seeing you there!

Lou Munoz

Planning Commission – City of Rancho Cucamonga



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Balcher, Wyntriss

From: Brandon Jorgensen <brandon@brandonjorgensen.com>
Sent: Tuesday, January 20, 2015 8:08 PM
To: Balcher, Wyntriss
Cc: Anglin@HTRAlaw.com
Subject: Larkmead meeting tomorrow...

Planning Commission Mtg. JAN 21 2015
Agenda Item # 9B

Dear Wyntriss,

I had planned on attending the Napa County Planning meeting on Wednesday January 21st to speak in favor of the Use Permit Application by Larkmead Vineyards. Unfortunately business obligations in San Francisco will now occupy my time. However, in my absence I wanted to let you know and the Commissioners via email, that I have been a customer of Larkmead's for several years now. The sole reason I send friends and family to Larkmead and visit and purchase their wines, is for the very fact that they are only about the wine. Being wine focused in this valley seems to be a rare thing these days, and I love how true to the experience of wine Larkmead is. The intimacy and personal attention I receive as a customer keeps me coming back. The private tastings in the very intimate setting of Larkmead lends itself to those of us who are interested in, and purchase, the finest wines Napa Valley make.

From my understanding, Larkmead is asking permission to stop selling a portion of their property grown grapes and in turn use those grapes to make wine for their label, as a customer I would like to see this. A proportional or corresponding visitation right in conjunction with this production will serve to keep the wine focus and continue to attract the unique customers like myself that Napa County should want to have here. A winery like Larkmead sets the example of continuing the stewardship that this valley is anchored on, in turn, extending the legacy and enduring relationship of Larkmead to the valley and its customers. I look forward to seeing the result of this hearing and thank you for taking the time to hear my thoughts.

Warm Regards,

Brandon W. Jorgensen

Brandon Jørgensen
Proprietor & Design Principal

Jørgensen Design
17 Oak Grove Way
Napa, California
(707) 933 6523

www.brandonjorgensen.com

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JAN 21 2015

Agenda Item #

9B

January 19, 2015

Wyntress Balcher
Napa County PBES
1195 Third Street, 2d Floor
Napa, California 94559

Via Email to Wyntress.Balcher@countyofnapa.org

RE: Larkmead Vineyards - P14-000158

Dear Wyntress,

Thank you for your thorough staff report on this project. On behalf of Larkmead Vineyards, this letter provides some comments and clarifications on the project. I am sending copies of this letter to Commissioners via email, so they can have this information prior to Wednesday's hearing.

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Please feel free to contact me if you have any questions. Thank you.



Rob Anglin

cc: Planning Commission
John McDowell
Cam Baker

**USDA - Natural
Resources
Conservation Service**

1303 Jefferson Street, Suite 500B Napa, CA 94559
(707) 252-4189 FAX (707) 252-4219

0090561

Fax

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Fax: 415-954-4480	Pages: cover page + 2
Phone: 415-954-4460	Date: 8/24/2004
Re: Solarl Winery Use Permit	CC: [Click here and type name]

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

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Sincerely,


Kelly Gin

Ever day, NRCS keeps its commitment to protecting and conserving
Natural Resources on America's private lands.

United States Department of Agriculture



Natural Resources Conservation Service
1303 Jefferson Street, Suite 500B
Napa, CA 94558

Kelly A. Gin
Soil Conservationist
(707) 252-4189

August 24, 2004

Cameron & Kate Baker
Larkmead Vineyards
38 Alcatraz Avenue,
Belvedere, CA 94920

RE: Use Permit #P04-0204-UP, Solari Estate Vineyards

Dear Cameron & Kate:

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We look forward to a continued conservation relationship with you.

Sincerely,

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Kelly A. Gin
Soil Conservationist

Frost, Melissa

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Attachments: Balcher ltr. 1.19.15.pdf; kelly gin letter.pdf

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Sent: Monday, January 19, 2015 6:58 PM
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JAN 21 2015

Agenda Item #

9.B

Mount Veeder Stewardship Council

www.mtveederstewardshipcouncil.org

January 20, 2015

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

Re: Napa County Planning Commission Notice of Intent to Adopt Mitigated Negative Declaration Larkmead Vineyards Winery Major Modification Use Permit No. 14-00158
Hearing Scheduled for January 21, 2015

Dear Planning Commission:

The Mount Veeder Stewardship Council submits the following letter in Opposition to the Larkmead Vineyards Winery Use Permit Modification currently pending before the Napa County Planning Commission, and urges the Planning Commission to reconsider its intent to adopt a Mitigated Negative Declaration for the Winery Use Permit.

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Water Code section 1254 states "In acting upon applications to appropriate water the board shall be guided by the policy that domestic use is the highest use and irrigation is the next highest use of water."

The use of water, for a winery, is neither domestic, nor is it irrigation, accordingly, it is a less important use of water, as set forth by the State of California.

The Planning Department has failed to consider state law in the allocation of scarce water; that domestic water use is the primary use of water, and irrigation is secondary use of water. The proposed Larkmead Vineyards Winery Modification is neither domestic use nor is it irrigation. It falls into a category lower than domestic and irrigation uses.

