



Public Comments

Silverado Resort & Spa Project
Minor Modification to Non-Winery Use Permit
P24-00141-MM
Planning Commission Hearing – October 15, 2025

From: [Eric Nyhus](#)
To: [Amelung, Andrew](#)
Subject: RE: Silverado Grove Public Hearing
Date: Tuesday, September 2, 2025 10:35:42 AM
Attachments: [image002.png](#)

[External Email - Use Caution]

Thanks for your help, Andrew! Really appreciate it.

Eric G. Nyhus LEED AP
CEO/Principal



Nyhus Design Group
1555 Bayshore Highway, Suite 120
Burlingame, CA 94010
T: 650.242.1553
C: 415.377.3522
eric@nyhusdesign.com
www.nyhusdesign.com

From: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Sent: Tuesday, September 2, 2025 8:24 AM
To: Eric Nyhus <eric@nyhusdesign.com>
Subject: RE: Silverado Grove Public Hearing

Hi Eric,

The project is on track for the October 15, 2025, Planning Commission hearing, however this is tentative pending our internal review process with County Counsel. An agenda will not be posted until October 3, 2025. Unless something unusual happens, the project will most likely be heard that day by the Planning Commission, and the hearings start at 9am. The exact time of the item depends on the number and order of all agenda items.

I have added you to a list of interested parties for this item, so the notifications will be sent to you via email once they go out. Let me know if you need anything else.

Sincerely,

Andrew Amelung
Planner II
Planning, Building, & Environmental Services
Napa County
Phone: 707-253-4307



A Tradition of Stewardship
A Commitment to Service

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Eric Nyhus <eric@nyhusdesign.com>
Sent: Friday, August 29, 2025 10:18 AM
To: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Subject: RE: Silverado Grove Public Hearing

[External Email - Use Caution]

Hi Andrew. I heard that the Public Hearing was set up for 10/15. What time is the meeting and is there an agenda for it yet?

Many thanks,

Eric G. Nyhus LEED AP
CEO/Principal



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eric@nyhusdesign.com
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From: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Sent: Thursday, August 7, 2025 4:14 PM
To: Eric Nyhus <eric@nyhusdesign.com>
Subject: RE: Silverado Grove Public Hearing

Hello Eric,

Yes, we have received requests for a public hearing and once all hearing documents have gone

through our internal review process we will schedule and start noticing for the public hearing.

Due to the large number of notices (over 1,000), our standard procedure for a public hearing with that many parcels in proximity to the project is to publish the notice in the Napa Valley Register. So, we will not be sending out another mailing notice, however I do have a list of everyone who has made a public comment so I will check with County Counsel to see about the best way to send everyone an email notice.

Sincerely,



A Tradition of Stewardship
A Commitment to Service

Andrew Amelung

Planner II
Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4307

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Eric Nyhus <eric@nyhusdesign.com>

Sent: Thursday, August 7, 2025 2:26 PM

To: Amelung, Andrew <andrew.amelung@countyofnapa.org>

Subject: Silverado Grove Public Hearing

[External Email - Use Caution]

Hi Andrew,

It's been a few months. Hope you're doing well.

We received the letter of intent on the Grove project and understand that a public hearing has already been requested. So, I assume one will be scheduled. I will be attending it once we know time/date. I presume we will hear via letter again, but if you think of it and can let me know via email, that would be great as well.

Many thanks!

Eric G. Nyhus LEED AP
CEO/Principal



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T: 650.242.1553
C: 415.377.3522
eric@nyhusdesign.com
www.nyhusdesign.com

From: [beth mattei](#)
To: [Amelung, Andrew](#)
Cc: [Pete mattei](#)
Subject: Silverado Resort modification of "The Grove"
Date: Sunday, August 10, 2025 8:49:00 AM

[External Email - Use Caution]

Hello Andrew,

My husband and I are residents of Silverado Resort would like to request a public hearing on the request for modification at "The Grove" located at the Silverado Resort. When will that hearing be scheduled?

In the meantime, are there photos of which valley oak trees are slated to be removed which we may see? Do you have any renderings of the proposed event pavilion? Is the "event lounge" and indoor space also? Why was CEQA waived? If any of these questions can be addressed in advance (but not in place of) a public hearing, we would appreciate it.

Thank you for your prompt attention to this matter.

Sincerely,

Beth and Pete Mattei

707-812-0040

From: [Jodi Levy](#)
To: [Amelung, Andrew](#)
Subject: Modification request parcel 060-010-001-000 Silverado Resort & Spa
Date: Tuesday, August 5, 2025 7:31:42 AM

[External Email - Use Caution]

Pursuant to letter of Notice of Intent dd30Jul25

We are homeowners at 1008 Augusta Court, The Grove and reside within 1000 feet of the proposed MINOR Modification P24-00141 to this outdoor area. We request a Public Hearing where our comments and concerns can be voiced.

Kindly provide the address or email address of where to send our request for a PUBLIC HEARING on the proposed project.

Dr Jay and Jodi Levy

Sent from my iPhone

sent by email to Andrew on August 1, 2025, duplicate copy by mail to

Planning, Building and Environmental Services

1195 Third Street, Suite 210

Napa, Ca 94559

August 1, 2025

Subject: Request for Public Hearing Regarding Silverado Resorts' Pavilion and Lounge Project, Application P24-00141

Dear Andrew,

Per your note of July 30, 2025, **I am writing to formally request a public hearing** regarding the permit application submitted by Silverado Resort, in light of their documented history of misleading submissions and repeated non-compliance with local regulations.

The applicant has previously submitted permit requests containing inaccurate or incomplete information, attempted to avoid the permitting process and has consistently failed to adhere to the approved procedures and usage requirements for permits that have been issued. These issues of non-compliance are well-documented by the planning department and have been daylighted in the local press as well. The lack of enforcement by other county agencies and the planning department's attempts to short-cut the full process not only undermine public trust but also strain the integrity of our planning and enforcement process.

Specifically:

- **Permit submissions have lacked transparency and included misleading representations about intended property use.** *These are well-documented within the planning department.*
- **Site activities have repeatedly deviated from the scope of approved permits.** *The most visible and glaring example has been failure to follow the "take-down" requirements for the temporary tent structures near the mansion. On more than one occasion, the resort has failed to comply with the permit requirements and only acted after the appropriate agencies were contacted. Voluntary compliance should be a fair expectation. However, repeated violations call into question the likelihood that the resort will comply with use restrictions on the new facilities without constant policing. In fact, when the resort's VP & Managing Director was asked about this at a recent meeting, his response was vague and non-committal to absolute compliance. The cost of compliance, like the cost of the build should rest with the applicant and not be a burden to the county enforcement team or any other agency, nor should the impacted parties be put in a position on policing the proper use.*
- On more than one occasion, the Resort started work without the permits — perhaps in hopes that they would complete the work without agency (county planning and/or any other agency's approval). One of the more recent examples was the tear-down of a walking bridge over the protected creek. The resort attempted to do the work despite knowledge that any projects in the vicinity of the creek need multiple approvals.

- ***Compliance with zoning, environmental, and procedural regulations have been neglected or ignored.*** *In several recent examples, the county has attempted, as they have here, to take approval short cuts where they have first-hand knowledge of community issues. A full environmental review should be undertaken to ensure the impact of the adjacent waterway, not to mention the wildlife that roams that area is considered. As noted, short cuts in the interest of profitability of the Resort by the county undermine confidence and trust.*
- In addition, the handling of past permit issues by the zoning administrator/planning department has raised concern among residents. **A pattern of questionable decision-making and inadequate oversight and conditions** has led to approvals that have failed to safeguard public interest and community standards. Such precedent only reinforces the need for open dialogue and thorough review before any further approvals are granted. Case in point, the removal of ten valley trees with replacement at 3:1 is totally inadequate. The 10 fully-grown trees are situated in an 11,058 sq foot area or approximately 1 tree per 1,105 sq feet or 1 tree every 33ft x 33 ft area. In exchange, you are asking them to plant 30 trees across a 278.73-acre plot. That is 1 tree every 404,716 sf or 1 tree every 630 ft x 630ft area. Hardly a fair trade-off ... especially when replacing large, fully grown trees with small upstarts! What alternatives did you ask them to consider?
- Lastly, **there is the sewer question** ... I encountered a county roadblock when I explored the addition of a house hook-up, and the county raised the same issue when a multi-use housing project was considered on Atlas Peak. How is it that this project is proceeding when others were closed down?

Given this troubling track record on both the applicant's part and the regulatory oversight, I believe it is in the public interest to ensure full transparency and accountability. A public hearing will allow community members to express concerns, present supporting evidence, and participate in the decision-making process to protect our shared environment and neighborhood quality. And force the county to explain the short-cuts to process that is proposed.

