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***Via Email***

July 16, 2018

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**Re: Nova Wine Warehouse, Use Permit P16-00456 Mitigated Negative Declaration**

Honorable Members of the Planning and Design Commission:

I am writing on behalf of Laborers International Union of North America, Local 324 and its members living and working in and around Napa County (“LIUNA”) regarding the Mitigated Negative Declaration (“MND”) prepared for the proposed Nova Wine Warehouse, Use Permit P16-00456 (the “Project”). The matter will come before the Napa County Planning Commission on July 19, 2018, and is listed as Agenda Item 7.B.

After reviewing the MND prepared for the Project along with our experts, we believe there is a fair argument that the Project may have significant adverse environmental impacts and that an environmental impact report should therefore be prepared pursuant to the California Environmental Quality Act, Public Resources Code §§ 21000, et seq.

LIUNA submits herewith the expert comments of wildlife ecologist Dr. Shawn Smallwood. Dr. Smallwood’s expert comments and resume are attached hereto as Exhibit A. LIUNA also submits herewith comments on the Project’s air and greenhouse gas emissions from

the environmental consulting firm Soil/Water/Air Protection Enterprise (“SWAPE”). SWAPE’s comments and the resumes of their consultants are attached hereto as Exhibit B. LIUNA also submits comments from expert transportation analyst Daniel Smith, Jr., P.E., a registered civil and traffic engineer. Mr. Smith’s expert comments and resume are attached hereto as Exhibit C.

LIUNA reserves the right to supplement these comments in advance of and during public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997). Thank you for your attention to this matter.

Sincerely,



Rebecca L. Davis  
Lozeau | Drury LLP

**From:** Rebecca Davis <[rebecca@lozeaudrury.com](mailto:rebecca@lozeaudrury.com)>

**Sent:** Monday, July 16, 2018 2:22 PM

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**Subject:** Nova Wine Warehouse MND

Please find the attached comments by Laborer International Union of North America, Local 324 regarding the Nova Wine Warehouse Mitigated Negative Declaration, which is listed as item 7.B on the July 19, 2018 Planning Commission agenda.

Sincerely,

Rebecca Davis

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