The Project Fails to Address Actual Water Availability for the Project

While the application indicates that there is a well which produces 120 gallons per minute, or 300 gallons per minute for emergency use, there is no hard data to back up this claim. There are no well tests, or pump tests submitted with the application, to substantiate this claim. There is only a number written on a line on the application, nothing more.

Furthermore, the amount of water used by the existing winery, appears to be based upon numbers provided by the County, rather than actual records showing what the actual amount of water is

which is being used by the current winery operation.

The lack of analysis of the water availability for the site, by the applicant and the Planning Department, as well of the lack of consideration of the current drought, and how the drought has and will impact the water availability at the site, the lack of required controls for water usage on the project, to deal with what could be a prolonged drought, all suggest that the Planning Department failed to perform a thorough review of the actual water available for this project. Instead, the Planning Department appears to have just accepted the flawed information which the applicant decided to provide in their application, without verification, and whether the information is correct or not, does not seem to have been considered.

If the applicant is incorrect about the amount of water which its well can really produce during this drought, the applicant may be in a position where their well does not produce enough water for the vineyard on the property and the proposed winery. If the applicant runs out of water and has to begin hauling water to support the existing vineyard and winery, where will that water come from? Has the Planning Department or Planning Commission even considered this scenario? How does this scenario affect the adjacent parcels and their permitted uses?

The adoption of a negative declaration for this project is not appropriate. At the very minimum, the applicant should be required to provide an in-depth water availability analysis and comply with CEQA and be required to perform an Environmental Impact Report addressing water availability, water conservation measures, as well as water availability for fire protection.

Monitoring of Water Usage

There is nothing in the terms and conditions for approval of this project requiring the application to track and monitor and set up a system to record the water usage on this project, either for the existing vineyard or the existing and/or proposed winery facility. Approval of any use permit in the County of Napa, should contain a condition requiring the applicant to monitor water usage on both the existing vineyard and the winery, including existing as well as any new or expanded winery operations.

The County Fails to Consider, the Cumulative Impacts of the Project on Napa County

Before any issuance of a Negative Declaration for the Larkmead Vineyard Winery Use Permit Modification, the applicant and the County must consider how the addition of yet another winery, with more events for visitors, will impact the County as a whole. There has been no such consideration or discussion of how the continued approval of winery after winery will impact the County of Napa. At what point does the County reach a level of saturation of wineries? This analysis should consider all predictable and cumulative impacts such as traffic, noise, waste water, water, air, carbon and quality of life for those of us who call Napa County our home.

Hours of Visitation and Number of Visitors

The number of visitors for the proposed Larkmead Vineyard Use Permit Modification will increase the number of visitors from 40 visitors per day to 100 visitors per day during the week and 150 visitors per day on the weekend. At the current visitation rate, the winery is allowed to have 14, 600 visitors per year. With the new rates, there can be 800 visitors per week or 41,600 visitors per year at this winery alone! This is an exorbitant number of visitors at this winery.

Given the large numbers of proposed visitors, the traffic survey really is not sufficient.

The times for visitation will expand from 10 a.m. to 4:30 p.m. to 9:00 a.m. to 6:00 p.m. The expanded visitation to 6:00 p.m. will set a bad precedent for visitation for other wineries. There is no reason why this winery needs to extend its visitation hours to 6:00 in the evening. Visitation should not be allowed after 5:00 p.m.

Adoption of a Negative Declaration for the Larkmead Vineyard Project Would Set a Bad Precedent in the County

In the County of Napa, any approval of a use permit application must comply with California law, including the California Environmental Quality Act, and the California Water Code, as well as County policy. As set forth above, the Larkmead Vineyard Winery Use Permit modification fails to comply with CEQA. The increased number of visitors, the increase in traffic, and the increase in the hours which the winery is open to visitors are all cumulative impacts which have not been evaluated by the applicant or the County. Since the cumulative impacts have not been addressed, the proposed mitigated Negative Declaration fails to comply with CEQA.

The Larkmead Vineyard Winery Use Permit modification application raises the question as to whether the Napa County General Plan even contemplates approval of water intensive uses, in this case a winery, in areas in the County which are lacking in water resources. The Mount Veeder Stewardship Council believes that it does not.

Furthermore, there has been no discussion by the Planning Department addressing this drought and how the drought impacts water availability on the applicant's parcel, or neighboring parcels and any domestic water supply.

The core of the 1976 Land Use Element (since protected by Measure J) was an analysis of the "intrinsic suitability" of land for development, which took into account the County's understanding of water availability, at that time. Today, the County has a better, but still incomplete, understanding of water use and water availability throughout the County. There is increased competition for water from springs, streams and wells. Today, more rural properties are suffering the effects of water shortages.

The adoption of a Negative Declaration for the Larkmead Vineyard Winery Use Permit modification, at this time, without an adequate study of the actual amount of water available for the project, and a failure to address other cumulative impacts based upon the exorbitant increase in visitation, traffic and expanded hours of operation would set the stage for a whole class of applications, whose cumulative impacts would severely harm the County, its resources, and their neighbors.

