

## Balcher, Wyntress

---

**From:** PC  
**Sent:** Monday, August 3, 2020 1:19 PM  
**To:** Balcher, Wyntress  
**Cc:** Thepkaisone, Cesselea; Quackenbush, Alexandria  
**Subject:** FW: Rombauer Vineyards-Use Permit Modification P19-00103-MOD

Wyntress,

Please see correspondence received today, below, it is a duplication of what you sent to us this morning with an additional note attached. Please let us know if we should replace the original correspondence you provided with this one that has the additional note attached.

Thanks

*Lashun Fuller*  
*Administrative Secretary II*  
*Planning, Building & Environmental Services*  
*County of Napa – 1195 Third Street, Suite 210, Napa CA 94559*  
[Lashun.Fuller@countyofnapa.org](mailto:Lashun.Fuller@countyofnapa.org)  
707/299-1377 - Direct



A Tradition of Excellence  
A Commitment to Service  
Thank you

**From:** Cherry Cotter <ccotter@mcguire.com>  
**Sent:** Monday, August 3, 2020 11:54 AM  
**To:** PC <PC@countyofnapa.org>  
**Subject:** FW: Rombauer Vineyards-Use Permit Modification P19-00103-MOD

[External Email - Use Caution]

I sent these comments to the Planning Commission yesterday and want to make sure this also reaches the Public Comments. After sending the comments, I immediately received an email from Rombauer's General Council saying that my comments were forwarded to her. This feels like a violation of trust. I do not think the planner should be a pipeline to the applicant. I have been in the real estate field my entire life and have gone to innumerable planning commission hearings and have not experience this before.

**From:** Cherry Cotter <[ccotter@mcguire.com](mailto:ccotter@mcguire.com)>  
**Date:** Sunday, August 2, 2020 at 2:45 PM  
**To:** "[wyntress.balcher@countyofnapa.org](mailto:wyntress.balcher@countyofnapa.org)" <[wyntress.balcher@countyofnapa.org](mailto:wyntress.balcher@countyofnapa.org)>  
**Subject:** Rombauer Vineyards-Use Permit Modification P19-00103-MOD

Dear Ms. Balcher:

This is in response to the Notice of Planning Commission Hearing in regard to the above referenced Application. I am a neighbor in close proximity to Rombauer Vineyards. I have several objections to this Application in connection with the timing of the public hearing and the scope of the project. These are as follows:

1. The public hearing, as stated in the Notice, is scheduled for August 5, 2020. It is not practical for me or many others to attend the hearing during the COVID19 pandemic. I am in the vulnerable category due to a compromised immune system. Attending a public hearing in this environment is both impractical and dangerous. Also, while the Notice indicates that one can request an appointment to review documents, numerous calls to the Planning Commission for an appointment went unanswered. I feel that the process is being rushed and do not think major projects of this sort should be decided upon when the public is hamstrung to respond and understand the implications of approval. At a minimum, this process should be delayed.
2. The noise implications are at best confusing and at worst totally unacceptable. The Noise Study may deem the project within acceptable limits, but the Noise Study does not live next door. I have heard loud music from Rombauer many times and it is always an imposition. I understand that a business sometimes impacts residential housing nearby; however, to greatly increase the number of occasions that the business can impose upon its neighbors is not acceptable. Furthermore, the first I heard of this Application was the Notice sent by the Planning Commission. It would seem appropriate to me that Rombauer would contact its neighbors to discuss an agreeable arrangement in anticipation of this project. The Application is ostensibly requesting an increase from one to five events for amplified music. However, the underlying documents seem to indicate that amplified music can be used more freely. It is not crystal clear what in fact they will be able to do, and that is disconcerting.
3. I have owned my home on Silverado Trail for over 25 years and since that time I have seen the traffic increase tremendously. The marketing plan to maximize guests is going to further add to the traffic on a very small country road. Added exposure to events lead to excessive drinking and speeding on this straightaway. There have been innumerable accidents over the years and this will surely exasperate the situation.

While I cannot respond to the more technical aspects of this Application in terms of Waste and Water Management, the project is a reach in terms of what the neighborhood and infrastructure can accommodate.

I would appreciate your consideration of these comments.

Sincerely,

Cherry Cotter

## Balcher, Wyntress

---

**From:** Balcher, Wyntress  
**Sent:** Monday, August 3, 2020 9:05 AM  
**To:** Cherry Cotter  
**Subject:** RE: Rombauer Vineyards-Use Permit Modification P19-00103-MOD

Good Morning Ms. Cotter,

We are sorry that you have had difficulty getting information regarding this project. The following link will take you to our current projects page where you can review the project documents:

<https://www.countyofnapa.org/2876/Current-Projects-Explorer>

The County has arranged for several alternative ways for you to attend the Planning Commission hearing listed on the agenda at this link:

<https://services.countyofnapa.org/AgendaNetDocs/Agendas/PlanningAgenda/8-5-2020/Agenda.pdf>

And the direct link to the staff report is as follows:

<https://services.countyofnapa.org/AgendaNetDocs/Agendas/PlanningAgenda/8-5-2020/7A.pdf>

The attachments:

<http://services.countyofnapa.org/AgendaNet/GranicusMeetingDocuments.aspx?id=5997>

I will forward your email to the Planning Commission. If you would like to submit additional comments in writing upon review of the documents, please send the letter to our offices prior to 4:30 pm on Tuesday to allow us time to forward to the Commission ahead of time.

If you have any questions, please feel free to contact me.

