

From: [Trippi, Sean](#)
To: [Trippi, Sean](#)
Subject: Amizetta ZA hearing
Date: Tuesday, September 21, 2021 4:46:41 PM

From: Perry Clark <perry@amizetta.com>
Sent: Monday, September 20, 2021 2:14 PM
To: JEFF REDDING <jreddingaicp@comcast.net>; Trippi, Sean <Sean.Trippi@countyofnapa.org>
Subject: RE: Amizetta ZA hearing

[External Email - Use Caution]

Hi Sean,

I just wanted to send over some updates. We had a conversation with Paul Slawson about his concerns. We have kept an open line of communication with all our immediate neighbors but unfortunately had not connected with Paul due to his location being at the bottom of Greenfield Road.

Paul was not aware of our larger Hydrology study done by Richard Slade which takes into account absorption rates and winery use. Paul was happy to hear about the study and the concept of water use below our property absorption rates. Also our vineyard practices and water monitoring systems have drastically decreased our historic use freeing up room for production use.

We also talked about the road issue. Both of us are in agreement that we would like to see a bigger county budget for Greenfield Road. That said the baseline use we are currently seeing is what is already on the road. He seemed content knowing that would not be a major increase over existing.

All in all the conversation went well and he agreed to not pursue the issue further.

We look forward to the meeting on weds.

Cheers

Perry

From: [JEFF REDDING](#)
To: [Trippi, Sean](#)
Cc: [Perry Clark; tadams@dpf-law.com](#)
Subject: Re: FW: Exemption to Small Winery Use Permit at 1089 Greenfield Road, St. Helena, Ca.
Date: Tuesday, September 21, 2021 10:24:10 AM

[External Email - Use Caution]

Sean thanks for sending this along to me. I wanted to respond to some of the comments in the letter from Mr. Slawson. In addition the applicant, Perry Clark did follow up with Mr. Slawson directly. Mr. Clark will be reaching out to you by separate email to brief you on his call.

Traffic

- traffic projected for the proposed winery is within the ADT limitations for small winery conversions to use permit status. The ordinance that authorized conversion of SWE to use permit status was vetted and environmentally assessed when it was adopted;
- as a participant in the voluntary compliance program the ordinance provides for the use of the existing conditions baseline for uses such as traffic, water use that existed when the application was filed for purposes of evaluating environmental impacts. The baseline traffic conditions in this case are actually greater than proposed in the current application. As an example, the winery had up to 61 visitors per day in the past. The maximum number of visitors post-permit approval all by appointment will be 30 per day. AT 2.6 or 2.8 persons per vehicle, a maximum of 12 vehicles during the weekday would be 'attracted' to the winery--over the 8 hours the tasting room is open, the proposed project would generate slightly more than one (1) vehicle trip per hour!
- This level of daily traffic generated is equivalent to that generated by a single family dwelling.
- The baseline maximum daily traffic was greater than proposed--we are unaware of any complaints filed by Mr. Slawson or any of our neighbors;

As a small winery that following permit approval will generate less fewer than 40 ADT during the typical winery weekday operation, our contribution to overall traffic on Greenfield Road is very small. While we too are concerned with the maintenance issues on Greenfield Road, we should not and believe cannot be required to address all existing maintenance or related issues on Greenfield Road. We would be happy to participate with other property owners to address maintenance issues on this county maintained road in proportion to our use.

Water

While not required by the ordinances and guidelines relating to conversion of small wineries to use permit status, a detailed study was conducted by RCS, groundwater geologists and hydrologists to determine potential impacts on local groundwater storage. We would note that a new well serving only the winery was permitted, drilled and developed. Unlike the other wells on the property, this new well was constructed to commercial well standards and is the sole water source for the winery due to other wells not meeting the sanitary seal depth requirement. Other existing wells are not connected to the new well; these existing wells provide irrigation water and domestic water for the existing residence on the adjacent parcel. The confirmed yield of this new well is 15 gallons per minute. It is located more than 500 feet from any existing off site well and over 3,500 feet from the nearest stream or water course. The March 2021 groundwater study prepared by RCS has been filed with the county without comment or concern by agency staff. Some of its key conclusions:

- the conservative estimate of groundwater storage of the study area is 166 acre feet and is recharged at the rate of 17 acre-feet annually. Total projected water use including existing agriculture and residence is 13.62 acre feet per year or less than 8% of the conservative estimate of groundwater storage;
- Groundwater is stored within the Sonoma Volcanics which the RCS study concludes, together with the distance of the project well from off site wells limits interference of projected water use on neighboring wells;
- the existing winery utilizes 0.59 acre-feet per year; the proposed project would increase annual groundwater use by 0.03 acre-feet per year for a total of 0.62 acre feet per year!! This water demand is less than projected for a single family dwelling (0.62 vs. 0.75 acre-feet per year for residences).

