

“K”

Additional Public Comments
Staglin Family Vineyards Major
Modification
P18-00253-MOD

From: [Jim White](#)
To: [Hawkes, Trevor](#)
Cc: [Carol White](#); [Morrison, David](#)
Subject: Objection to Permit Modification #P18-00253-MOD, Staglin Winery
Date: Thursday, January 28, 2021 3:49:01 PM
Attachments: [Napa Co Hearing notice.pdf](#)

[External Email - Use Caution]

Dear Mr. Hawkes and members of the Planning Commission:

I regret that my wife and I cannot be present Wednesday, February 3 for the hearing to review Permit Modification #8-00253-MOD, Staglin Winery, as we have to be in San Francisco and we WOULD HAVE attended the public meeting to state our objection to the requested modification Wednesday HAD WE HAD PROPER NOTICE OF THE MEETING.

In addition to objecting to the proposed permit modifications, we also object to the way the Planning Commission conducted affairs; your department failed to notify families LIVING ON BELLA OAKS LANE that such a hearing was even taking place next Wednesday.

AT THIS POINT, WE ARE ONLY AWARE OF ONE HOUSEHOLD ON OUR STREET THAT RECEIVED NOTICE OF THE HEARING.

So why bother to ask for public reaction to a permit modification when you failed to send the notice to those living on the very street that will be affected by such a permit modification? To such civic practice, we vocally Object!

So for us, instead of having your intended 3-week window as nearby residents to make comments, mount a strategy, or work out a rebuttal to present at Wednesday's pending meeting... as we only found out about the hearing by accident January 28, we only have three business days to study the matter and present support or objections to the application for permit modification.

For the record:

We personally are fond of the Staglins.

Garen, Shari, their children and extended family are friends.

We have broken bread together, we support their efforts to increase their winery gallonage permit and encourage them to continue to make brilliant wines and be exemplary neighbors.

We supported their efforts to build caves, we supported their intent to buy a home on an adjacent parcel and turn it into a winery office and now, a hosting area for tastings.

We supported their appeal to modify the geography of Bella Oaks and Manley Lanes to make all winery traffic flow in from Bella Oaks Lane rather than have some of it enter and exit via Manley Lane.

And we applaud, and have supported, the Staglins' charity efforts and appreciate their significant charitable contributions, which have fostered meaningful discoveries in mental health sciences.

But turning their winery into a site to attract tasters, diners and event attendees 48 weeks of the year, once a week, until 10 pm at night, is not a game plan, or permit, that we'd encourage for any winery on Bella Oaks Lane.

My wife and I object to many features of the proposed permit modifications. And had we had the three weeks envisioned by the Planning Commission to comment, we likely would have phoned the Staglins and had a non-confrontational talk with them, as friends, about refining their "ask" list. We'd like to see them reduce the traffic, reduce the hours, reduce the scope of what they're asking.

But as we only have three business days to react to the proposed permit modification, all we can do is Object in general.

We are concerned that to enable the winery to host as many events, dinners, catered meals, and tastings in their "ask" list would bring traffic on Bella Oaks Lane to a point that the County might erect a toll booth on Bella Oaks Lane to produce a sizable financial windfall for the County!

We are concerned that to permit the permit modifications sought, by which the winery might host 48 weekly dining/tasting events lasting into the darkness of night — this could turn the venue, and the length of our county lane, into the kind of traffic zone commonly associated with the likes of Sattui Winery or Disneyland.

Jim and Carol White
1300 Bella Oaks Lane
Napa, CA 94558
Tel: 707-738-5656

From: [Alyssa Warnock](#)
To: [Hawkes, Trevor](#); [Morrison, David](#)
Cc: [Todd Berardi](#)
Subject: Objection to Permit Modification Hearing #P18-00253-MOD, Staglin Winery
Date: Thursday, January 28, 2021 7:39:33 PM

Hello Mr. Hawkes and Mr. Morrison,

My husband, Todd Berardi and I were just alerted about the permit for modification to Staglin Winery. We will not be able to attend the meeting next week, but with some prior notice may have been able to make plans to do so. Do you happen to know why we weren't sent notice?