Wyntress Balcher, Planner  
Napa County Planning, Building & Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559  
707. 299.1351

**From:** Cherry Cotter <ccotter@mcguire.com>  
**Sent:** Sunday, August 2, 2020 2:45 PM  
**To:** Balcher, Wyntress <Wyntress.Balcher@countyofnapa.org>  
**Subject:** Rombauer Vineyards-Use Permit Modification P19-00103-MOD

[External Email - Use Caution]

Dear Ms. Balcher:

This is in response to the Notice of Planning Commission Hearing in regard to the above referenced Application. I am a neighbor in close proximity to Rombauer Vineyards. I have several objections to this Application in connection with the timing of the public hearing and the scope of the project. These are as follows:

1. The public hearing, as stated in the Notice, is scheduled for August 5, 2020. It is not practical for me or many others to attend the hearing during the COVID19 pandemic. I am in the vulnerable category due to a

compromised immune system. Attending a public hearing in this environment is both impractical and dangerous. Also, while the Notice indicates that one can request an appointment to review documents, numerous calls to the Planning Commission for an appointment went unanswered. I feel that the process is being rushed and do not think major projects of this sort should be decided upon when the public is hamstrung to respond and understand the implications of approval. At a minimum, this process should be delayed.

2. The noise implications are at best confusing and at worst totally unacceptable. The Noise Study may deem the project within acceptable limits, but the Noise Study does not live next door. I have heard loud music from Rombauer many times and it is always an imposition. I understand that a business sometimes impacts residential housing nearby; however, to greatly increase the number of occasions that the business can impose upon its neighbors is not acceptable. Furthermore, the first I heard of this Application was the Notice sent by the Planning Commission. It would seem appropriate to me that Rombauer would contact its neighbors to discuss an agreeable arrangement in anticipation of this project. The Application is ostensibly requesting an increase from one to five events for amplified music. However, the underlying documents seem to indicate that amplified music can be used more freely. It is not crystal clear what in fact they will be able to do, and that is disconcerting.
3. I have owned my home on Silverado Trail for over 25 years and since that time I have seen the traffic increase tremendously. The marketing plan to maximize guests is going to further add to the traffic on a very small country road. Added exposure to events lead to excessive drinking and speeding on this straightaway. There have been innumerable accidents over the years and this will surely exasperate the situation.

While I cannot respond to the more technical aspects of this Application in terms of Waste and Water Management, the project is a reach in terms of what the neighborhood and infrastructure can accommodate.

I would appreciate your consideration of these comments.

Sincerely,

Cherry Cotter

# Liam Roche

3473 Silverado Trail North  
St. Helena, California 94574  
+1 (707)-501-8794

Tuesday, August 4, 2020

Hello,

My name is Liam Roche, and I am a college student and resident at 3473 Silverado Trail North in St. Helena, where I have lived for the last 14 years. I am writing this in response to the proposal by the neighboring Rombauer Vineyards' proposed development and request for a modified use permit. My concern regarding the proposal relates directly to the wildlife in the area. In my time here, I have seen several native species in the area of the proposed work.

It is my understanding that the proposal includes the development of a picnic area on the south side of the hill. In my time here, I have witnessed many wild and protected animals whose habitats I believe would be intruded upon by the proposed increase in events and human traffic due to the proposed picnic area. The animals I have witnessed in this area have included bears, mountain lions, deer, eagles, owls, coyotes, California Quail, and bobcats. The last of these, however, I believe to be the most present in the area.

I must mention that I raise animals and thus have, at times, have felt the negative impact of these bobcats when they have hunted and killed a chicken. I also feel it necessary to take in my household pets every evening before dark because of the possibility of an altercation, which could result in their demise. However, I respect their residency in the area as they were, of course, here before us. Notably, I have learned that they have established their home on the aforementioned south side of the hill. I know this to be the case because without fail nearly every day, I see a bobcat seated on a fallen tree in the area sometimes accompanied by its young and occasionally other members of its clowder. These bobcats following the passing of AB 1213 banning their being trapped and/or hunted are thus protected.

I am concerned that the assessment of Rombauer Vineyards in the **Notice of Planning Commission & Notice of Intent to Adopt A Mitigated Negative Declaration** which states that "the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures" is profoundly questionable given the presence of the wildlife and ecosystem mentioned above.

I hope that this is carefully assessed and taken into account when considering this proposal.

Sincerely



**Liam Roche**

CC: Garrett Allen, California Department of Fish and Wildlife



Re: Notice of Planning Commission Hearing – Rombauer Vineyards-Use Permit Modification

Dear Ms. Balcher,

We are long-time residents of 3560 Silverado Trail N., directly across the Silverado Trail from Rombauer Vineyards. We would like clarification on the Marketing Plan and the allowance of outdoor amplified music on the crush pad, tasting room parking area, and the parking area near a cave entrance during the five marketing events.

1. Referencing Request B. 4. “to combine two events for a maximum of 350 guests and increase the four/month event to a maximum of 60 guests.”

Please clarify how many marketing events per month is allowed under this proposal. This suggests 2 events of 350 guests, and 4 events of 60 guests; is it a total of 6 events per month or per year or something different?

Are these events restricted to winery marketing events only or does it include “private events?”

2. Referencing Request B. 7. “allow outdoor amplified music on the crush pad...during the five marketing events.” Again, are these 5 marketing events per month or per year?

Currently Rombauer Winery holds periodic marketing events that include live music that end about 4pm. Because the winery is on a hill and our home is on a slope above, we can hear clearly the music as well as voices during these events. The sound of 60-350 guests and amplified music interferes with our family’s ability to enjoy our rural home.

If this permit modification is approved, we recommend limiting the amplified music to end at 7pm so it does not interfere with the quality of life and sleep for ourselves and our neighbors.

Lastly, if a marketing event can truly accommodate up to 350 guests, with only 83 parking spaces there is going to be a traffic and parking issue.

Thank you for your consideration

Cindy Pawlcyn & John Watanabe  
3560 Silverado Trail N.  
St. Helena, CA 94574

