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Public Comments



September 24, 2015

Ms. Wytress Balcher
Planner III
Dept. of Planning, Engineering & Environmental Services
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: SUPPORT FOR 3646 SMR VINEYARD RUDD WINERY USE PERMIT

Dear Ms. Balcher:

When growing up, I used to know a previous owner of what is now the Rudd's vineyard at 3646 Spring Mountain Road. I have fond memories of the location, spending time playing at the pond, and observing as the vineyard was planted. Some years later, I am now General Manager and Associate Winemaker at Vineyard 7 and 8, located higher up the mountain at 4028 Spring Mountain Road. I am writing in support of Jinny and Andrew Rudd, who currently have a winery use permit on file with Napa County for the vineyard at 3646 Spring Mountain Road.

Andrew Rudd has been in touch with us about his plans for the new winery and we wish to express our support for those plans. His proposal is for a small winery that would seem to be entirely consistent with the tranquil and pastoral nature of the property, designed with efficiency and sustainability uppermost in mind, with a tightly controlled visitation and marketing plan that is low key and in keeping with the property's character. As well, as previous president of the Spring Mountain District Association for four years, I believe the Rudd's project to be a wonderful addition to the district.

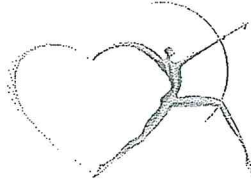
It appears that the winery will not be visible from the road or from any close neighbors so will be appealing from that aspect. I am personally looking forward to having this small winery as part of the Appellation and for the reasons above, we encourage your support of this winery use permit.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Wesley Steffens', is written over a horizontal line.

Wesley Steffens
Vineyard 7 & 8
4028 Spring Mountain Road

TERRA
VALENTINE



September 4, 2015

Ms. Wyntress Balcher
Planner III
Dept. of Planning, Engineering & Environmental Services
Napa County
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: SUPPORT FOR 3646 SMR VINEYARD RUDD WINERY USE PERMIT

Dear Ms. Balcher:

I have been a longtime neighbor of the Rudd's vineyard at 3646 Spring Mountain Road having known the previous owners of the vineyard, purchased grapes grown at the vineyard, and been the General Manager and Winemaker at Terra Valentine Winery just up Spring Mountain at 3787 Spring Mountain Road. Currently I live close by in the city of St. Helena, and know well both Jinny and Andrew Rudd, who currently have a winery use permit on file with Napa County for the vineyard at 3646 Spring Mountain Road.

Mr. Rudd has been in contact with us about his plans for the new winery and we wish to express our support for those plans. He has proposed a small winery that would seem to be very much in keeping with the rural, agricultural nature of the property, designed so the wine will be made efficiently from adjacent vineyards, and the visitation and marketing plan is low key and in keeping with the property's character.

It appears that the winery will not be visible from the road or from any nearby residences. So we believe that the winery will be a compatible neighbor. We believe that this small winery and these owners will be exceptionally responsible neighbors.

For the reasons above, we urge your support of this winery use permit.

Respectfully,

A handwritten signature in black ink, appearing to be 'SB' with a large, sweeping underline that extends to the left and right.

Sam Baxter
Proprietor
Terra Valentine Winery
2636 Colombard Court
Saint Helena, CA 94574

From: [Bob Holuba](#)
To: [Balcher, Wynntress](#)
Cc: [Susan Furman](#)
Subject: 3646 SMR Vineyard Winery Use Permit #P14-00327
Date: Thursday, February 18, 2016 11:06:37 PM

Dear Wynntress,

My name is Robert Holuba of 3630 SMR ,that I own and live at with my partner Susan Furman since 2014,deeded under our 300 Indian Road,LLC. We are seasonal residents and domiciled in Palm Beach Florida. On January 16,your office sent to our office a Public Notice of Planning Commission Hearing of the above Subject Application scheduled for February 17 at 9:00 am. Because of the importance of this Application and Hearing,we adjusted our schedules and flew cross country to be present in order to voice our concerns over the proposed Winery's "Hospitality" portion of the Application. On Tuesday afternoon, February 16, I called your office to confirm the above Hearing and were told to our dismay, that the Hearing for this Application was granted a continuance until March 2. Your office never advised us of this schedule change ,as it had done with the original January 16 Notice which would have spared us the time and expense of traveling pursuant to the January 16 Public Hearing Notice. Unfortunately, we can neither remain in St Helena until March 2 nor are we able to return a second time in order to voice our concerns over the proposed Winery's Hospitality requests on the record. Therefore,I am writing to you,whom we were told is responsible for the Subject Application, and respectfully request that my email letter to you is read into the Hearing Record on March 2.

The Subject Proposed Winery Application is located at the end of the same winding single lane 1/2 mile driveway that serves our house at 3460. The service driveway has no room for 2 cars to pass without 1 car pulling off the pavement, it is so narrow and winding ,with no vision of what is coming around the next bend, of which there are numerous blind bends.Nonetheless, this driveway is owned and was built by the Robert Keenan Vineyard 40 years ago and today also services numerous private residences including ours and the Applicants, in addition to the Keenan Vineyard and Winery. We understand and respect that the Keenan service driveway for the Keenan business is "grandfathered" and accordingly Keenan was granted the right to enlarge the Keenan Winery and Hospitality Center completed last year, along with generous hours of operation, numbers of daily visitors and numbers and sizes of annual events. As a result, we must drive very slowly and carefully on the service driveway to avoid collisions with neighbors, employees ,vendors, contractors, and tourists. This service driveway is "maxed" out and cannot responsibly handle the Applicants proposed Winery Hospitality event requests. We have no problem with the proposed new Winery's Production application. However, it is foolhardy to even consider granting Any Hospitality permits attached to the proposed Winery. The service driveway is ill equipped to handle its current permitted uses, let alone what is being proposed by the Applicant.

The service driveway to the Proposed Winery and Hospitality Areas offers no second means of emergency access or exit for anyone. In addition to the likelihood of vehicle accidents and personal injuries if the Application requests are granted, there is far greater concern for emergency first responders to access any of the driveways residents. The recent tragedy in San Bernardino could be easily repeated by anyone easily barricading the 1 lane service driveway with abandoned vehicles from SMR , preventing police from responding to an orderly massacre of all the visitors a 1/2 mile away ,by anyone wishing to do such a previously inconceivable act of mass murder.

I ask that every Commissioner personally drive this service driveway before voting on this Application to see firsthand the difficulty of safely driving this road. Allowing additional Tourism ,as requested, is made without any regard to insuring safety of the neighborhood . I understand that the Applicants own Vineyard driveway off Keenan's service road to the Proposed Winery requires a variance do to its steep narrowness , in addition to the above mentioned problems with the Keenan service road.

Please deny any Hospitality uses for the Applicants proposed Winery. If the Winery Application is granted, please limit your approval to only Production ,without any Hospitality of Tourists. There is no precedent for granting such a foolhardy request and is proposed with total disregard to the neighbors and to our neighborhood and to the rules and regulations of Napa County.

If you wish to speak with me , my cell number is 561-846-2972. Thank you for reading this letter of opposition into

the Hearing record. Please let us know the final decision of the Planning Commission of this Application.
Sincerely,

Robert J Holuba & Susan Furman
1500 Lake Court
Palm Beach, FL 33480

300 Indian Road,LLC
2 Hackensack Avenue
Kearny, N J 07032

Sent from my iPad