

To whom it may concern:

Regretfully, I am writing to express my opposition to Whitehall Lane Winery's Request for Minor Modification. My full-time residence is at 1549 St. Helena Highway which sits to the immediate north of Whitehall Lane Winery – less than 100 feet from the proposed site for outdoor hospitality. I am deeply concerned about the proposed design of the site as well as the request to modify the curfew for outdoor events. While I have a very real appreciation for the demands of on-site wine marketing and the need for world-class hospitality from a world-class winery, I believe reasonable constraints are demanded here.

The orientation of the proposed “garden pavilion” and accessory entertainment space, which includes a outdoor wine tasting space, demonstration vineyard, outdoor lounge seating, a fire pit, two outdoor recreational bocce courts, and other non-specific “variety of visitor areas” will direct significant noise immediately northward towards our home. The design makes no apparent plan for sound absorption or mitigation through landscaping or tree planting and in fact calls for the removal of five trees. The proposed “garden pavilion” is to be specifically designed to have no insulation and a corrugated metal roof with no architectural measures that will prevent sound from being further amplified, despite being proposed as a hospitality space primarily.

There is no way to overstate the disturbance created by the unmitigated noise pollution from an estimated 250 tourists drinking on a patio and playing bocce on a Friday evening until 10:00pm, with cleanup continuing until midnight, only to be followed by 250 tourist drinking on a patio and playing bocce the very next night until 10:00pm and have that repeated the weekend after that, and the weekend after that, for 7 months.

Furthermore, the “garden pavilion” barn, bocce courts, fire pits, and lounge seating are more reminiscent of events venue than a true wine marketing space. I have very serious doubts about the true purpose of this design modification. Based on my review of Whitehall Lane Winery's website. Under the “Visit: Private Events” tab they have made their current outdoor garden “available” for luncheons and dinners of up to a 100 guests. Do they propose to continue offering “private events” and scheduled picnics in this re-designed space?

In fact, this proposed modification has no specifics or limitations as to how Whitehall Lane Winery intends to properly comply with Napa County Code §18.08.370 pertaining to the marketing of wine as it relates to their events. Are these wine club or trade events, how will the proposed events be distributed among these distinct purposes, and are large 80 person (100 according to their website) events always necessitated?

Perhaps even more concerning is that Whitehall Lane Winery seeks to modify their permit to allow for all of these events to be held outside. In other words, they seek the capability to host up to seven (7) outdoor events a month or sixty (60) outdoor events a year with a curfew time of 10pm with an allowance for clean-up until midnight. That could result in a month where events were held both Friday and Saturday of every weekend.

Even without outdoor music amplification, unamplified music, the sound of 80 guests (or 100 according to their website) in addition to catering, wine service, and other staff creates a noise level that unreasonably interferes with my family's ability to not just enjoy our home, but simply to sleep – as my bedroom is in such close proximity. It is simply not reasonable for myself, my wife, son, daughter-in-law, and 2 month old granddaughter – who all live on this property – to stay up until midnight every weekend due to noise pollution emanating from outdoor events and subsequent clean-up 100 feet away. Whitehall Lane Winery's current permit allows for events to occur indoors with later curfews. As such, the current allowances do not unreasonably limit Whitehall Lane Winery's ability to host evening events.

More limited outdoor entertainment space and indoor evening events achieve a more appropriate symbiosis between Whitehall Lane Winery and their neighbors. We would ask that they modify their request to observe their current hours of outside operations, present a lighting and landscaping plan that migrates light and noise pollution to the neighbors and comply with Napa County Code 18.08.370, with respect to the marking of wine. Thank you for your consideration.

Sincerely,

John Williams  
Resident, 1549 St. Helena Highway



## PICNICS IN THE ESTATE GARDEN

We have a small, beautiful and secluded Tuscan inspired garden nestled in our estate vineyard that can be reserved for picnics.

Inquire for availability.

INQUIRE

## PRIVATE EVENTS

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The Leonardini Family invites wine enthusiasts to visit Whitehall Lane Winery and enjoy the excitement of producing world-class wines in a small family environment in a variety of settings.

We look forward to making your next event a special wine country occasion.

For more information and to reserve your next event please contact  
Events at 707.963.9454 x23 or email [events@whitehalllane.com](mailto:events@whitehalllane.com)

## ESTATE GARDEN

Stroll down a gravel drive behind the modern building that houses Whitehall Lane Winery and you will discover a quaint bungalow-style cottage and garden surrounded by rows and rows of grapevines. Mature olive and fig trees, rose bushes and freshly planted flowers adorn the garden that is open to vineyards and views of the pine covered Mayacamas Mountains beyond. You are sure to be charmed by its bucolic, sunny and thoroughly private ambiance. It is an ideal site for an evening wine reception or an afternoon gourmet lunch under the shade of our wisteria arbor.

Available for luncheons and dinners

Group size: Up to 100 guests





## BARREL ROOM

Our Barrel Room is home to French, American and Hungarian oak barrels stacked floor to ceiling and separated by a long aisle running the length of the room. With the aroma of aging wine and a little mood lighting, our Barrel Room provides an elegant site for an evening dinner with all the flair of the Napa Valley.

Available for luncheons and dinners

Group size: Up to 75 guests

## CLUB ROOM

The Leonardini Family invites you to our Club Room above the Barrel Room. Experience all the ambience of Napa Valley in our Club Room overlooking our Estate Vineyard and aging barrels of wine. This venue offers spectacular views, indoor and outdoor dining spaces and a commercial kitchen.

Available for luncheons and dinners

Seated: Up to 32 guests, Receptions: Up to 50 guests



For more information and to reserve your next event please contact  
Events at 707.963.9454 x23 or email [events@whitehalllane.com](mailto:events@whitehalllane.com)

## Join our wine club family today and enjoy:

Quarterly wine shipments sent right to your door

Exclusive access to limited production, library and member only wines

Club exclusive pricing on wine and merchandise

Complimentary Admission to our Open House Release Parties

Invitations to winery events

Special event pricing

Complimentary Tastings in our Members Only Club Room

Complimentary current release tastings in our Main Tasting Room

Access to our Estate Garden for picnics (reservations required)