I respectfully ask that this request be placed on the next available agenda, and that appropriate notice be provided to affected residents and stakeholders.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,
Glenn Weckerlin

258 Kaanapali Drive, Napa Ca 94558

707-637-3377

From: [Sam Magliocco](#)
To: [Amelung, Andrew](#)
Subject: Silverado Pavilion & Lounge Project; Appl. Request #P24-00141
Date: Friday, August 1, 2025 9:29:41 AM

[External Email - Use Caution]

Good morning Andrew,

As a neighbor of the Silverado Resort & Spa, I received a Notice of Intent letter regarding the proposed Silverado Pavilion & Lounge Project; Appl. Request #P24-00141. Further to the information provided, is there a Site Plan available for viewing, showing the layout of the new facility and site improvements? I would appreciate a copy.
Thank you.

Regards,

Sam Magliocco
707 249-1900

From: [Erin Bright Russell](#)
To: [Amelung, Andrew](#)
Cc: [Erin Bright Russell](#); [Bordona, Brian](#)
Subject: Silverado: The Grove Proposal
Date: Friday, August 1, 2025 9:05:46 AM
Attachments: [Grove Plans From County.pdf](#)
Importance: High

[External Email - Use Caution]

Hello Andrew and Brian,

I hope this finds you well.

Will you please send me the plans for the Silverado expansion at the Grove?

I, and several neighbors, are quite concerned about this development.

Why is it not being evaluated under the lens of CEQA?

Is the proposal to remove heritage oak trees in the middle of a natural landscape that is shared and enjoyed by the residents and community members and club members?

Is the building envelope within a legal distance from the Milliken creek?

I would like to request a public hearing.

Thank you for letting me know next steps.

Best regards,

Erin

Erin Bright Russell
mobile: 707-337-5994 | office: 707-963-1152
Coldwell Banker Brokers of the Valley
erinbightrussell.com
CalBRE# 01999948

From: [Griffin Schreader](#)
To: [Amelung, Andrew](#)
Subject: P24-00141 - Project Update
Date: Tuesday, March 25, 2025 1:43:22 PM

[External Email - Use Caution]

Hi Andrew,

Following up on my VM I just left you.

I'd love to learn more about this project and understand the current status.

Can you advise? Happy to jump on a call.

Thank you

--

Griffin J. Schreader
(415) 233-1148

From: [Jodi Levy](#)
To: [Amelung, Andrew](#)
Subject: Silverado CC use permit modification 2025
Date: Wednesday, February 12, 2025 11:28:23 AM

[External Email - Use Caution]

If a picture is 1000 words on watershed issues for the modification of use permit, please take the time to review the February 04, 2025 runoff video in front of our house in The Grove, 1008 Augusta Court. You will notice the location of small buildings reflects the site proposed to build a 7,000+sq ft structure plus second structure and pavilion.

Also note the photo showing 2 circular ponds as evidence of water pooling after old growth Oaks and ROOT BALLS are removed. This has been my issue regarding subterranean watershed being altered with potential flooding of our house. The existing runoff channels appear to be at MAXIMUM.

I'm compelled to record these issues in the event of future flooding problems for insurance purposes.

Please reevaluate the decision to remove 10+ trees and modify this area to 14,000 sq ft of buildings and property development.

Respectfully submitted

Dr Jay and Jodi Levy

Sent from my iPhone

From: [Jodi Levy](#)
To: [Amelung, Andrew](#)
Subject: SCC use permit modification 2025
Date: Wednesday, February 12, 2025 11:01:58 AM

[External Email - Use Caution]

More runoff pictures to indicate potential flooding if modifications affect watershed. That's our house adjacent the channel at maximum capacity in February 04,2025

The next small white building is part of the proposed area where a 7,000 sq ft building is proposed.
I hope the other video came through
Jodi Levy





Sent from my iPhone

From: [Steve Massocca](#)
To: [Amelung, Andrew](#)
Cc: [Greenwood-Meinert, Scott](#); [Todd Shallen](#)
Subject: proposed Event Center- Silverado Resort
Date: Tuesday, January 28, 2025 11:56:03 AM
Attachments: [Scan2025-01-28_114402.pdf](#)

[External Email - Use Caution]

Dear Sir: Please find attached a letter of support for the Event Center from our Homeowners Assn. Please let me know if you have any questions or comments. All the best.

Steve Massocca
President
The Grove at Silverado Homeowners Assn.
908 Augusta Circle
Napa, CA 94558
sm@wedbush.com
415-710-5474

Andrew Amelung
Planning, Building and Environmental Services
1195 Third St. Suite 210
Napa, CA 94559

Jan. 28, 2025

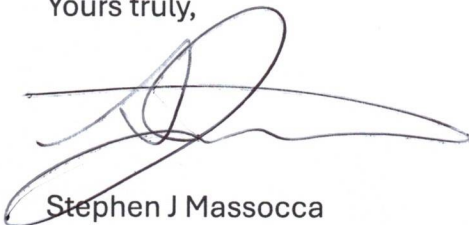
Re: proposed event center Silverado Resort

Dear Sir,

I am writing today to express our Homeowners Association's approval and support of the proposed event center. When the plans were first announced we approached Silverado with several concerns. Our meetings were very fruitful. We have entered into a private agreement with Silverado (approved by our board unanimously) regarding the facility that addresses all of our concerns.

Our community of 31 homes is immediately adjacent to the event center location. The event center will provide a compelling indoor location for parties. Our view is that many current outdoor amplified music events will move inside once construction is complete. We view this as desirable. We wholeheartedly support the construction of the event center.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Stephen J Massocca', with a large, stylized flourish extending to the right.

Stephen J Massocca
President
The Grove at Silverado Homeowners Assn.
908 Augusta Circle
Napa, CA 94558

From: [Jodi Levy](#)
To: [Amelung, Andrew](#)
Subject: Silverado Event Center use permit proposal 2024-25
Date: Wednesday, December 25, 2024 1:24:59 PM

[External Email - Use Caution]

Download full resolution images
Available until Jan 24, 2025

Hello Andrew. Merry Christmas and Happy New Year 2025

On December 14-16 I video recorded and provided a few additional photos to describe the powerful watershed during a big rain event. We live at 1008 Augusta Court and wish to document our concerns regarding possible future flooding when the Silverado Event Center is built where 10 Old Oaks trees and rootstock are removed to allow a building to be constructed if the use permit is changed.

We witnessed the powerful runoff and the Golf Course closed 11/22 and 12/14 due to safety concerns. If you take the time to study my photos and video and understand potential flooding conditions our objections are valid.

There exists strong subgrade watershed and I'm confident the County will require further investigation into flooding potential.

I have more photos and videos to support our concerns

Thanks for your support

Respectfully

Jodi Levy

The Grove

[Click to Download](#)

[IMG_8463.MOV](#)

0 bytes



Sent from my iPhone

From: [Jodi Levy](#)
To: [Amekuna, Andrew](#)
Subject: Silverado Resort proposed Event Center use permit modification 2024/25
Date: Monday, November 25, 2024 12:27:23 PM
Attachments: [IMG_8423.PNG](#)

[External Email - Use Caution]

Hello Andrew

I have written to you previously about my very real concerns regarding drainage issues when a building(s) is constructed on the picnic site called The Grove and 10 old growth Oak Trees are cut down. We live at 1008 Augusta Court next to the drainage canal and pond on South Course green hole 15.

The views are taken on 11/21-22/24 and show the massive watershed from my bedroom window just 5 feet away from the drainage spillway heading to the pond and waterway in The Grove where buildings are proposed. How will redirecting the natural drainage affect our foundation?

Note the closure of the cart paths due to flooding. This is evidence of my previous concerns about this area.

Please review your decisions to grant this use permit modification.

Respectfully

Jodi Levy





3:30



54

Daily Golf Course...



Golf Course Daily Status - UPDATE

November 22, 2024

Both courses closed the
remainder of the day.

The continued rain has caused flooding on both courses. As a result, they have been closed for safety purposes. If you plan to visit the club this evening, we encourage that you travel via car and not by golf cart as many of the cart paths are now flooded and not safe to travel on.

North Course

Closed



Sent from my iPhone

From: [Jodi Levy](#)
To: [Amelung, Andrew](#)
Subject: Silverado Resort application for The Grove building project Fall 2024
Date: Sunday, September 1, 2024 2:43:27 PM

[External Email - Use Caution]

Andrew I have written to you previously expressing concern regarding this project and its impact on wildlife and environment.

Please add the following to my concerns.

Has the County taken into consideration the massive watershed issues created following heavy prolonged rains? Here in the Grove the water table elevates just below grade. There are runoff areas and underground flows that are vital to our stable home foundations.

What happens when this project redirects the existing water runoff?

What happens when those Oak Trees are cutdown and their root balls leave a sunken area after saturation where water will collect?

What happens to the Oak Trees down flow from the new buildings?

Do you believe what is mandated here is an Environmental Impact Report?

I realize that improvement to the existing small buildings should be addressed. I remain opposed to tearing up the beautiful grassy picnic area and Old Oak canopy.

