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Public Comments  
Duckhorn Vineyards Winery Major  
Modification  
P19-00097-MOD

**From:** [Joann Sc](#)  
**To:** [Hawkes, Trevor](#)  
**Subject:** Duckhorn Vineyards Winery #P19-00097-MOD & Variance P19-00098  
**Date:** Tuesday, April 11, 2023 1:18:52 PM

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Trevor Hawkes,

As property owners on Lodi Lane , St.Helena, we are very concerned about the Duckhorn Winery project currently being proposed. Some of our concerns are as follows:

- 1). The size of the warehouse building on the western side that is to be 58,042 square feet, which is larger than a football field, and is approximately 30 feet tall.
- 2). The primary use of this building is for commercial storage and distribution of product.
- 3). The location of this structure is in a known flood zone near the Napa River on land zoned AP.
- 4). Large commercial tanker trucks will be servicing this warehouse beyond normal business hours creating noise, lightening and traffic issues to the nearby residences.
- 5). Question location of placement of multiple huge water tanks for irrigation, fire, and domestic use as it pertains to viewscape.
- 6). Ramifications of boring under the Napa River for wastewater treatment on both the east and west properties. Multiple questions regarding contamination of groundwater, and local eco system, especially since wastewater holding ponds will be located in known flood zones.
- 7). Question dramatic increase of hospitality activities to 219 daily visitors by tours ,and tasting and their relocation to the western property. This relocation of hospitality activities, for an undetermined amount of time, will subject neighboring properties to large gathering/party noise, increased water usage, increased sewage, increased traffic, increased nighttime lighting, and be a general public nuisance.
- 8). Concerns regarding any road elevation on the western property will cause extreme flooding to our existing vineyard. Current drain tile exists on western property and is critical to our vineyard's natural gravity drainage.
- 9). This proposal may be in violation of the clean water act.

This project will drastically and negatively alter the serenity and feel of the neighborhood and landscape that currently exists.

We sincerely urge the Napa County Planning Commission to consider our concerns and disallow this project in its current form.

Thank you,  
Frank and Joann Sculatti