



August 19, 2020

Napa County Planning Commission
1195 Third Street
Napa, CA 94559

Re: Agenda Item 8B: Winery Comparison Workshop

Thank you for letting me comment on the Winery Comparison process.

I want to compliment Rebecca Dice for her letter and wish to reinforce her comment:

That comparison table may perhaps be useful to show how irresponsible development has been in the past, but it should not be used to justify continued poor decisions.

I wish to add a few comments/observations of my own for your consideration and discussion:

- Remote winery locations – this needs clarity. Remote doesn't only refer to a location at top of Diamond Mountain or Soda Canyon Road. It can also refer to a winery with a long driveway off Dry Creek or Redwood Road. Sub-standard roads and limited egress is the issue.
- How many wells are needed to support the winery and at what depth? Which basin/sub-basin? Proximity to adjacent wells? Need for monitoring to verify that new or expanded winery water needs are not impacting adjacent parcels. What are the impacts if groundwater is not sufficient? **Trucking water is not the solution.**
- Visual representation of wineries in proximity to applicant's winery. What is the cumulative impact? Is there enough water to support all? Are roads sufficient to support residential and commercial traffic?
- Trucked in water proposed? **This should absolutely be prohibited!** The County should **not** be approving any commercial activity that requires trucked water after construction or under emergency situations (where a separate permit would be required.) Moving potable water from city sources clearly implies this winery can't be supported by groundwater. If the County designates the primary use of groundwater is for agriculture – then you should support the counter viewpoint – that the cities rely upon surface water. The use of recycled water may be available and should have specific County regulations.

- Comparison chart should indicate number of variances required to gain approval. This should not set a baseline for others of similar size and location to rely upon variances in their application.
- For applications in the business park specific plan area – verification of water use is important. American Canyon supplies water to this area. What are the risks during prolonged drought? Are there backup plans available?

Thanks and regards,

Eve Kahn, Chair
Get a Grip on Growth
PO Box 805
Napa, CA 94559

From: ruralangwin <kelliegato@gmail.com>

Sent: Wednesday, August 19, 2020 10:40:37 AM

To: anne.cottrell@lucene.com <anne.cottrell@lucene.com>; Dameron, Megan <megan.dameron@countyofnapa.org>; Joell gallagher <joellegPC@gmail.com>

Subject: Wanted to comment on Winery comparison table.

[External Email - Use Caution]

All,

Looks like we need do evacuate our live stock now.....Pope Valley Aetna Springs Fire. No air support.

I really wanted to comment on Winery table comparison. Many do . Request postpone and reschedule till after fires.

Thank you,

Kellie Anderson