Thank you

Jodi Levy

Resident The Grove

Sent from my iPhone

From: [Jay Levy](#)
To: [Amelung, Andrew](#)
Subject: the Grove project at Silverado C.C.
Date: Wednesday, August 28, 2024 11:13:22 AM

[External Email - Use Caution]

I live at 1008 Augusta Court and the proposed Silverado Grove addition project is almost in my side yard. Is there any information that you can share with me about the current building permit progress?

I have your July 8th letter.

It is my opinion That fire department requirement is a large and expensive one and I do not feel they can preserve 70% of the canopy of the beautiful old oak trees with what they propose removing.

Thanking you in advance,

Jay M Levy MD

From: [Pam Mills Casey](#)
To: [Amelung, Andrew](#)
Subject: The GroveSilverado proposed new construction- request for hearing on impact
Date: Wednesday, August 21, 2024 3:08:38 PM

[External Email - Use Caution]

Andrew,

We are the owners of a unit at 928 Augusta Circle in the Grove development within Silverado. As such, we have been made aware of the contemplated changes to the outdoor entertainment area known as, 'The Grove' at Silverado Country Club and Resort. This is a lovely outdoor venue used for weddings and other gatherings, including the annual July 3rd celebration. We have often enjoyed the outdoor entertainment in this area.

The current ownership of Silverado is proposing a large build out of a venue which would then accommodate weddings and other events at a large capacity indoor structure. The intent is to provide a year round venue for corporate gatherings and weddings. This seems redundant and unnecessary as the existing Silverado property has several options for indoor entertainment/events. For this wishing to have an outdoor gathering, the current Grove space is ideal, beautiful and full of glorious Oak trees.

We have had our home for over ten years, and this is the most divisive issue to have arisen in that time. This is because the space does not need to be altered in this way, and it does not constitute an improvement. The building will increase traffic, remove heritage trees, and create potential flooding issues around the creek area. Our home looks to the east, so it will not impede our view, but the building would change the whole tenor of the area. This is a golf course, with a stream/creek and gorgeous trees. The proposed plan for a large and high building simply doesn't fit in or add to the desirability of the area. The current space is one which cannot be replicated. The trees and stream create a magical spot.

We respectfully request that a full hearing be given to the Silverado residents. This action will affect all of us who live here and should not be taken without due consideration. Please provide a forum for the community of Silverado to be heard.

Thank you,

Pam Mills Casey and Bill Casey
928 Augusta Circle

From: [Jodi Levy](#)
To: [Amelung, Andrew](#)
Cc: [Jay CELL](#); [Bill Foureman](#); [Steve Massocca](#)
Subject: Silverado Grove Project Fall 2024
Date: Sunday, August 4, 2024 6:52:23 PM

[External Email - Use Caution]

Please accept my comments regarding the planned project for The Grove at Silverado Resort and Country Club from a true nature lover. There are many beautiful Old Growth Oak trees creating a shady canopy over a verdant lawn where weddings, picnics and outings are held with music, food and happy faces. This is a one of kind area in Napa and considered a treasure. My husband, Dr. Jay Levy, and I have lived at 1008 Augusta Court in the Grove since 2019. We were happy to finally find a forever home after the Atlas Peak/Silverado devastating fires of 2017. We lost everything not even having a pair of shoes or toothbrush in our flight to safety. Jay has been a Silverado member since 1969 and is familiar with SCC development.

We live right on the pond at 15th Green South Course and truly love the wildlife and natural setting as well as the golf activities . Our views are of beautiful artistic oak trees. Sometimes the trees in the area have up to 3 Snowy Egrets lounging in the canopy as well as Grey Heron wading into the creek. There is winding wild watershed through the area. Sometimes youngsters fish in the pond. Last winter 2024 saw amazing rain and windstorms. I have video of the runoff thundering from the Pond conjoining the massive runoff coming down the hillside. It was strong enough to displace wooden footbridges. It was an active watershed for around 3-4 months i.e. December to April. Ducks nest in the tall grasses. Somehow it's been presented that this area is only WET 2-3 weeks annually This is false.

While I am not a scientist, I hope this area is classified as riparian woodland How can it be otherwise? I walk this woodland area daily and really care about retaining natural habitat for a healthy environment. I have been a UCCE Master Gardener for 12 years (currently inactive). I'm seeking reasonable responsible decisions in the grand reset of this beautiful area where buildings and patios will takeover 14,000 sq ft of this serene natural setting. The owners primary objective is to increase Event space by constructing new buildings to be rented out maximizing income. I understand their business intentions but perhaps the Event Center could be built in another more accessible suitable area or the plan substantially modified.

We homeowners in this area will endure a drastic change to our neighborhood environment. In 2023 KSL put in a road to accommodate semi trucks between holes 3,8,2 South Course. We witnessed these trucks during the Concert stage setup. The course was disfigured in the wet season when the truck tires tore up the road edging.

Just today I witnessed big box trucks driving through the middle of the golf course to service/deliver event supplies to a beautiful HUGE East Indian wedding. It was gorgeous with colorful saris and spectacular flower canopies. We local homeowners appreciate these events with music and diversity. I personally have no objections to these seasonal events, but object to having events held indoors/outdoors year around. The owners stated they plan to rent out both the buildings and the outdoor event area. I'm concerned with the need for increased vehicular traffic of trucks, cars and event staffing. What about emergency evacuations? Just

HOW reasonably are the owners planning to transport 300+ guests/service staff to the area during RAIN. Vehicles are the only way.

From a golfers opinion (I'm a high handicapper) the disruption to the golf course will have an impact. This Event Center is in the MIDDLE of the golf course and will affect member and guest play between holes on the South Course Hole 1,2,3, 9,10,16. During the rainy season we cannot drive onto the golf fairways to preserve the sensitive grassy turf to avoid soil compaction becoming hardpan in the dry season. Since the idea behind this Event Center is to have events year around, what happens in the WET SEASON? There is water everywhere! There is plenty of cart traffic year round now!

At the very least I implore you to have a public hearing on the Event Center proposal. I realize the County is not obligated to listen to our local concerns. As a nature lover, I hope you will schedule and invite us to a hearing where our voices can be heard.

Respectfully submitted,

Jodi Coleman Levy
1008 Augusta Court. THE GROVE
jodlevy@yahoo.com
7074869335

From: [Jodi Levy](#)
To: [Amelung, Andrew](#)
Subject: Silverado Grove Project Fall 2024
Date: Sunday, August 4, 2024 6:58:44 PM

[External Email - Use Caution]

Please accept my comments regarding the planned project for The Grove at Silverado Resort and Country Club from a true nature lover. There are beautiful Old Growth Oak trees creating a shady canopy over a verdant lawn where weddings, picnics and outings are held with music, food and happy faces. This is a one of kind area in Napa and considered a treasure. My husband, Dr. Jay Levy, and I have lived at 1008 Augusta Court in the Grove since 2019. We were happy to finally find a forever home after the Atlas Peak/Silverado devastating fires of 2017. We lost everything not even having a pair of shoes or toothbrush in our flight to safety.

We live right on the pond at 15th Green South Course and truly love the wildlife and natural setting as well as the golf activities . Our views are of beautiful artistic oak trees. Sometimes the trees in the area have up to 3 Snowy Egrets lounging in the canopy as well as Grey Heron wading into the creek and wild runoff watershed winding through the area, Last winter 2024 saw amazing rain and windstorms. I have video of the runoff thundering from the Pond conjoining the massive runoff

From: [Hawkes, Trevor](#)
To: [Amelung, Andrew](#)
Subject: FW: P24-00141;Silverado Resort & Spa Project 1600 Atlas Peak Rd, Napa; APN 060-010-001-000
Date: Monday, July 22, 2024 10:28:26 PM

FYI

From: Dennis O'Brien <dobrien@obrienhomes.net>
Sent: Monday, July 22, 2024 12:25 PM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Cc: todd.shallan@silveradoresort.com; Dennis O'Brien <dobrien@obrienhomes.net>
Subject: FW: P24-00141;Silverado Resort & Spa Project 1600 Atlas Peak Rd, Napa; APN 060-010-001-000

[External Email - Use Caution]

From: Dennis O'Brien <dobrien@obrienhomes.net>
Sent: Monday, July 22, 2024 12:20 PM
To: trevor.hawkes@dcountyofnapa.org
Cc: Gloria O'Brien <gloria@obrienhomes.net>; Chris O'Brien <Chris@obrienhomes.net>; Susie Frimel <susie@obrienhomes.net>; David Hakman <david.hakman@hakman.com>; Stephen and Ann Marie Massocca (steve.massocca@wedbush.com) <steve.massocca@wedbush.com>; andrew.amelung@countyofnapa.org; Jane Stuart <jstuart@arescorporation.com>; dcjwcf@aol.com; hewcon36@yahoo.com; eric@nyhusdesign.com; jodlevy@yahoo.c; omnaneb1201@gmail.com; Alfredo.Pedroza@napa.org; todd.shallan@silveradoresort.com; Dennis O'Brien <dobrien@obrienhomes.net>
Subject: P24-00141;Silverado Resort & Spa Project 1600 Atlas Peak Rd, Napa; APN 060-010-001-000

Dear Mr. Hawkes,

My family and I have been members of Silverado since 1980. We own a home at the Grove. My company built the Grove along with Silverado Springs community.

