

Dear Napa County Land Owner,

It is my pleasure to contact you today to discuss your parcel of land in either the AW or AP zoned area of Napa County. It has been the content of great discussion from many environmental groups, concerned citizens, grape farmers and vintners of how best to use and be great stewards to the precious land we call home.

My name is Harvest Duhig. I was born and reared here, and my 2 children are 6th generation Napa Valley. I had the dream of pursuing agriculture and winemaking from a very early age, and succeeded as a self-supported graduate of the University of California at Davis, with a Bachelor's of Science in Viticulture and Enology. To date I have touched 16 Vintages, and monitor over 35 individual wine grape properties, covering over 1000 acres of land. My dream, like many other small local families and vintners is to make a living from creating wine from the land I love, on soil my family owns. That dream is being pushed farther and farther into a tax bracket that I, and my children will have great difficulty in achieving, and will be available only to the deepest pockets of corporate landowners, and winery ventures that promote a lifestyle, not a living.

Of greatest importance to me, is reaching out to you, to discuss the current regulatory actions being proposed by the Board of Supervisors, that will have far reaching impacts on the wine grape families, wine producing families, present and future, and the economic base surrounding the agricultural work that Napa Valley is highly coveted for.

The Winery Definition Ordinance was enacted by the County of Napa. The Ordinance covers a great deal of information surrounding how wineries legally function on a given legal parcel. I highly encourage you to download this ordinance and get to familiar with it.

The current discussion by the Board of Supervisors and community at large is; how much growth can the wine industry sustain? The Board of Supervisors has appointed an advisory committee called the Agricultural Protection Advisory Committee to discuss and recommend actions on the following topics:

- Minimum parcel size for new wineries
- No Net Loss of vineyards in wineries
- Estate Grape requirement for new wineries
- Different standards in AP and AW zones
- Limiting the amount of setback variance allowed
- Including Temporary events in the use permits
- Majority of employees in the vineyard or production

Currently under strong consideration is to increase the minimum parcel size for a new winery from 10 acres to 40 acres. This would be a blanket change for all Agricultural Preserve and Agricultural Watershed parcels. AP and AW zoned lands have different uses. For Example in AW you may have the appropriate zoning to have without a use permit:

- Agriculture

- One single family dwelling
- A second smaller dwelling
- One guest cottage
- A small residential care facility
- A small family day care

And permitted uses with a Use permit:

- Outdoor parks and recreation facilities compatible with agriculture
- Farm labor housing
- Facilities other than wineries, for the processing of agricultural products grown or raised on the same parcels
- Kennels and Veterinary facilities
- Feed lots
- Sanitary land fill sites
- Noncommercial wine energy and conversion systems
- Winery and all winery related uses

In the AP, zoning prohibits a second dwelling, prohibits sanitary land fill sites, and prohibits Outdoor parks and recreational uses.

The one size fits all parcels, and all land owners may not be best.

I believe the long reaching effect of this one potential change will minimally shift the restriction of growth and traffic as suggested, but instead will greatly shift who does the growing. I believe that removing the small vintner from AW and small local wine families from the AW will only further complicate the traffic congestion of current winery sites, increase the inflation of Agricultural land values for some and decrease the land value for others, as well decrease the intimate rural contribution that small wineries make to the wine business. It will also continue to promote the affluent winery lifestyle rather than local winery for a living. This will forever change the character of multigenerational rural farmer- vintner to something very different.

If we really want to sustain Agriculture, the heritage of farming and making wines specific to the place of origin, we need to take appropriate actions, not make more general restrictions.

The Board of Supervisors needs to hear public comments from the parcel owners that will be affected by the proposed changes to the current Winery Definition Ordinance.

The Board of Supervisors meets on Tuesdays at 9:00 am, please see the county website for address information as current meetings are being held in south Napa until Earthquake repairs are complete. The Remaining 2015 Calendar is as follows:

April 21st , May 5,12,19 June 2,9 ; July 14,21; August 11,25; September 15,22; October 6,13,20; November 10,24; December 8,15th.

The Planning Commission meets the first and second Wednesday of the month at 9:00 am. Please see the county website for location and changes.

The Agricultural Protection Advisory Committee's meets at 9:00 Am please see the county website for locations. The remaining calendar is as follows:

April 27th; May 11, 25; June 8, 22; July 13, 27; and August 10, 24;

I encourage all land owners to participate in the conversation, whether you are pro agriculture, want a more balanced approach or no more growth at all, you may want to listen in, and lend your experience and vision.

I hope that we, as a community, with a deep connection to this geographically distinct and world renowned place, can use a creative approach to navigate the challenges presented, by addressing all the area's concerning the current success of Napa Valley, and what is best for our future.

Thank You,

Harvest Duhig

If you would like to be included in future information, as it becomes available. Email Harvest at harvestvino@gmail.com to be added to the email list.