

Quackenbush, Alexandria

From: mike hackett <growersvintnersresponsibleag@gmail.com>
Sent: Tuesday, January 26, 2021 8:58 PM
To: ZoningClerk
Subject: Sodhani Zone Meeting

[External Email - Use Caution]

Dear Mr. Morrison and Mr. Bordona,

These comments are submitted on behalf of the Growers/Vintners for Responsible Agriculture for consideration by Mr. Bordona, for a zonal meeting that is scheduled for January 27, 2021. The Sodhani proposal is asking for a 67% increase in permitted wine production, from 12,000 to 20,000 gallons. We are concerned that the impacts of this increase have not been adequately analyzed by staff, and that the County approves such production increases via MND. The result is a lack of transparency, such that significant increases are considered without adequate public oversight and citizen review.

Specifically, the proposed increase in permitted wine production will cumulatively impact the demand for water, and it is the County's responsibility to manage the basin's sustainable yield (the customary number used for water needed for a bottle of wine production is seven gallons water per one gallon of wine). Without measuring the extraction data in relation to availability, our County government cannot follow the mandates set down by the State through establishment of the Groundwater Sustainability Plan. We can only manage what we measure, yet we allow this type of MND to go through without following CEQA or identifying the rights of the public trust. Given our Mission Statement, which states: *Protect the long-term viability of agriculture in Napa County by preserving the natural environment and resources upon which the health of our vineyards, wineries and entire community relies. GVFR advocates on behalf of Napa Valley, a national treasure, to assure a sustainable, responsible agriculturally based community,* we feel strongly that this is not be how our county should operate. **IT IS THE COUNTY'S PREEMINENT OBLIGATION TO PROTECT THE PUBLIC TRUST AGAINST ALL PRIVATE CLAIMANTS TO WATER.**

It is also imperative that the County clarify the circumstances that would allow this amended MND to be brought before the Zoning Manager, versus the Planning Commission. It was your Small Winery Protection and Streamlining Ordinance that allowed this type of hearing regarding increases in wine production. As this proposal illustrates, you have created a loophole that looms large for production increases throughout Napa County.

We write to you to ensure that our voices are heard. Our democracy demands an open and transparent process, yet the ability to ask for an increase in production of 67% via a MND, without public oversight or review, is contrary to this basic tenant of our representative democracy.

Thank you.

Respectfully Submitted,

Growers/Vintners for Responsible Agriculture

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Quackenbush, Alexandria

From: Gary Margadant <gsmargadant@gmail.com>
Sent: Wednesday, January 27, 2021 9:19 AM
To: ZoningClerk; Barrella, Donald
Cc: Charlotte Helen Williams; Kellie Anderson; Kathy L Felch; Eve Kahn
Subject: 1/27/21 Zoning Admin Item 2A Sodhani Winery Modification

[External Email - Use Caution]

To: Donald Barrella, Napa County Zoning Administrator

This item is a proposal for a MINOR Modification of the existing Use Permit, for the winery, and I am asking you to help me understand the criteria for the decision to place this proposal before the Zoning Administrator as opposed to presenting the proposal before the Planning Commission.

What is the criteria that the Napa County Planning Department relegate this request to the ZA instead of the PC. Please refer to the 8 points mentioned in the Agenda Description, would be most helpful

Request: Approval of a Minor Modification (P19-00273 and P20-00153) to the approved winery (Use Permit P14-00402-UP and Viewshed Permit P16-00111-VIEW) to allow for the following: 1) an increase in annual production from 12,000 gallons per year to 20,000 gallons per year; 2) a visitation program allowing up to eleven (11) guests per day (appointment only) and 77 guests per week, to occur between the hours of 10:00 a.m. and 6:00 p.m. Monday through Sunday; 3) a marketing program allowing for ten (10) events per year with up to 30 guests per event and one (1) event per year with up to 100 guests per event; 4) catering for events; 5) relocation and reduction in size of the cut and cover cave from 7,150 square feet to 4,603 square feet; 6) construction of two buildings including a 2,943 square foot tasting and administration building and a 1,811 square foot fermentation building; 7) a Zoning Administrator Wednesday, January 27, 2021 Page 3 753 square foot covered area including a dock, mechanical area and trash area; 8) a reduction in water storage from 60,000 gallons to 31,500 gallons; and 9) two (2) additional parking stalls. The project is located on 12.14 acres on the west side of St. Helena Highway North/State Hwy 29 addressed as 3283 St. Helena Highway North within the AW (Agricultural Watershed) zoning district and Agriculture, Watershed, and Open Space Resources (AWOS) General Plan land use designation. APN: 022-080-028.

Best, Gary

Gary Margadant

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“It takes 20 years to build a reputation and five minutes to ruin it.” Warren Buffett