First, we take great exception to the approval process of a Minor Modification to Use Permit the owners of Silverado are asking the County of Napa to accept and grant an approval. How can building a 10,000 square foot Pavilion and an accessory building be considered a minor modification ? The proposed 10,000 square foot Pavilion will hold twice the number of people than the existing Grove area has for past events. Is that considered a minor modification to the County of Napa?

We are very disappointed that the Silverado ownership has not sought the input of its neighbors and members affected by this new project. We know ownership is intentionally

trying to use the Minor Modification to Use Permit processing approach so they can avoid input from the neighbors and members; this seems inequitable and forceful.

The second reason the Silverado ownership is using the Minor Modification to Use Permit approach is to bypass a thorough environmental analysis of the potential adverse effects and impacts of a 10,000 square Pavilion and accessory building. Isn't it important to understand the impact this project will have on the environment that has been undisturbed for the last 44 years or more? How is that approach acceptable in today's world? The proposed project's design is very tightly constrained by the necessary setbacks from creeks and the preservation of massive oak trees. The space left over inside the constraints is too small for a 10,000 square foot Pavilion.

To qualify to use the Minor Modification path the ownership needs to prove "there is no increase in guests beyond existing patterns of use, with no increase in density or intensity". If the Pavilion is 10,000 square feet, that would have an occupancy capacity far exceeding what the historical use of the Grove has been.

We think it would be productive and helpful to the Silverado homeowner community if the County did the following:

1. Deny the use of the Minor Modification Use Approach
2. Require the process provide for public notice and input, thorough planning staff and engineering review and environmental review.
3. Hold Public hearings at the Planning Commission and Board Of Supervisors

We as a family have always welcomed, supported, and applauded Silverado's ownership's continued investment in the Silverado community. We can support this new proposal if its size and building height are reduced and the process for approval is open and collaborative with those neighbors that are affected.

Sincerely,

Dennis O'Brien

From: [ROBERT JASPER](#)
To: [Amelung, Andrew](#)
Subject: Silverado Resort Proposed Grove Event Pavilion Concerns
Date: Monday, July 22, 2024 4:39:27 PM

[External Email - Use Caution]

Hello Mr. Amelung. My name is Bob Jasper and I have owned a second home at 230 Kaanapali Dr. for over 30 years. This home is on the 11th fairway of the south course at Silverado. I want to let you know that I am adamantly opposed to any development of the above proposed Event Pavilion in it's proposed location.

This pavilion is proposed in the middle of the course. This area was designed for the playing off golf, not the home of an Event Pavilion. Recently, Silverado had a one night concert event in conjunction with Blue Note. They had over a hundred cars parking on the 11th hole of the south course. The Silverado membership was "up in arms" regarding this one event due to noise and course destruction. If you allow this multi building pavilion to proceed in this location a significant number of events will become the norm. The area will be impacted by noise, inadequate parking and golf course destruction. Silverado no longer has a fireworks show every 3rd of July, and this was for many of the same reasons. Now, you are considering opening a "permanent" facility in the middle of a golf course. This is not a feasible plan.

I understand that Silverado ownership is concerned primarily with income rather than their membership.....but a facility on the golf course within a residential neighborhood is not the proper place!

Thank you for your consideration to this request.....Bob Jasper

From: [Doug Engmann](#)
To: [Amelung, Andrew](#)
Cc: todd.shallan@silveradoresort.com
Subject: Silverado Resort Grove Project
Date: Friday, July 12, 2024 12:50:32 PM

[External Email - Use Caution]

Dear Mr. Amelung-

This letter is support of the approval of the Silverado Resort Grove Project being considered by your Department.

I live on Silver Trail adjacent to the resort, and this project will have little or no effect on our community, either from traffic or noise. In fact, the building will shield the resort from noise that currently can be heard occasionally across the property.

The project will further enhance the desirability and economic foundation of the resort, in which the new owners have invested heavily, to the benefit our property values and services to adjoining property owners.

For these reasons, we urge the Department to approve the project as planned.

Regards,

Douglas J. Engmann

From: [Eric Nyhus](#)
To: [Amelung, Andrew](#); [Hawkes, Trevor](#)
Subject: RE: Silverado CC Proposed Grove Event Pavilion Concerns
Date: Thursday, July 11, 2024 4:07:09 PM
Attachments: [image003.png](#)

[External Email - Use Caution]

Thank you, Andrew. Very comprehensive and clear response and very much appreciated. I think the reason we got the concerns conveyed to you so early is because all the information we were getting from the applicant was that this was all submitted and well on its way to approval. You can imagine the panic and frustration from many folks within 1,000 feet. So, just so you know, since I am an architect and have found myself on the other sides of such matters over the years, I will be trying to keep things very civil and coordinated so that we can all come out the other side with a solution that works for everyone as much as possible. You and clearly on top of this and that is, and will be, very comforting to all of us.

Many thanks. I'll sure we'll communicate again soon as this moves along.

Best,

Eric G. Nyhus LEED AP
CEO/Principal



Nyhus Design Group
1555 Bayshore Highway, Suite 120
Burlingame, CA 94010
T: 650.242.1553
C: 415.377.3522
eric@nyhusdesign.com
www.nyhusdesign.com

From: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Sent: Thursday, July 11, 2024 10:41 AM
To: Eric Nyhus <eric@nyhusdesign.com>; Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: RE: Silverado CC Proposed Grove Event Pavilion Concerns

Hello Eric,

Thank you for the follow up email and I appreciate your due diligence to avoid conjecture. To clarify aspects of our procedures in processing this application I will point out some of the guidelines on use permit modifications found in Section 18.124.130 of the Napa County Code.

Essentially the zoning administrator may approve minor non-controversial modifications to

approved use permits after giving notice of intent to approve so long as the project design does not affect the overall concept, density, intensity or environmental impact of the project, and may approve changes in location and/or size of structures so long as they do not result in an aggregate increase of more than 25 percent in size or one story in height. The notice of intent shall include a general explanation of the matter to be considered, general description, and notice to approve not less than ten calendar days of the date of mailing the notice. Notices will be mailed to real property that is within 1,000 feet of the project parcel, which will include most of the residential parcels around the resort, country club, and golf course.

With that said, the first thing that we are determining is whether the project design does not affect the overall concept, density, intensity or environmental impact of the project. From a planning perspective, we have sent a Review Letter requesting more information to confirm there is not an affect on environmental impacts, and other agencies provided comments requesting information to confirm that their standards and regulations are being met, including adequate access for emergency vehicles. We have discussed these issues and are continuing to discuss these issues with the applicants, and they are making modifications to their original proposal. They are also obtaining the requested reports and information needed to deem the application complete and move it forward with the next stage of our review and analysis.

Until their second submittal of documents the project will not be moving forward in its current state on the County end of things.

In terms of noticing, it looks like the community is well ahead of us on that as we have not reached that point in the process yet, but given the amount of public comments we have already received it will be difficult to consider this a “non-controversial” modification, and depending on their resubmittal it may or may not meet the requirements of minor modification. The applicant has recently submitted a set of mailing labels for all parcels within 1,000 feet, and depending on the response to that official notification a public hearing may be triggered.

I hope this information helps answer some of the questions and concerns that you and the community have had recently. Below is an updated link to the project documents from their first modification application, along with documents submitted from their building permit application which cannot move forward until they obtain their modification to use permit. As mentioned before, these plans are preliminary and subject to change.

[Files - PBES Cloud v2.0](#)

Sincerely,

Andrew Amelung
Planner II
Planning, Building, & Environmental Services



Napa County

Phone: 707-254-4307

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Eric Nyhus <eric@nyhusdesign.com>

Sent: Thursday, July 11, 2024 7:39 AM

To: Amelung, Andrew <andrew.amelung@countyofnapa.org>; Hawkes, Trevor <trevor.hawkes@countyofnapa.org>

Subject: Silverado CC Proposed Grove Event Pavilion Concerns

[External Email - Use Caution]

Trevor and Andrew,

Thank you for considering all of the communications that have and will continue to come in on the proposed Grove Events Pavilion on the Silverado CC property. We're trying to gather as much accurate information as possible so we don't engage in conjecture. However, the Club never conveyed to us or involved some of the most impacted homeowners in the process that led to the submittal they have made. I understand that there are thresholds that need to be met that would trigger automatic neighbor notification and involvement, but with this much opposition to what has been proposed, we are hoping that the County can find a way or exception to require our involvement. We want to convey our opposition to what is being proposed for the following reasons:

1. Its size is out of scale given the proximity to a significant number of homes. Homes and families that moved into this area because of its serenity and quiet/open nature. This would be a massive disruption to what we enjoy about this area.
2. It will require the removal of almost a dozen old oak trees that will literally change the landscape that so many currently appreciate.
3. They are proposing to install 3 shiny and out of character AirStream mobile food stands in 3 different locations, one of which is within 40 yards of homes in the Grove community and is a complete departure from the architecture and natural setting that define our community.

