

Attachment Q

Correspondence through
August 8, 2024

From: [PlanningCommissionClerk](#)
To: [Hawkes, Trevor](#)
Subject: FW: Duckhorn winery major modification P19-00097
Date: Wednesday, May 3, 2023 10:56:45 AM

Please see below.

From: Water Audit California <general@waterauditca.org>
Sent: Wednesday, May 3, 2023 10:47 AM
To: PlanningCommissionClerk <planningcommissionclerk@countyofnapa.org>
Subject: Duckhorn winery major modification P19-00097

[External Email - Use Caution]

Dear Planning Commissioners

Water Audit California formally objects to the captioned proposal:

1. Although the applicant asserts that it has done a Tier 3 water availability analysis, it is not part of the public record and therefore unavailable for proper review for potential injury to the proximate water course;
2. Although the application shows that this project will be infilling wetland, there is no record of a Section 404 permit application or waiver by the U.S. Army Corp of Engineers.

These omissions preclude proper and complete review of the project, and therefore it must be rejected or continued to allow for compliance.

Respectfully,

William McKinnon
General Counsel
Water Audit California

WATER AUDIT CALIFORNIA - A California Public Benefit Corporation
952 School Street #316, Napa, CA 94559 / phone: (707) 681-5111

From: [Nancy Yewell](#)
To: [Gallagher, Joelle](#); [Cottrell, Anne](#); [Gregory, Ryan](#); [Pedroza, Alfredo](#); [Ramos, Belia](#); [Bordona, Brian](#); [Hawkes, Trevor](#)
Cc: beberling@napanews.com; diane@dianedillon.net; tfcarl@gmail.com
Subject: Duckhorn Winery Expansion's Industrialization of Lodi Lane
Date: Saturday, May 27, 2023 1:39:03 PM

[External Email - Use Caution]

May 27, 2023

Notice to the Napa County Board of Supervisors

Re: The Duckhorn Winery Expansion's Industrialization of Lodi Lane

From: Nancy and Dave Yewell
1119 Ehlers Lane
St. Helena, CA 94574

Lodi Lane is exactly that: a lane, just wide enough for two-way traffic—except for the decades' old bridge over the Napa River on the east side of the lane where a sign on the bridge clearly states it's a one lane bridge.

In rainy years, the river floods its banks and the bridge. A couple of years ago, the flood lasted several days and signs posted on either side of the bridge stated: "Road Closed."

When we drive north on the Silverado Trail through St. Helena, we turn left onto Lodi Lane to reach our home. The Silverado Trail just north and south of Lodi Lane curves around blind corners, so we're always grateful when we're safely on Lodi Lane.

Similarly, the intersection at Lodi Lane and Highway 29 is blind when looking right—north—because of the incline up 29. When traffic is heavy here on 29, and one needs to turn left—south—onto 29, there isn't much time to make that left turn when traffic appears to the north.

For all of the above reasons, Lodi Lane won't comfortably support the heavy truck traffic, nor the increased wine visitor traffic that the Duckhorn Winery expansion requests and the Napa County Planning Commissioners approved. Add the traffic that Jackson Family Inn at the Abbey will cause, the eventual traffic congestion is a series of accidents waiting to happen.

Then there's the quality of the road surface itself: the wear and tear of traffic and the long term, regular maintenance required.

The County Supervisors need to take a longer view of the impact of the increased vehicular traffic –enormous trucks transporting grapes, the expansion of over 100+ daily winetasters in their own cars or in limos, and vans for Duckhorn’s proposed events of 400 to 600 attendees.

Lodi Lane, its bridge and its intersections are not built to be industrialized.

We ask that the County Supervisors overrule the approval of this project by the planning commission, and send it back to the applicant with guidance to cut the wine production and the number of visitors by 50%, or even better, cancel the whole project to preserve Lodi Lane.

Nancy & Dave Yewell

From: [Bordona, Brian](#)
To: [Parker, Michael](#); [Hawkes, Trevor](#)
Subject: FW: Duckhorn Major Modification
Date: Thursday, June 1, 2023 8:20:17 AM

From: kathy korteranch.com <kathy@korteranch.com>
Sent: Wednesday, May 31, 2023 6:08 PM
To: Cottrell, Anne <anne.cottrell@countyofnapa.org>; Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Bordona, Brian <Brian.Bordona@countyofnapa.org>; diane@dianedillon.net
Cc: Gallagher, Joelle <joelle.gallagher@countyofnapa.org>
Subject: Re: Duckhorn Major Modification

[External Email - Use Caution]

May 31, 2023

Notice to the Napa County Board of Supervisors

Re: The Duckhorn Winery Expansion

From: John (Jack) Pagendarm and Kathleen Pagendarm

1105 Ehlers Lane

St. Helena, CA

We are opposed to the Planning Commission's decision to allow Duckhorn's Winery expansion. We believe that the Planning Commissioners accepted out-of-date traffic studies. By doing so, a box checked "not significant" did not meet the standard set by the County of Napa.