We would like for the Staglin's business to prosper, however, we are weary of the extent of these modifications and what it will do to our tranquil street. My husband and I purchased our home at 1301 Bella Oaks Lane just two years ago, largely due to the location of the home and it's quiet nature; our kids ride bikes, scooter, walk, run and roller skate down the street. Our family has enjoyed many bike rides together with minimal traffic. We know which days and times are more busy than others due to the vineyard work on Bella Oaks Lane, and we generally avoid walking or biking during those hours.

The modifications the Staglins are requesting seem to offer no respite; there will be traffic daily, based on their projections of hosting 308 people per week, along with four extremely large gatherings per year.

I wonder how anyone will track the gatherings and number of people in attendance? Will we need to count the number of large events? Would it be possible to route this traffic through Manley Lane?

Our hope is that you can delay the hearing so that the neighbors can get together and understand the Staglin's plan? We would be really grateful for this. I don't want to hinder their business progress, but I would like to know how they plan to handle this number of people.

Thank you,
Alyssa Warnock & Todd Berardi

alyssa warnock
mobile: 415-531-0086
alyssawarnock.com

From: [Borgesbev](#)
To: [Hawkes, Trevor](#)
Subject: Staglin Family Vineyard Major Modification #P18-00253Mod
Date: Monday, February 1, 2021 2:15:58 PM

[External Email - Use Caution]

Dear Mr. Hawkes:

I would like to call your attention to issues concerning the Staglins request for additional daily tours and tastings.

My home and vineyard are located directly across Manley Lane from the Staglin property. My family and I have lived here since the 1970's. Over the years I have found the Staglins to disregard the welfare and property of others. Several years ago we had to install a fence between my parking area and Manley Lane to keep large trucks delivering to the Staglin property from turning around in my yard spilling oil, etc. A few years later during one of the Staglin Music Festivals their guests used every open space in my vineyard and near my parking areas to park their vehicles to attend the music festival. The sheriff attempted to find owners of the vehicles to get them to remove cars from my property but couldn't locate them at the festival. The vehicles remained on my property until 10:00 or 11:00 p.m. that evening. I complained to the Planning Commission soon after with photographs of the vehicles and another of a gentleman running into the vineyard and then running out - apparently using the vineyard for a bathroom. Recently, I have had to threaten Shari with a restraining order to keep their employees from turning around in my vineyard. At the same time their employees were blowing vineyard leaves and other debris in my yard. It seems 3-5 requests are required before any corrective action is taken by the Staglins to eliminate problem issues.

Another issue of concern is the threat of wildfires which has been troublesome in our valley in recent years. I was forced to evacuate during the Fall of 2020 due to a wildfire in the Oakville area. It was very difficult to exit Manley Lane due to the heavy traffic on Highway 29. Should we be threatened by another fire and forced to evacuate during any of the large gatherings at the Staglin Winery it would be very difficult

for all of us.

I hope the Planning Commission will take into consideration some of the issues listed above in the decision to allow the large expansion requested by the Staglins for tours and tastings. In view of the issues listed above the I feel the Staglins are poor managers of their crowds and I cannot support any part of the expansion.

Thank you for your review of this information.

Sincerely,

Beverly Borges
1400 Manley Lane
Napa, CA 94558

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February 1. 2021

Trevor Hawkes
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to:
Trevor.Hawkes@countyofnapa.org

RE: Staglin Family Winery – P18-00253

Dear Mr. Hawkes,

I reside at 5398 Carneros Hwy, Napa , California and as a community member, friend and farmer I want to express my full support for Staglin Family Wineries Use Permit Modification. The Staglin's have been an outstanding members of our community for many years, and their winery has created great opportunity for our community , locally, Nationally and internationally. I have reviewed and discussed with Shari Staglin the details of the project. The request is reasonable and will benefit our community.

The Napa Valley's continued success as a world class agricultural model and a world leader in wine quality is not guaranteed. It takes hard work, a little luck and the community support. I am certain the Staglins will continue to be an asset to our community, and I ask that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.

Sincerely,

Lee Hudson

From: [Helen Berggruen](#)
To: [Hawkes, Trevor](#)
Subject: Permit Modification #18-00253-MOD, Staglin Family Vineyard
Date: Monday, February 1, 2021 5:49:34 PM

[External Email - Use Caution]

Dear Trevor Hawkes,

I have lived on Bella Oaks Lane for several decades.