See attached photo.

4. There will be some who express concern about the destruction of the waterway, but I was told that they have shown the structures at a sufficient distance from the top of bank that the waterway is not 'technically' an issue.
5. We feel that the new development ownership group has moved forward aggressively and quickly with this proposal without any consideration to the impact it would have on all of the residences around it. Not very friendly or conscientious. Our involvement early would have gone a long way, but without it, we are now uncovering and discovering just how impactful this would be to our enjoyment of our community.
6. These are the basic physical dimensions and volume we are faced with:
 - a. The area of the open event area is approximately **6,287 sf** and the overall structure with kitchen and bathrooms is **9,295 sf**.
 - b. The area of the exterior deck (hardscape outside the structure) is **4,800 sf**. Therefore, the total footprint of the structure and deck is around **14,100 sf**.
 - c. **A largely consistent ridge beam height of 25 feet (as I have scaled it). However, we were told by the club manager on a call that it was 35' high. Without dimensions, this is unclear.**

Again, we appreciate your consideration of the impact this proposal will have on the lives of many residents in the immediate area of the proposed work. I believe there are ways to make the proposed structure less impactful to its long-term neighbors without the Club losing much functionality and/or utility. We'd just like the opportunity to be able to voice those opinions and suggestions.

My family and I own 1012 Augusta Court that looks out directly at the new proposed structure and the inappropriate AirStream food truck.



Eric G. Nyhus LEED AP
CEO/Principal



Nyhus Design Group
1555 Bayshore Highway, Suite 120
Burlingame, CA 94010
T: 650.242.1553
C: 415.377.3522
eric@nyhusdesign.com
www.nyhusdesign.com

From: [Hawkes, Trevor](#)
To: [Amelung, Andrew](#)
Subject: FW: Concerns Regarding Silverado Country Club Proposed Grove Event Center
Date: Thursday, July 11, 2024 10:57:35 AM

From: David Hakman <david.hakman@hakman.com>
Sent: Thursday, July 11, 2024 8:45 AM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: Concerns Regarding Silverado Country Club Proposed Grove Event Center

[External Email - Use Caution]

Dear Mr. Hawkes,

My family has been part of the Silverado community since 1984, initially purchasing property at Cottages and now owning a three-bedroom home at 1012 Augusta Court. Our residence overlooks the serene 15 South Green, pond, and contiguous meadows, creek, and fairways, as do nine other homes at the Grove that face the 15th and 16th south fairways.

I write to you today to express our deep concern regarding the proposed "Event Center" within the Grove area of Silverado ("Grove"). Should this development proceed, it would significantly alter the Grove's character, diminish its natural beauty, and introduce a host of issues including increased traffic (both foot and vehicle), heightened noise levels (from live or recorded music, cheering, and traffic), and potentially disrupt emergency evacuation procedures. Additionally, we are troubled by the planned permanent installation of three Air Stream trailers, which we feel would detract from the area's aesthetic.

Moving forward, I respectfully request that you and your department thoroughly review the developer's proposal with careful consideration of our community's concerns. We urge transparency in this process and request that a representative group from among us be included in the review discussions. Regrettably, the developer has not adequately informed the affected community thus far; our awareness of the proposal's scope only recently emerged thanks to information provided by your office.

We hope for an opportunity to collaborate constructively with the County, the developer, and fellow homeowners to find mutually agreeable solutions.

Thank you for your attention to this matter.

Sincerely,

J. David Hakman
1012 Augusta Court
Napa, CA

J. David Hakman

(650) 348-1700 (Main)

(650) 380-4401 (Mobile)

From: [Kathy Oates](#)
To: [Amelung, Andrew](#)
Cc: [Kathy Oates](#); [Price, Lindan](#)
Subject: Silverado Resort -- "minor" modification to the Grove -- questions
Date: Tuesday, July 9, 2024 5:27:31 PM

[External Email - Use Caution]

Hi Mr. Amelung.

I just learned that the Resort (adjacent to my house on Silver Trail) is planning a 9000 sf building at 25' high in the Grove in the middle of the golf course. It's listed as a "minor" mod. This is not a minor mod. It's a major mod and significantly impacts the 1091 homeowners in the Silverado Resort community, not just the residents who live in the Grove condos or on Kaanapali Drive, which is behind my street -- Silver Trail. I cannot find the permit application and hope you can send me the link so I can see the diagrams.

Our street, Silver Trail, can hear all of the events in the Grove and are so thankful when amplified music stops promptly at 10 p.m. Summers are the busiest.

Should such an application be approved, not only will there be increased noise, but I would expect traffic challenges, trash, and potential security issues.

We, resort owners collectively, already navigate the annual golf tournament and far more outdoor events both on the mansion lawn and in the Grove, which have steadily increased over the years. To now have up to 400 people potentially 7 days a week in the Grove (and even if 3x a week) would be a significant impact on the peaceful enjoyment of our collective environment.

And with all of the additional people and traffic, any fire evacuation will be further compromised. This, beyond anything else, should be an overriding reason to limit any expansion in this area. Residents, hotel guests, and event attendees will be continuously vying for access to the same evacuation routes (and route -- Atlas Peak Road to either Hardman or Monticello Rd).

There must be a public hearing. Too many people are potentially impacted by this falsely designed "minor" modification.

Awaiting the link to the permit application and thank you for reading this. If I need to submit this to someone else, please tell me. I'd like it to be on the public record.

Kathy Oates

kathyoates@comcast.net

707-363-5955

From: [N Nebeker](#)
To: [Amelung, Andrew](#); trevor.hawkes@countyofnapa.or
Subject: update**Silverado CC PROPOSED Grove EVENT Pavilion Concerns
Date: Tuesday, July 9, 2024 2:27:49 PM

[External Email - Use Caution]

Dear Mr. Amelung,

Please take a moment to review the letter (below) that I sent to Trevor Hawkes (below) and that was meant to be sent to you at the same time.

An additional concern has been brought to my attention: **Residential Property and Liability insurance.** With this large congregation of people, meeting frequently in our backyards, most of whom are not residents of the neighborhood in Silverado, our ability to get 'quality residential insurance' will be negatively impacted. The large number of "guests" using this proposed entertainment facility creates an increased risk of property or liability claims against the home/condominium owners. The larger the crowd, the more difficult to security check individuals and to manage their movement around the Silverado neighborhood. The insurance industry in California is in a very selective position and many companies are relieved to find a reason to NOT insure.

----- Forwarded message -----

From: N Nebeker <naneb1201@gmail.com>
Date: Mon, Jul 8, 2024 at 10:59 AM
Subject: **Silverado CC PROPOSED Grove EVENT Pavilion Concerns
To: <trevor.hawkes@countyofnapa.or>

Dear Mr. Hawkes:

Please work with the Silverado CC owners and developers to reduce or deny their proposal of an oversized **9000 s.f. event building (25'high peak)** with total indoor-outdoor **14,000 square foot event area** at the "GROVE" at Silverado Resort. This project is too big and would allow too many people to congregate at one time in my backyard.

I am a resident and owner of a condominium living across the grass from this proposed **"pay-to-play public event center"** with a **capacity of 3-400 people.** This will drastically alter the security, privacy, and healthy restful nature of our neighborhood. Replacing 10 old growth oak trees with buildings, nonresidents, and vehicles coming and going is giving an investment corporation profit (out of state? REIT?) priority over we locals who choose to live in a beautiful outdoor country setting.

Where do these up to 3-400 people park? Where are the **after dark shuttles** going to be located? Who provides **security for our homes?** **How will emergency (fire 2017, earthquake) evacuation be handled?...** Getting into town to other ground roads is primarily dependent on **"one" one one-lane road...Monticello and quickly becomes a traffic jam.**

My 10/2017 WILDFIRE EVACUATION nightmare is an experience I never want to repeat.

This project creates several dangerous situations and needs to be greatly modified to a **much smaller** event site. Please consider the residents and our California Implied Covenant of Quiet Enjoyment providing the right to the use and quiet enjoyment of our real property per CA Civil Code as opposed to out of state corporate investment profit.

Sincerely,
Nancy Nebeker

OWNER-RESIDENT
970 Augusta Circle, Napa CA

From: [Hawkes, Trevor](#)
To: [Amelung, Andrew](#)
Subject: FW: Silverado Grove Event Center
Date: Tuesday, July 9, 2024 1:56:23 PM

From: Charlie Oewel <coewel@gmail.com>
Sent: Tuesday, July 9, 2024 1:48 PM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: Silverado Grove Event Center

[External Email - Use Caution]

Trevor,

I am investigating the Silverado application for a new event center located in the area designated as the Grove. I looked online in the Planning Department filings for the application submitted by Silverado and found nothing. Could you please forward to me the application and especially the architecture planset showing what is requested for a conditional use permit. I also would like a link to the existing use conditional permit regulating the Silverado Resort's special events and facility expansion for events. Thank you.