We routinely travel on Lodi Lane. It is only wide enough for two cars and has a one lane bridge located over the Napa River. There are two intersections that bring into question "**not significant**" in that decision.

- Traveling north on Silverado Trail to approach Lodi Lane is a blind curve. It requires extreme caution to make that left turn. The opposite is true when turning left from Lodi Lane to Silverado Trail. Our son was rear-ended at this same intersection.
- There is a one-lane bridge that has flooded when rains are heavy. There is an excellent sign installed to warn people not to cross when water is present.

The west end of Lodi also has its challenges when turning left to head south on Highway 29. Presently, Lodi is not a busy thoroughfare, however with the proposed development at Duckhorn, coupled with the Jackson Wine Group building a hotel, needs to be studied. Lodi Lane is not built to handle the increased development presently in the pipeline. The study needs to be current and project the outcome of these developments.

- We believe the structural and traffic limits of Lodi Lane will not be able to handle the traffic demands of the proposed expansion. A single lane bridge, closer to the Estate House, would certainly not handle the traffic created by a 600-person event, nor some of the “smaller” events listed in the declaration.

We ask that the Supervisors overrule the approval of this project and send it back to the applicant. Either downsize the production facility and the number of visitors or reject the project entirely.

Jack & Kathy Pagendarm

From: [PlanningCommissionClerk](#)
To: [ClerkoftheBoard](#); [Hawkes, Trevor](#); [Bordona, Brian](#)
Subject: FW: Napa County Board Of Supervisors - Notice of Public Hearing
Date: Monday, October 16, 2023 10:09:51 AM

From: RICHARD W SVENDSEN <rsvendesen@sbcglobal.net>
Sent: Monday, October 16, 2023 9:39 AM
To: PlanningCommissionClerk <planningcommissionclerk@countyofnapa.org>
Subject: Re: Napa County Board Of Supervisors - Notice of Public Hearing

[External Email - Use Caution]

In my humble opinion this expansion of Duckhorn Vineyards is way out of compliance for Lodi Lane

Sent from my iPhone

On Oct 12, 2023, at 10:39 AM, PlanningCommissionClerk
<planningcommissionclerk@countyofnapa.org> wrote:

Duckhorn Vineyards Winery Use Permit Major Modification – P19-00097

Planning Commission Clerk
Planning, Building and Environmental Services
County of Napa 1195 Third Street, Suite 210 Napa, CA 94559
planningcommissionclerk@countyofnapa.org (707) 253-4417 AQ
<image001.jpg>

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<Duckhorn Appeal Public Hearing Notice 2.pdf>

From: [Morgan, Greg](#)
To: [Hawkes, Trevor](#)
Cc: [Anderson, Laura](#)
Subject: FW: Duckhorn Winery Expansion
Date: Friday, October 20, 2023 9:05:38 AM

Hi Trevor,

Per your request.

Thank you,

G

From: PublicComment <publiccomment@countyofnapa.org>
Sent: Thursday, October 12, 2023 2:35 PM
To: Alsop, Ryan <ryan.alsop@countyofnapa.org>; Bratton, Sheryl <sheryl.bratton@countyofnapa.org>; Morgan, Greg <Greg.Morgan@countyofnapa.org>; Williams, Anthony <anthony.williams@countyofnapa.org>; Cooper, Paulette <paulette.cooper@countyofnapa.org>; CRAIG, REBECCA (Becky) <Becky.Craig@countyofnapa.org>; Tijero, Jesus <Jesus.Tijero@countyofnapa.org>; Espinosa, Ximena <ximena.espinosa@countyofnapa.org>; Dawson, Holly <holly.dawson@countyofnapa.org>; Doyle-Stevens, Leah <leah.doyle-stevens@countyofnapa.org>; Upton, Janet <janet.upton@countyofnapa.org>; Bordona, Brian <Brian.Bordona@countyofnapa.org>
Subject: FW: Duckhorn Winery Expansion

This public comment was sent to all Board members.

