

From: [Jason Williams](#)
To: [Gallina, Charlene](#)
Cc: [JEFF REDDING](#); [Kirk Venge](#)
Subject: Custom Crush Information
Date: Tuesday, December 14, 2021 5:15:55 PM
Attachments: [CCE_000127\(1\).pdf](#)
Importance: High

[External Email - Use Caution]

Charlene,

See attached initialed custom crush information.

Let me know if you require anything else.

Jason

Jason Williams
General Manager
Venge Vineyards & Winery | Croix Estate Winery
(p) (707) 942-9100
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If at first you do not succeed, open another bottle of Croix Estate Pinot Noir, and contemplate a new path to achieve your destiny.



TO: Jason Hade, Principal Planner

FROM: Kirk Venge, Venge Vineyards

RE: Use Permit Modification #P19-00141-MOD--Current
Custom Crush Clientele

Mr. Hade I wanted to follow up with you regarding your questions about custom crush clients currently producing wine at Venge Vineyards. Three (3) custom producers currently make wine at the winery. The total amount of wine produced by these custom crush clients for the 2021 vintage year was 10,596 gallons. When this gallonage is added to wines produced under the VV bond, 2021 wine production was 30,396 gallons. This production level is well below the production levels for which we are seeking approval tomorrow; and well below production levels for 2018 that serves as our baseline for environmental review

Thank you

A handwritten signature in black ink, appearing to be the initials 'KV' with a stylized flourish.

Kirk Venge

Quackenbush, Alexandria

From: Gary Margadant <gsmargadant@gmail.com>
Sent: Tuesday, December 14, 2021 5:33 PM
To: Joelle Gallagher; Whitmer, David; Ann Cottrell; Andrew J Mazotti; Dameron, Megan; PlanningCommissionClerk
Cc: David Clark
Subject: Venge Winery Expansion P19-00141 12/15/2021

[External Email - Use Caution]

Joelle Gallagher
Dave Whitmer
Anne Cottrell
Andrew Mazotti
Megan Dameron
NAPA COUNTY PLANNING cOMMISSION

Commissioners

One of the main concerns about this request to increase the permitted gallonage of the winery is the groundwater available to all parcels neighboring the Venge parcel. The estimates of available groundwater, recharge, etc from the consultants and the staff are not based in reality on the actual ground conditions amongst the adjacent parcels for all on site and neighboring wells.

Just based on the fact that Venge is hauling water throughout the year testifies to the fact that there is currently insufficient Groundwater to accommodate the present needs of the winery. And this is during the period when the production capacity was reduced from 70,000 gallons to 30,000 gallons of finished wine.

Also, the applicant has been operating Custom Crush activities for at least 5 other vintners and water consumption for these activities have not been included in the WAA.

How can this be, that the Commission might grant the applicant a permit to increase production when there obviously are inadequate resources for the winery to operate sustainably at that production level?

How would you as commissioners speak to subsequent applicants with similar proposals and desires to operate outside of the available natural resources from the property hosting the winery?

Not to mention the taking of shared groundwater resources from neighbors and adjacent parcels? The consultants and staff have stated that there is adequate groundwater available to all. Is this really the case? Do you have indications that stressed aquifers cannot meet all demand?

If so, how are you going to manage an equal share of the groundwater between all neighbors? Effective testing for well interference and water meters to measure consumption is the best way to monitor and control the health and safety of all Groundwater users.

I do not recommend that you try to manage or design controls for any groundwater issues, as this would require the Napa County Planning Department to oversee these controls. In my experience this would be a huge problem with inadequate and harmful results.

I have a recent example of the Napa County Administration's attempt at Groundwater regulation between a winery and its immediate neighbors.

Napa County Code Enforcement just announced the installation of well controls on the Winery Well for Progeny Winery (Woolfs Ranch Winery) use permit P13-00187, based on Conditions Of Approval 11/22/2014 from a BOS appeal hearing.

Yes, the control installation took 7 years, but not without prodding from the public and the neighbors. The county acted on their own for 6 1/2 years without results.

For this reason alone, I do not recommend that the Planning Commission design any Groundwater control guidance for the project application.

My recommendation for Groundwater control of this application is to deny the expansion to 70,000 gallons and require the winery to stay at 30,000 gallons until the applicant can effectively demonstrate that the Groundwater Aquifer is managed properly to supply all groundwater users a fair share of the resources available to all.

Napa Valley does not have the natural resources to accommodate all proposed commercial and residential projects, and the Planning Commission along with the Planning Department must realize this to be the case. Proper and sustainable management of the Groundwater Aquifer is difficult, but oh so very necessary.

Best, Gary

Gary Margadant

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