Charlie Oewel
for Anastasia Fink
92 Fairways
Napa, CA 94558

From: [Hawkes, Trevor](#)
To: [Amelung, Andrew](#)
Subject: FW: The Grove expansion
Date: Tuesday, July 9, 2024 1:08:50 PM

From: Stacia Fink <sfink1420@gmail.com>
Sent: Tuesday, July 9, 2024 1:07 PM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: The Grove expansion

[External Email - Use Caution]

I was surprised by this development prospect.

You may not remember that from last summer the traffic, noise and total disruption of the neighborhood. Not to mention the extra planning for traffic control.

When the large “concert” was first announced, the many concerns of the neighbors forced the development to be limited to 2 or 3 and the additional concerts were moved to another location.

I am also curious if an Environmental Protection study has been submitted.

This could be a very dangerous situation in the event of a fire, earthquake, or evacuation.

Anastasia Fink
Fairways

From: [Hawkes, Trevor](#)
To: [Amelung, Andrew](#)
Subject: FW: The Grove proposal at Silverado Country Club
Date: Tuesday, July 9, 2024 1:01:56 PM

From: Linda Price <lindanprice@gmail.com>
Sent: Tuesday, July 9, 2024 12:23 PM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: The Grove proposal at Silverado Country Club

[External Email - Use Caution]

Dear Mr. Hawkes,

I am an owner and resident of property on Silver Trail. Learning of the plans for expansion at the Grove gives me many areas of concern:

1. How can 300 to 400 people be effectively shuttled from the parking area going between two buildings and over a single-lane bridge to reach the Grove?
2. Suppose there is a fire danger, how can 300 to 400 people get to their cars in a timely manner?
3. How will the introduction of a large and tall building affect the value of residences adjoining this area?
4. How will this affect those wanting to golf in that area? In the past, the Grove has been used in the evening only when golfing is over.
5. 10 old-growth oaks would be sacrificed for the project which is a shame. This may be even illegal.

Thank you for your consideration.

Sincerely,
Linda Price

1567 Silver Trail, Napa
lindanprice@gmail.com

From: [Hawkes, Trevor](#)
To: [Amelung, Andrew](#)
Subject: FW: Grove building @ Silverado
Date: Tuesday, July 9, 2024 10:28:26 AM

From: Leo Quinn <quinn.l@sbcglobal.net>
Sent: Tuesday, July 9, 2024 10:27 AM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: Grove building @ Silverado

[External Email - Use Caution]

Dear Mr. Hawkes.

Maureen & I feel strongly that the proposed new building @ silverado Grove would be a mistake & detrimental to the [area.lt](#) has always been a beautiful natural area which would be negatively changed forever.
Thank you,

Maureen & Leo Quinn
111 Stone Mt Circle
Napa CA 94558

From: [Hawkes, Trevor](#)
To: [Amelung, Andrew](#)
Subject: FW: *Silverado CC PROPOSED Grove EVENT Pavilion Concerns
Date: Tuesday, July 9, 2024 10:14:36 AM

From: Barbara Leverette <bobbielev610@gmail.com>
Sent: Tuesday, July 9, 2024 10:12 AM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: Fwd: *Silverado CC PROPOSED Grove EVENT Pavilion Concerns

[External Email - Use Caution]

I am also a resident of Silverado, and even though I do not live in the Grove, would be impacted by the safety and evacuation concerns of a large venu in the middle of the Silverado golf course.

A smaller project would definitely be more attractive to Silverado home owners.

Sincerely,

Barbara Leverette
24 Burning Tree Ct.
Sent from my iPad

Begin forwarded message:

From: N Nebeker <naneb1201@gmail.com>
Date: July 8, 2024 at 11:49:03 AM PDT
To: undisclosed-recipients;;
Subject: *Silverado CC PROPOSED Grove EVENT Pavilion Concerns

Dear Friends,

If you agree with my request to Trevor Hawkes at the County of Napa please join in by sending him an email expressing your concerns about this very large event center proposal to be built in the GROVE. The traffic concerns on the roads on the East side of Napa are a big concern...remembering the 2017 wildfire evacuation traffic jams is frightening.

Sincerely, NancyN

----- Forwarded message -----

From: **N Nebeker** <naneb1201@gmail.com>

Date: Mon, Jul 8, 2024 at 11:09 AM

Subject: **Silverado CC PROPOSED Grove EVENT Pavilion Concerns

To: <trevor.hawkes@countyofnapa.org>

Dear Mr. Hawkes:

Please work with the Silverado CC owners and developers to reduce or deny their proposal of an oversized **9000 s.f. event building (25'high peak)** with total indoor-outdoor **14,000 square foot event area** at the "GROVE" at Silverado Resort. This project is too big and would allow too many people to congregate at one time in my backyard.

I am a resident and owner of a condominium living across the grass from this proposed "**pay-to-play public event center**" with a **capacity of 3-400 people**. This will drastically alter the security, privacy, and healthy restful nature of our neighborhood. Replacing 10 old growth oak trees with buildings, nonresidents, and vehicles coming and going is giving an investment corporation profit (out of state?REIT?) priority over we locals who choose to live in a beautiful outdoor country setting.

Where do these up to 3-400 people park? Where are the **after dark shuttles** going to be located? Who provides **security for our homes?** **How will emergency (fire 2017, earthquake) evacuation be handled?...** Getting into town to other ground roads is primarily dependent on "**one" one one-lane road...Monticello and quickly becomes a traffic jam.**"

My 10/2017 WILDFIRE EVACUATION nightmare is an experience I never want to repeat.

This project creates several dangerous situations and needs to be greatly modified to a **much smaller** event site. Please consider the residents and our California Implied Covenant of Quiet Enjoyment providing the right to the use and quiet enjoyment of our real property per CA Civil Code as opposed to out of state corporate investment profit.

Sincerely,
Nancy Nebeker
OWNER-RESIDENT
970 Augusta Circle, Napa CA

From: [glenn weckerlin](#)
To: [Amelung, Andrew](#)
Cc: [Hawkes, Trevor](#)
Subject: RE: The Grove
Date: Monday, July 8, 2024 9:17:27 AM
Attachments: [image001.png](#)

[External Email - Use Caution]

Their history shows, "what you see is NOT what they will do"

Would be helpful is you meet with them (or their rep – legal counsel greenwood?) and put your expectations in writing. It will benefit you when they do not comply and some of us follow-up on "actual versus permitted" post completion!

The bad press on compliance/enforcement over the past year plus has taken the focus off the real problem – companies trying to sneak one past the county or put their faith in a compassionate county that buys into synthetic economic impact calculations.

Thanks for the quick response ... happy to meet or chat is helpful, but I assume you have your hands full with comments. By the way, that is what happens when there is no trust between residents and the property owner. You should attend the member meetings ... rarely, if ever, does the story they tell in meetings align with the facts in county documents. I suppose the hope is that people are too lazy to do their research ... some of us are not. Trust in Silverado is at an all-time low, but without your help, we (residents) can be ignored!

From: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Sent: Monday, July 8, 2024 9:00 AM
To: glenn weckerlin <gwec3@hotmail.com>
Cc: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: RE: The Grove

Hi Glen,

Yes, we are aware of discrepancies between the plans submitted in their Modification to Use Permit application and their Building Permit application, and these issues will be highlighted in their review letter with comments from several PBES Divisions. We are expecting revisions to the plans to address the issues raised upon our initial review of their plans.

Again, feel free to contact me or my Supervisor, Trevor Hawkes, with any further questions or comments.

Sincerely,

| **Andrew Amelung**



A Tradition of Stewardship
A Commitment to Service

Planner II
Planning, Building, & Environmental Services
Napa County

Phone: 707-254-4307

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: glenn weckerlin <gwec3@hotmail.com>
Sent: Monday, July 8, 2024 8:49 AM
To: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Cc: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: FW: The Grove

[External Email - Use Caution]

Seems to be some confusion on point of contact ... please clarify.

Andrew, note the difference in project size as I mentioned in my note to you.

From: Jodi Levy <jodlevy@yahoo.com>
Sent: Tuesday, July 2, 2024 3:26 PM
To: fenton880@gmail.com; glenn weckerlin <gwec3@hotmail.com>
Cc: Bill Foureman <dcjwcf@aol.com>; Conrad Hewitt <hewcon36@yahoo.com>
Subject: The Grove

Contact info Napa Planning Department

Sent from my iPhone

Subject: Re: The Grove

Contact

trevor.hawkes@countyofnapa.org

Thanks for your feedback

Jodi

Feel free to share this Napa County Planning Department
contact with all other concerned SCC owners

FYI the proposed buildings are 9,000 Sqft and surrounding area
totals 14,000 sq'. Not the modest 7k suggested. This is from
gathering the actual plans submitted to the County May 2024

Sent from my iPhone

From: [glenn weckerlin](#)
To: [Amelung, Andrew](#)
Cc: [Gallina, Charlene](#)
Subject: RE: Silverado Resort Proposed Grove Event Pavillon Concerns -- county permitting and enforcement alignment
Date: Monday, July 8, 2024 9:08:21 AM
Attachments: [image001.png](#)

[External Email - Use Caution]

I connected with Charlene a week or so ago ... helpful updates all around.

