

From: [Anderson, Laura](#)
To: [Fuller, Lashun](#); [Quackenbush, Alexandria](#)
Subject: Fwd: Benjamin Ranch Winery
Date: Wednesday, September 16, 2020 9:16:56 AM

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From: Morrison, David <David.Morrison@countyofnapa.org>
Sent: Wednesday, September 16, 2020 9:14 AM
To: Bordona, Brian; Gallina, Charlene; Anderson, Laura
Subject: FW: Benjamin Ranch Winery

From: Charlotte Williams <cdevorak@sonic.net>
Sent: Wednesday, September 16, 2020 9:13 AM
To: Whitmer, David <Dave.Whitmer@countyofnapa.org>; joellegPC@gmail.com;
anne.cottrell@lucene.com; Mazotti, Andrew <Andrew.Mazotti@countyofnapa.org>; Dameron,
Megan <megan.dameron@countyofnapa.org>; Morrison, David
<David.Morrison@countyofnapa.org>
Cc: Napa Vision 2050 <napavision2050@gmail.com>
Subject: Benjamin Ranch Winery

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Dear Napa County Planning Commissioners and Director Morrison,

Napa Vision 2050 joins in the Growers/Vintners for Responsible Agriculture's request for delay of consideration of the Benjamin Winery application on your agenda for September 16. The Benjamin proposal is for a very large non-agricultural project in the Agricultural Preserve. The residents and citizens of Napa County, as well as the decisionmakers, deserve more than five days to thoughtfully analyze, consider and comment on it.

We urge the County to conduct a full environmental impact report rather than the proposed mitigated negative declaration. Air quality is a serious concern. We all know the problems our county faces with traffic. One need only try to travel south on the Silverado Trail at 4:00 p.m. to know adding the amount of traffic this project will generate is beyond what the Trail can handle. Worse, our region is in nonattainment status for particulate matter pollution. Both PM2.5 and PM10 are produced by vehicles using fossil fuels. The construction, maintenance and operation of the proposed project along with the number of vehicles travelling to almost daily events in perpetuity will generate more PM pollutants.

When this project comes before you, we ask that you consider the cumulative impacts the Benjamin project will have on our environment and the livability of Napa county. It is not without irony that it is on your September 16 agenda *after*

your consideration of the Rombauer major modification application asking for approval of unlawful operations well beyond its current permit and then to increase those operations even more. Rombauer is a mere seven and a half miles distant from Benjamin. Staff recommends adoption of both of projects with mitigated negative declarations. In the Rombauer case, this means there has never been nor ever will be an environmental impact study of the illegal operations under its current permit. To move forward with either project under these circumstances without full EIRs considering cumulative impacts is worrisome at best.

Benjamin is not an agricultural project on its face despite the talismanic use of the word “agricultural.” It is a commercial event center complete with a commercial kitchen to serve lunches and dinner with its wine in addition to and during events nearly every day annually in perpetuity.

Napa Vision 2050 urges you to reschedule this agenda item so that full consideration and comment on the many issues presented by this application may be made.

Sincerely,

Charlotte Williams, President
Napa Vision 2050
Charlotte Helen Williams
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cdevorak@sonic.net