

Rombauer Vineyards #P19-00130-MOD
Napa County Planning Commission 8/5/2020, Item 7A

Questions for the Commissioners in their deliberations.

1. Parcel & WAA Questions : Parcels 021-410-021-000 and 022-000 were included in the Previous Use Permit COA P#10-00039-UP but removed for the COA for the current P19-11013-MOD. These two parcels were not included in the WAA for this project yet both parcels contain a dwelling units and wells for domestic water and are within the 500' radius Circle for well interference from the two north wells on the Winery Property, parcel 021-410-025. The WAA did not do any tiered analysis of well interference between these 4 wells. This missing element of the WAA could affect production from all wells and the resilience of water needed to operate the winery according to the WAA and Waste Water Feasibility Studies. The WAA should include this tiered analysis.

2. Well & Water Water Sourcing Questions: 3 wells are shown on the Winery Parcel in the WAA diagrams of the B, the recommended Conditions of Approval.

How many wells have been drilled on the property and the adjacent Residential Property. If any drilled wells failed or were dry wells, then the water resilience for the Home and commercial operations might be compromised. Who is the well driller for each well should evaluation be necessary?

Has any trucked in water been used on either parcel?

It is noted that there is no commercial kitchen to assist the caterers in food preparation, plating and clean up. This absence of water consumption entertains the thought that it is a water conservation measure but also a solution to a water sourcing problem or deficiency during high demand or drought cycles. Have water shortages or low holding tank levels affected Winery Operations or Marketing events?

3. Lot Line Adjustment: The LLA adds acreage to the Winery Parcel and is to be used for a picnic area at 7 different locations just south of the Winery Building. Is this new area added to the calculations for permitted coverage.

4. Residential Connection to the Winery: The Residence on parcel 021-410-024-000 is directly over some of the wine caves used by the winery and a cave portal is also located on this Residential parcel. Is there any connections between the Residence and the Winery Caves, similar to the cave elevator into the Residential building @ B Cellars? Is this connection allowed by county code?

One of the 7 AB 2004 picnic sites is on the Residential Parcel: Is this a connection between the Commercial and Residential aspects of the two parcels? Is this connection allowed by county code?

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