Silverado's behavior is fairly predictable. Opportunity lies in anticipating what they will/won't do and taking steps to address immediately or better yet. Meet with them and spell out the no-nonsense approach you are expecting. If that is vague, they will do what they can to "get in and get out" as flippers do ...

As I mentioned, building relationships is not part of their plan ... same can be said for the transients that run the golf event. They rent a property for one week a year, like a bad renter, they too will do the minimum, especially given the loss they are likely to take on the golf event this year – with no title sponsor (they are still shopping for one at a significantly discounted rate) and \$10 million in expenses (happy to share a rough P&L), every corner they cut puts money back in their pocket and lessens the loss.

From: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Sent: Monday, July 8, 2024 8:57 AM
To: glenn weckerlin <gwec3@hotmail.com>
Subject: RE: Silverado Resort Proposed Grove Event Pavillon Concerns -- county permitting and enforcement alignment

Hi Glen,

Thank you for your comments, they have been added to the project file. This project is still in a preliminary review stage and a review letter will be sent today in order to obtain a complete application package before we initiate our full analysis of potential impacts.

In the meantime, you are welcome to contact me (or my Supervisor, Trevor Hawkes) with any further questions or concerns.

Sincerely,

Andrew Amelung
Planner II
Planning, Building, & Environmental Services
Napa County
Phone: 707-254-4307
1195 Third Street, Suite 210



A Tradition of Stewardship
A Commitment to Service

Napa, CA 94559

www.countyofnapa.org

From: glenn weckerlin <gwec3@hotmail.com>

Sent: Monday, July 8, 2024 8:46 AM

To: Amelung, Andrew <andrew.amelung@countyofnapa.org>

Subject: Silverado Resort Proposed Grove Event Pavillon Concerns -- county permitting and enforcement alignment

[External Email - Use Caution]

Andrew,

I support the comments and questions that have been raised by fellow residents/members. To keep this email short, I won't cut and paste them. Instead, I'll focus on an issue that will require coordination within the planning team ...

The Silverado team has a track record of

- failing to file permits on a timely basis, many times waiting to get "caught" (see recent bridge removal without consulting with fish and wildlife or county -- 2023)
- failing to comply with the permit requirements once received (e.g. annual event -- late removal of the big tent that is adjacent to the mansion, with partial year use permit) -- again, waiting to get "caught"
- failing to consult with neighbors on projects with potential safety issues (south course parking for golf event in 2023)
- spraying and tree removal in the creek area without consulting fish and wildlife for environmental issues

This is a partial list with a common theme ... they appear to focus on doing the absolute minimum compliance at best and in most, if not all cases, less than what is required.

I understand the need to "run a business" but there are right and wrong ways to do it ... bottom line, you can't trust them to comply with the requirements and/or live with the plan as they submit it. they

know how to work the system ... its your job as the county to make sure they do not work the system and "beg for forgiveness" when they decide to make changes. They have ample resources to scope a project and identify contingencies. They also know that the county enforcement team has been inconsistent in their efforts to make folks comply with the conditions. They will use this is their risk assessment. (there are multiple versions of the truth floating around already – size of the build varies by several thousand sq feet).

They are no doubt working hard to ready the property for sale – I'm guessing spring 2025 at the latest. When groups are flipping a property, as our friends at KSL have done many, many times, you can count on a couple of things 1) flippers will focus on cosmetic changes versus systemic improvements and b) they have no intention of being part of the community and/or building relationships with partners – neighbors, members, community partners, local governing bodies, etc.

It's time to ensure a coordinated effort within the county team. If enforcement does not fully enforce, it minimizes the planning team. This gap in the county efforts has been highlighted over the past year plus ...

Please step up! Hold them accountable for being transparent with their plans and accountable to delivering what is permitted!

From: Tom McDonnell
To: Amelung, Andrew
Subject: Silverado Resort Proposed Grove Event Pavillon Concerns
Date: Sunday, July 7, 2024 10:30:49 PM

[External Email - Use Caution]

Andrew -

My name is Tom McDonnell and I own a home at 235 Kaanapali Dr. in Napa. I wanted to let you know I am opposed to The Grove Development at Silverado Resort as currently shown in the attached link: https://url.emailprotection.link/?bSzGrPJX72v-SgAJELDwBgYPrgRY654bXYKLXPZ65Lhzc74e5TgmhL9pVJP5Gy4pJknIH_5sYkNFWfi2_I5ZIFmRuatwK2JxOus9SGdUI9fiQmzG8U7I1-73LxaNVcCM9

The reasons for my opposition to the development include but are not limited to the following:

1. The scale appears way, way too large for the site. Please let me know if there is a plan that reflects the dimensions and square footage of the overall site to be modified, the buildings, hardscape, lawn (event and activity), and other plant areas. I could not find any of that information in the link provided. When I first heard about plans for a modification of The Grove, I envisioned a modest structure that would sit in the near the existing Food Shack and Courtyard, with an outdoor area spilling out toward the existing grass/pavilion area. It appears I could not have been more wrong.
2. Given the proposed size and substantially increased capacity of the hosted events, the disruption to the neighbors, particularly those on Augusta Circle, Kaanapali Dr., Augusta Dr., and, to a lesser degree, Acorn Way, will be substantial. When owners bought those properties, I can't imagine they envisioned living so close to a huge new event venue, wildly larger in both area and capacity than the current site. The values of those properties, certainly those in close proximity to the new venue, would be damaged.
3. As you probably know the dry creek bed adjacent to the site is not always dry. During severe storms, that "dry" creek runs past the 17th green, through a culvert under Kaanapali Dr., and into Milliken Creek. Where the two creeks meet is adjacent to my home. During very severe storms in the past (although not if the past few years), the culvert has been unable to handle all of the water, forcing water over the culvert and onto Kaanapali Dr. If this development disrupts or increases the flow of the "dry" creek, my home will be in jeopardy.
4. The path of travel from the club Mansion (bridges, cart paths, etc.) is simply inadequate to support such a large development. Let me know if you can share the capacity of the existing site vs what is proposed.

Thank you for taking the time to digest these issues, and please reconsider the scale of the proposed development. Should you have any questions, I am happy to discuss.

Tom McDonnell
235 Kaanapali Dr.
415-225-7336

From: jwdgolf@sbcglobal.net
To: [Hawkes, Trevor](#); [Amelung, Andrew](#)
Cc: ["Eric Nyhus"](#); ["Jay Levy"](#); ["Kristi Eric Nyhus"](#); ["Bill Foureman"](#); ["Jane Stuart"](#); ["Jodi Levy"](#); ["David Pam Hakman"](#); ["Husby Phil"](#)
Subject: Silverado CC Proposed Grove Event Pavilion Concerns"
Date: Wednesday, July 3, 2024 9:08:49 AM

[External Email - Use Caution]

Silverado CC Proposed Grove Event Pavilion Concerns"

I am opposed to this project for many reasons, traffic, lack of parking, cutting down trees, new unsafe/dangerous cart paths and the major modification of the original use permit granted Silverado in the 1960's.

Traffic, we never have to forget the fire of 2017 and what a mess that was! 400 more people trying to evacuate and if the Mansion was also being used another 400+ people, what about the parking, where is there enough parking for all the additional vehicles? The logistics of getting those people to their cars if there was an evacuation should not be overlooked.

Cutting down trees that are hundreds of years old, that can't be replaced!

The new cart path routing on 10 S is an accident waiting to happen with people teeing off on 14 S. The path routing is in direct line with the 14 tee. No loss prevention insurance person would ever approve the new path.

This would be a major modification of the original use permit granted Silverado back in the 1960's. For 50+ years the Mansion has been more than adequate to accommodate all the functions of Silverado. Now because KLS paid more than Silverado was worth they want to increase their revenue anyway they can! It was just last year Silverado wanted to have a summer concert series and do away with driving range or some other part of the golf course, to make more money from the Fortinet Golf tournament, they allowed cars to park on the golf course, taking away members' privileges.

This group will do and say anything they can to increase their revenue, all because they paid too much for Silverado. It was a bad decision then and they will try anything to turn it around and then sell it! That is KLS's motivation!

Thank you.
John Davis

From: bobmillr@yahoo.com
To: [Amelung, Andrew](#)
Subject: The Grove Plans at Silverado
Date: Tuesday, July 2, 2024 4:19:43 PM

[External Email - Use Caution]

Hi,

I'm a long time Silverado member and would like to see the plans for the Grove scaled way back. I don't like the idea of tall roof lines and removal of mature Oaks. Sounds like too much change and would ruin our peaceful setting that we currently have.

