

NAPA COUNTY PLANNING COMMISSION  
WED JUNE 15th 2016  
ITEM 9A SODHANI WINERY

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(1)

While THIS PROJECT IS MODEST IN SCALE I JUST WANT TO BRING UP SOME CONCERNS.  
AS ALL DEVELOPMENT ON OUR NARROW VALLEY ROADS HAVE IMPACTS TO OUR COMMUNITY & ENVIRONMENT

- FIRST WHILE I SEE THERE ARE NO VISITATION/<sup>marketing</sup> PLANS ON THIS WE'VE SEEN OTHER PROJECTS AROUND THE VALLEY THAT GET IN THE DOOR AS PRODUCTION <sup>STYLE</sup> FACILITIES WITH NO VISITATION/<sup>marketing</sup> ONLY TO COME BACK IN A SHORT PERIOD OF TIME TO ASK FOR VISITATION/<sup>MARKETING</sup> IS THERE A WAY WE CAN KNOW IF THERE IS A LONG TERM PLAN FOR VISITATION/<sup>MARKETING</sup> AND/OR A WAY FOR WHICH THERE HAS TO BE AN ESTABLISHED PERIOD OF TIME BEFORE SOMEBODY CAN COME BACK TO ASK FOR THAT VISITATION AND <sup>MARKETING</sup> / How would this affect the possible left turn if they're planning visitation <sup>marketing</sup> in the future

- ALSO AS I'VE SAID MANY TIMES I BELIEVE WE NEED TO HOLD OFF ON ALL <sup>WINERY</sup> APPROVALS UNTIL WE HAVE

AN ANALYSIS OF THE CUMULATIVE IMPACTS <sup>(2)</sup>  
OF WHAT HAS ALREADY BEEN APPROVED,  
IN THE COUNTY AND OUR MUNICIPALITIES,  
PARTICULARLY IN VIEW OF THE COMPLIANCE  
ISSUES WE HAVE BEEN SEEING REGARDING  
EXCEEDENCES OF PERMITS, WHICH SKEWS  
OUR UNDERSTANDING OF WHERE WE  
ARE IN TERMS OF OUR CEQA BASELINE  
AND IMPACTS TO OUR RESIDENTS AND  
ENVIRONMENT.

I BELIEVE ~~THE~~ A TRUE COMPLIANCE AND  
ENFORCEMENT <sup>PROGRAM</sup> ~~MECHANISMS~~ MUST BE IN  
PLACE BEFORE WE CONTINUE <sup>WINERY</sup> APPROVALS  
IN THE COUNTY. THE CURRENT QUASI  
"HONOR" SYSTEM WE ARE WORKING UNDER  
IS NOT WORKING AND THE LONGER WE  
WAIT TO RECTIFY THE SITUATION THE MORE  
DIFFICULT WILL BE

- I'M ALSO CONCERNED WITH THE CONTINUED  
PROPOSALS FOR HOLD & HAUL SYSTEMS
- ALSO THERE IS CONCERN ABOUT THE <sup>MANY</sup> EXCEPTIONS ASKED FOR  
ON THIS PROJECT

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- CONCERNS WITH WATER SUPPLY AND THE WATER ANALYSIS, WHICH DEMONSTRATES A LARGE AMOUNT OF ARSENIC
- AS WELL AS SOME OF THE TRAFFIC AND DRIVEWAY ISSUES PARTICULARLY IF WE LOOK AT SETTING PRECEDENCE AND THE RELATIONSHIP TO CUMULATIVE IMPACTS AND ALSO PERHAPS THE NEED FOR A LEFT TURN LANE/AS THE DANGERS ALONG OUR NARROW VALLEY ROADS GROWS WITH EVERY APPROVAL
- ALSO I BELIEVE WE NEED TO HALT WINERY APPROVALS UNTIL WE RE-VISIT THE PROCESS AND UNSTUDIED IMPACTS FROM THE 2003 CHANGE IN THE DEFINITION OF AGRICULTURE AND THE 2010 WINERY DEFINITION ORDINANCE CHANGES
- POSSIBLY ASK DEED RESTRICTION FOR HIGHER VISITATION
- PERHAPS PROPERTY IS NOT SUITABLE FOR SUSTAINABLE DEVELOPMENT

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