From: Ramos, Belia <Belia.Ramos@countyofnapa.org>
Sent: Thursday, October 12, 2023 2:32 PM
To: PublicComment <publiccomment@countyofnapa.org>
Cc: Bordona, Brian <Brian.Bordona@countyofnapa.org>
Subject: FW: Duckhorn Winery Expansion

From: Cindy Worthington <littlecid67@gmail.com>
Sent: Wednesday, October 11, 2023 1:19 PM
To: Gallagher, Joelle <joelle.gallagher@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Cottrell, Anne <anne.cottrell@countyofnapa.org>; Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>
Subject: Duckhorn Winery Expansion

[External Email - Use Caution]

Good Afternoon Board Members,

I'm writing today in support of the appeal on this winery expansion, with the following reasons:

1. Production Increase. The project requests increasing from 160k gallons a year to 300K. The size of the production facility requested is symptomatic of the ever increasing size of large production wineries. I recall when 100K gallon production wineries were something to cause alarm. This is grown to be a norm now. I think a question needing to be asked is, where are all these grapes being processed coming from? Napa Valley wine must consist of 75% or greater Napa grapes. With the incredible amount of wine production in Napa County, I think we really need to start confirming that the Napa Wineries are actually using 75% Napa County grapes. Who exactly is confirming this is happening? If we are going to continue to drain our aquifers for wine production facilities (which use more water than vineyards) shouldn't we be using Napa grapes? It seems likely from the sheer volume of wine being produced, it is very possible we are producing a lot of non local wine. This urgently needs to become a priority of the county, confirming what grapes are using up our resources for wine production. We should be an agriculture preserve of Napa grapes, not non local grapes.
2. Loss of unreplaceable agricultural land to wine production facilities and related wine estates. This project proposes to removes 3.5 acres of vineyards. If Napa County is truly as Ag Preserve as the citizens have voted it to be, why are we removing the very best valley floor vines for wine production? That seems counterproductive. Yes, the owners could develop new vineyards somewhere in the hills to replace lost vineyards, but they will not be the same quality and we will lose more of our natural landscape and develop more wells to do so. That does not seem to be a good solution either.
3. Additionally, the project calls for an 18K square foot estate residence. This brings up a whole new question, of again, we are more and more removing prime agricultural land for giant estate mega homes (home-tels) for the wineries big rollers to stay in. This has been going on for years with no concerns from the county. The amount of land developed for these estates is enormous, and 18,000 square feet can attest to.

I'm going to suggest a radical thought. What if, we need to start considering if these mega production facilities need to be located into our industrial area in south county? Isn't that what these are becoming? Industrial wine production warehouses? I think it's time to start asking these tough questions and stop kicking that can down the road for the next generation of board members. Every one of these giant mega facilities being approved continues to set precedence for ever increasingly larger ones, with no verification they are even needed to wine from grapes actually grown here.

Thank you for your consideration in this matter

Respectfully,

Cindy Worthington
Napa

Sent from [Mail](#) for Windows

RECEIVED

JUN 28 2024

NAPA COUNTY
EXECUTIVE OFFICE

Preserve Lodi Lane

Preserve Lodi Lane or allow it to become an Industrial Parkway?

Send your Email address (jjdm1@icloud) to access objective facts in play, and make up your own mind.

The enclosed visualizations depict how Lodi Lane might look as an Industrial Parkway where pedestrians, runners, cyclists, and your vehicles—who presently share the narrow, rural Up valley road without usable shoulders with a relatively limited number of cars and trucks—will literally have health and safety threatened by traffic generated by a hotel (Inn at the Abbey) on both sides of Lodi Lane at State Route (SR) 29; a proposed 52,000 square foot plus industrial-scale wine factory built on Agricultural Preserve acreage land owned by Duckhorn Portfolio accessed off Lodi Lane and serviced by 53-foot long, 81,000 lbs. loaded, tanker-trucks; and a nearly 60 percent increase in visitations at Duckhorn reaching over 90,000 annually.

These vehicle numbers are increased exponentially by thousands of Lodi Lane Wine Country Inn guest vehicles; the 1000 vehicles a week using Lodi Lane (based on 2017 traffic study by W-Trans); and literally tens of thousands visitors and their vehicles wine tasting at the 20 wineries located within a mile of Lodi Lane. In 2017, traffic consultant W-Trans hired by both the Inn at the Abbey and Duckhorn Portfolio estimated that nearly 5 million vehicles cross the tee-intersection of Lodi Lane and SR 29 annually.

Napa County Planning, Building, and Environmental Services endorsed the W-Trans finding that potential traffic hazards for both the Inn at the Abbey and Duckhorn are “less than significant” and therefore, don’t require further study.

You decide.

NOTE: An appeal of the Napa County Planning Commission approval of the Duckhorn Industrial-scale wine factory and a nearly 60 percent increase in visitations is scheduled before the Board of Supervisors on August 20, 2024.

Two Trucks with Pedestrians.jpg

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Lodi Lane and Silverado Trail.jpg

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Lodi Lane and Highway 29 final.jpg

Lodi Lane and Highway 29 final.jpg - Google Drive