The Grove is such a pleasant and calm area now (my daughter got married there) . I'd hate to see it change too much with extra vehicle traffic, large complexes with lots of noisy activities and visible roof lines, etc.

Thanks for hearing my views.

Bob Miller

From: [Jay Levy](#)
To: [Amelung, Andrew](#)
Cc: [Hawkes, Trevor](#)
Subject: comments on the Grove Event Pavillion that KSL is proposing and requesting permits for at the Silverado Country Club in Napa County
Date: Tuesday, July 2, 2024 2:26:10 PM

[External Email - Use Caution]

I have been a member at Silverado and have enjoyed its facilities and its beauty since 1969.
I am greatly disturbed by the sudden proposal of destroying this beautiful grove of mature oak trees to build a large event center plus a separate dressing building for brides, and locating an Airstream Trailer on the rear of the 10th tee of the South golf course for food and drink service.
This entire project with landscape appears to cover over 14000 sq.feet
In addition to being esthetically negative, there is the hazard of inadequate lanes of escape of 400 patrons plus staff from the area should an event like the October, 2017 wild fire occur.
I urge the planning department to deny or greatly downsize this proposed project.

Jay M. Levy MD

From: [Hawkes, Trevor](#)
To: [Joelle Steefel](#)
Cc: [Amelung, Andrew](#)
Subject: RE: Silverado
Date: Monday, July 1, 2024 4:38:35 PM

Joelle,

Thank you for your comment. We will add it to the file.

From: Joelle Steefel <jssteefel@gmail.com>
Sent: Monday, July 1, 2024 4:19 PM
To: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: Silverado

[External Email - Use Caution]

Hi-If you walk the property, you will discover that The Grove sits at the heart of the resort. For those of us who live there, it is a gathering place for holidays and special events. It is an irreplaceable part of our community. Please do not cover it over with hardscape, we have towns and cities for that. It is a refreshing drawing card for nearby city dwellers who come in search of natural beauty.

Thank you for your consideration,

Joelle Steefel
133 Milliken Ck,
Creekside

From: [Eric Nyhus](#)
To: [Amelung, Andrew](#)
Cc: [Hawkes, Trevor](#)
Subject: Re: Silverado CC - New Planned Event Pavilion in The Grove
Date: Monday, July 1, 2024 4:26:45 PM
Attachments: [image001.png](#)

[External Email - Use Caution]

Thank you!

Eric Nyhus
Nyhus Design Group
(650) 242-1553
(415) 377-3522

From: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Sent: Monday, July 1, 2024 4:18:39 PM
To: Eric Nyhus <eric@nyhusdesign.com>
Cc: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: RE: Silverado CC - New Planned Event Pavilion in The Grove

Hi Eric,
No problem, and I will be in touch.
Sincerely,



Andrew Amelung

Planner II
Planning, Building, & Environmental Services
Napa County

Phone: 707-254-4307

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Eric Nyhus <eric@nyhusdesign.com>
Sent: Monday, July 1, 2024 3:43 PM
To: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Cc: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: Re: Silverado CC - New Planned Event Pavilion in The Grove

[External Email - Use Caution]

Thanks Andrew. I'll try to make sure it is you and Trevor that are copied on any communications. My apologies if some have already come in with you and Sean copied.

Best,

Eric Nyhus
Nyhus Design Group
(650) 242-1553
(415) 377-3522

From: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Sent: Monday, July 1, 2024 8:47:51 AM
To: Eric Nyhus <eric@nyhusdesign.com>
Cc: Hawkes, Trevor <trevor.hawkes@countyofnapa.org>
Subject: RE: Silverado CC - New Planned Event Pavilion in The Grove

Hi Eric,

As the assigned Planner, feel free to include my contact information as someone the local homeowners can reach out to, as well as [my Supervisor, Trevor Hawkes](#), however Sean Trippi is not really involved in this project so he probably should not be added as a good contact. Again, feel free to contact me and I am happy to discuss the proposal further and the County's approach to reviewing the application with any other concerned neighbors.

Sincerely,



Andrew Amelung
Planner II
Planning, Building, & Environmental Services
Napa County

Phone: 707-254-4307

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Eric Nyhus <eric@nyhusdesign.com>
Sent: Monday, July 1, 2024 8:14 AM
To: Amelung, Andrew <andrew.amelung@countyofnapa.org>

Subject: Re: Silverado CC - New Planned Event Pavilion in The Grove

[External Email - Use Caution]

Thanks again, Andrew. I hope you enjoyed your weekend. I am going to include your name and Sean's as someone some of the local homeowners can send a message to about the proposed Event Pavilion. The SCC may or may not ultimately trigger the requirement of a neighborhood notification with what they are proposing, but the County should still hear some of the opposition. I/we hope in some way those voices can be considered.

Many thanks,

Eric Nyhus
Nyhus Design Group
(650) 242-1553
(415) 377-3522

From: Amelung, Andrew <andrew.amelung@countyofnapa.org>
Sent: Tuesday, June 25, 2024 1:54:29 PM
To: Eric Nyhus <eric@nyhusdesign.com>
Subject: RE: Silverado CC - New Planned Event Pavilion in The Grove

Hi Eric,

It was nice talking to you this morning, and as mentioned feel free to reach out with any further questions or concerns about the project.

The file for first submitted set of plans were too large to attach to this email, so hopefully the cloud link below will let you access them. Keep in mind we are expecting some changes in their second submittal after addressing all agency comments listed in our Review Letter, which should be sent by July 8, 2024.

SUB 1 The Grove UPMM Plans:
<https://pb.es.cloud/index.php/s/jbzb7N3fYX7xepP>

Let me know if you are unable to access the plans. I will also be working on getting all project documents uploaded to the County's Current Project Explorer by the end of the week.

Sincerely,

| **Andrew Amelung**



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From: Eric Nyhus <eric@nyhusdesign.com>

Sent: Friday, June 21, 2024 2:55 PM

To: Amelung, Andrew <andrew.amelung@countyofnapa.org>

Subject: Silverado CC - New Planned Event Pavilion in The Grove

[External Email - Use Caution]

Hi Andrew,

I am looking to see the drawings/design that were submitted by the Silverado CC to build a new Event Pavilion within The Grove on the property. What is the best way to access those and what stage in the process are they in currently?

Many thanks,

Eric G. Nyhus

From: [Karen Greaves](#)
To: [Trippi, Sean](#); [Amelung, Andrew](#); [Planning](#)
Subject: Silverado Country Club Proposed Grove Event Pavilion Concerns
Date: Monday, July 1, 2024 11:42:14 AM

[External Email - Use Caution]

Dear Sean and Andrew,

I am a condo owner at Silverado Resorts. The Silverado Property Owners Association (SPOA) recently sent out information regarding a proposed Events Pavilion in an area known as The Grove.

While I am waiting to receive more details, SPOA mentioned that the proposed pavilion would be about 9,000 sq. feet, hold up to 400 people and would require removal of oak trees and really change The Grove. I am not against the Silverado resort wanting to build an events space to help draw business and provide an additional source of revenue, however, the proposed size is not appropriate and will destroy The Grove. The Resort is also clearly not taking into consideration the effect this events space will have on the nearby home and condo owners (my condo would not be affected so my concerns are about what it will do to The Grove as well as understanding what it will mean to the affected owners). The Silverado Resort is somewhat unique in that none of the rental properties are owned by the Resort and so they should get buy-in from the condo owners which they seem to not be doing.

So I am requesting that the Planning Department really take a serious look at the impact of such a large building, the effect it will have on the area as well as the condo/home owners and find a way to reduce the size of the project that will respect everyone's concerns.

Thank you.

--

Karen Greaves
keghers@gmail.com

From: [Sharon Bobrow](#)
To: [Trippi, Sean](#); [Amelung, Andrew](#)
Subject: Silverado CC Proposed Grove Event Pavilion Concerns
Date: Monday, July 1, 2024 10:50:16 AM

[External Email - Use Caution]

Hi Sean and Andrew,
My concerns are the increased number of attendees at events at the pavilion and the increased noise level.

If they can figure out how to make it extremely soundproof and manage larger crowds, I'm okay with it.

Good Luck!

Sharon

875 Oak Leaf Way and
320 Deer Hollow Dr
Napa CA 94558

415-497-5714 - Cell

From: [Eric Nyhus](#)
To: [Amelung, Andrew](#)
Subject: Silverado CC - New Planned Event Pavilion in The Grove
Date: Friday, June 21, 2024 2:55:31 PM

[External Email - Use Caution]

Hi Andrew,

I am looking to see the drawings/design that were submitted by the Silverado CC to build a new Event Pavilion within The Grove on the property. What is the best way to access those and what stage in the process are they in currently?

Many thanks,

Eric G. Nyhus