Sean the existing residence and vineyard water delivery systems are distinct and separate from the new winery water system. There is no interconnection between the existing water delivery systems. Since they are distinct and the only proposed change in water use is related to the winery we would respectfully request that any limitation on groundwater use be limited to the winery well. The recommended conditions of approval currently require that all wells be monitored, and limited in ground water use. Given the separate nature of the water delivery systems and the fact that the water use restriction impact the adjacent parcel (APN 025-390-010) that can be sold separately and apart from the winery parcel, we believe it is beyond the scope of the winery permit to encumber uses on parcel 010. If that residential parcel is sold, how can the winery owner monitor and restrict water use for the residence and other groundwater uses on that same parcel? We respectfully request that conditions relating to groundwater monitoring be limited to the winery parcel well.

Thanks for your help getting the project to hearing for us. If you have questions about our request to modify the recommended conditions of approval, we would like the opportunity to talk with you before the Wednesday hearing.

Sean, we would appreciate if you would include this response in the administrative record.

Best,

Jeffrey Redding for
Amizetta Winery

> On 09/16/2021 3:18 PM Trippi, Sean <sean.trippi@countyofnapa.org> wrote:

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>

> Sean Trippi

> Principal Planner

> Planning, Building & Environmental Services

> County of Napa | 1195 Third Street Street, Suite 210 | Napa, CA 94559

> (707) 299-1353; sean.trippi@countyofnapa.org

>

> -----Original Message-----

> From: Paul Slawson <mplpaslaw@gmail.com>

> Sent: Tuesday, September 14, 2021 11:21 AM

> To: Trippi, Sean <Sean.Trippi@countyofnapa.org>

> Subject: Exemption to Small Winery Use Permit at 1089 Greenfield Road, St. Helena, Ca.

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> [External Email - Use Caution]

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> Dear Mr. Trippi,

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> In response to your request for comments on the subject Amizetta Winery , I offer the following:

> 1) Greenfield RD. is so narrow in places that an emergency vehicile(eg ambulance,firetruck) cannot pass up the road without traffic descending stopping and backing up. 300 more tourists added to present traffic is dangerous.

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> 2) The state of repair of Greenfield is so poor that it should not be subjected to the additional traffic proposed until major repairs that we neighbors have waited for some 5/6 years.

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> 3) Greenfield Road is notorius for water scarcity . The idea of a new well at the top of the hill taking water from those below is abhorrent!

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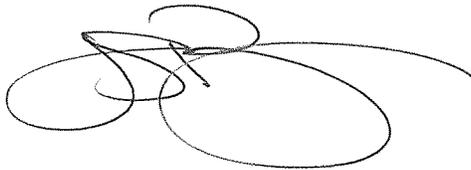
> Thank you for your consideration, Paul and Mary Slawson, Propriators , 500 Greenfield Road.

I Jason Ray am a resident at address 5 Greenfield Way, St. Helena CA

I have reviewed the application and material proposed for Amizetta winery at 1089 Greenfield Road St. Helena CA 94574.

I support the project as described.

Regards

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Jason Ray

Jason Ray

From: Jason Ray
Sent: Tuesday, September 21, 2021 12:16 PM
To: Jason Ray
Subject: Amizetta



A Board of Supervisors
A Department of Services

PUBLIC NOTICE

NOTICE OF ZONING ADMINISTRATOR HEARING AND INTENT TO ADOPT CATEGORICAL EXEMPTION

On Wednesday morning, the 22nd day of September, 2021, at 9:00 a.m. in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Zoning Administrator regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

AMIZETTA FAMILY ESTATES WINERY - SMALL WINERY EXEMPTION USE PERMIT NO. P19-00132 & VARIANCE (P21-00229)

Location: 1089 Greenfield Road; APN: 025-390-010 (21.5 acres)

Zoning and General Plan Designation: Agricultural Watershed (AW) zoning district and Agriculture, Watershed, and Open Space (AWOS) General Plan land use designation.

Request: Grant a Use Permit for a small winery established under a Small Winery Use Permit Exemption approved on May 18, 1984 for an existing 12,000 gallon per year winery to allow the following:

A. Components Necessary to Remedy Existing Violations:

- 1) Recognition of annual wine production of 15,667 gallons (averaged over three years);
- 2) Recognition of existing visitation of a maximum of 30 visitors per day, Monday through Sunday; maximum 210 visitors per week;
- 3) Recognition of existing visitation hours of operation; 10:00 AM to 6:00 PM seven days a week and existing production hours of operation; 7:00 AM to 5:00 PM, Monday through Saturday;
- 4) Recognition of an existing outdoor tasting area; and,
- 5) Recognition of five (5) full time employees

B. Expansion Beyond Existing Entitlements:

- 1) Increase annual wine production from 15,667 gallons to 20,000 gallons;
- 2) Construct a new hospitality building and construct additions to the existing winery building to no more than 5,000 s.f. of total floor area, including a commercial kitchen;
- 3) Increase the area of the cave to no more than 5,000 s.f.;
- 4) New outdoor work and tasting areas;
- 5) Provide 12 new parking spaces;
- 6) Food and wine pairings are proposed with the existing visitation requested for recognition;
- 7) A marketing program with eight (8) events per year with a maximum of 15 guests for each event and two (2) events per year with a maximum of 25 guests;
- 8) Use of the existing cave for guided tours only (Type II);
- 9) On-premises consumption of wines produced on site in the tasting areas (indoor and outdoor) in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5;

Jason Ray
P.O. Box 533
Napa Ca 94559
707-580-3931