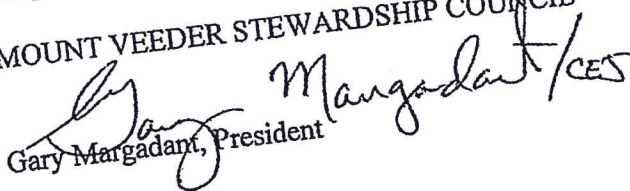
Accordingly, this use permit modification and any upcoming permit applications should be seriously weighed by the Planning Commission, and should contain a complete and thorough analysis of actual water availability, during this, California's worst drought, in the history of the State, instead of resting upon the faulty assumption upon which the County currently relies for water calculations.

The Mount Veeder Stewardship Council objects to the adoption of a mitigated Negative Declaration for the Larkmead Vineyard Winery Use Permit Modification on the basis that there has been no consideration of the current drought, no consideration of the actual amount of water available for the proposed permitted activity and no determination of the actual amount of water used for the existing vineyard and winery. In addition there has been no determination of how the cumulative impacts of the increased visitation, increased hours of visitation, the increased traffic and increased production will impact the resources and residents of the County of Napa.

The Mount Veeder Stewardship Council respectfully requests that the Planning Commission not adopt the Mitigated Negative Declaration for the Larkmead Winery Use Permit modification, and instead have the applicant conduct an Environmental Impact Report, addressing water availability and cumulative impacts of this winery.

Respectfully Submitted.

MOUNT VEEDER STEWARDSHIP COUNCIL


Gary Margadant, President

Frost, Melissa

Subject: FW: Don't miss the Planning Commissioners Academy

From: Cory Golden [<mailto:cgolden@cacities.org>]
Sent: Tuesday, January 20, 2015 1:37 PM
To: 'Luis "Lou" Munoz '
Cc: Cory Golden; Meghan McKelvey
Subject: Don't miss the Planning Commissioners Academy

Dear Planning Commissioner,

It is my pleasure to officially invite you to attend this year's League of California Cities Planning Commissioners Academy March 4-6 in Newport Beach. Whether you're new to commission work or a seasoned commissioner, this year's program is sure to provide an extensive array of session topics that you won't want to miss!

This year's jam-packed event features a fundamental track for new commissioners, covering essential planning tools and topics like affordable housing and CEQA basics, alongside sessions for seasoned commissioners and planning staff, such as streamlining government policies, state policy matters and complete streets.

Joint sessions will range from wildfire planning to a social media survival guide for public officials. Bus tours of Upper Newport Bay and Orange County Great Park will also be available on a first-come, first-served basis.

Chuck Marohn, the president and co-founder of Strong Towns, will close the academy by delving into the challenge of creating cities and towns that are at once economically stable and environmentally responsible.

As always, the academy will also include ample opportunities to build or strengthen your network of new and veteran colleagues from around the state, get answers on your most burning technical questions and learn how to make the most of your city's League membership.

MOVED: Please note that space is limited, so be sure to secure your registration and lodging soon. **The registration and reduced-price lodging deadline is Feb. 3.** For more information and registration, please see <http://www.cacities.org/Education-Events/Planning-Commissioners-Academy>.

I look forward to seeing you there!

Lou Muñoz
Planning Commission – City of Rancho Cucamonga



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Balcher, Wyntress

From: Brandon Jorgensen <brandon@brandonjorgensen.com>
Sent: Tuesday, January 20, 2015 8:08 PM
To: Balcher, Wyntress
Cc: Anglin@HTRAlaw.com
Subject: Larkmead meeting tomorrow...

Planning Commission Mtg.

JAN 21 2015

Agenda Item # 9B

Dear Wyntress,

I had planned on attending the Napa County Planning meeting on Wednesday January 21st to speak in favor of the Use Permit Application by Larkmead Vineyards. Unfortunately business obligations in San Francisco will now occupy my time. However, in my absence I wanted to let you know and the Commissioners via email, that I have been a customer of Larkmead's for several years now. The sole reason I send friends and family to Larkmead and visit and purchase their wines, is for the very fact that they are only about the wine. Being wine focused in this valley seems to be a rare things these days, and I love how true to the experience of wine Larkmead is. The intimacy and personal attention I receive as a customer keeps me coming back. The private tastings in the very intimate setting of Larkmead lends itself to those of us who are interested in, and purchase, the finest wines Napa Valley make.

From my understanding, Larkmead is asking permission to stop selling a portion of their property grown grapes and in turn use those grapes to make wine for their label, as a customer I would like to see this. A proportional or corresponding visitation right in conjunction with this production will serve to keep the wine focus and continue to attract the unique customers like myself that Napa County should want to have here. A winery like Larkmead sets the example of continuing the stewardship that this valley is anchored on, in turn, extending the legacy and enduring relationship of Larkmead to the valley and its customers. I look forward to seeing the result of this hearing and thank you for taking the time to hear my thoughts.

Warm Regards,

Brandon W. Jorgensen

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Proprietor & Design Principal

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