The request by Staglin Family Vineyard to increase by a large percent the number and size of events does not seem to be in keeping with the character of its environs. Bella Oaks Lane is a quiet, rural, dead- end road. The activities proposed in this permit modification application would be more suitable for a property with a dedicated access from the highway, or in an urban setting.

Increased water use with larger numbers of guests is also an important concern, since we are experiencing more frequent droughts.

Having events until 10pm would be disruptive. The increase in traffic would make turning from Bella Oaks Lane onto the highway, and vice- versa, even more treacherous than it is under normal conditions, especially when a left turn is involved. The Wine Train has a grade crossing just before Bella Oaks intersects the highway and an increase in traffic would simply not be safe.

Mt. St. John acts like an echo chamber at the end of Bella Oaks Lane. Music from Mondavi, a mile away, can be heard clearly in the area.; having more music from the Staglin's winery would be detrimental to quiet enjoyment. Although they do not specifically state that they plan to have loud music, I am wondering why they wish to expand till 10pm, if not to have music. If their request would specify that they plan to have quiet music, unless a permit for loud music were specifically taken out, that would be an improvement.

The Staglins have been very helpful to their neighbors, especially during the wildfires, which I greatly appreciate. I also support the good work they do with One Mind Institute. However, I do believe that an expansion of this magnitude would be overwhelming for all of us who live close by.

I hope the planning commission will consider these points as they weigh the project. Perhaps a compromise with fewer events, and/or fewer guests, and a time limit of 8pm or 9pm could be considered.

Thank you very much.

Sincerely,

Helen Berggruen

February 1, 2021

Trevor Hawkes
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: Trevor.Hawkes@countyofnapa.org

RE: Staglin Family Winery - P18-00253

Dear Mr. Hawkes,

Please allow me to introduce myself as Steven Spadarotto, CEO of Far Niente Wine Estates and operator of Bella Union Winery, which is near the Staglin Family Vineyards at 1570 Bella Oaks Lane. As a neighbor, I want to express my full support for this project. The Staglins have been an outstanding neighbor for many years, and their winery's operations have never been a problem. I have reviewed and discussed with Shari Staglin the details of the project. The request is reasonable and would not negatively impact our community. I am certain the Staglins will continue to be an asset to our community, and I ask that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.

Sincerely,



Steven Spadarotto
CEO
sspadarotto@farniente.com
FAMILY OF WINERIES 707-754-4528
AND VINEYARDS

FAR NIENTE • DOLCE • NICKEL & NICKEL • ENROUTE • BELLA UNION • POST & BEAR

February 1, 2021
File: mpm\staglin winery letter 2021

Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
Attn: Trevor Hawkes, Planner III
Planning Commissioners: Joelle Galagher, Dave Whitmer, Anne Cottrell, Andrew Mazotti and
Megan Dameron

Re: Staglin Family Vineyard/Staglin Winery
Major Modification #P18-00253-MOD
1570 Bella Oaks Lane
Rutherford, California

I am writing to oppose the Major Modification requested by the Staglin Family to their existing use permit. I am a 4th generation Rutherford resident, having grown up at 1400 Manley Lane in the house that my mother still occupies. I farm the vineyard at 1400 Manley Lane along with other vineyard in the Rutherford area so understand the challenges vineyards and wineries face in today's economic/pandemic crisis. Although I appreciate the challenges family wineries face, I was part of the neighborhood group that successfully blocked the early 1990's application for a winery use permit in the eastern portion of the Staglin property and also opposed the late 1990's application that was ultimately granted. This historical opposition was based on "the wrong project in the wrong location" doctrine, including too much traffic, too far from Highway 29 on a narrow, dead-end roadway, noise, groundwater usage, wastewater disposal and other factors.

My concerns with the proposed increased usage include, but are not limited to traffic, noise, groundwater usage, wastewater disposal, fire risks and an ongoing pattern of Staglin disinformation and poor neighborhood outreach/empathy.

- Bella Oaks Lane has not been improved/widened since long before the 1991 (original) Staglin Winery proposal and there are at least two new homes on Bella Oaks Lane that didn't exist in the 90's along with the Del Bondio Winery that dates to 2004. One of many factors that played into the early 90's denial of the original winery use permit application was increased traffic. So 13,452 additional visitors or a four-fold increase in existing winery visitation (along with other development in the area since the Staglin Winery construction) isn't reasonable for a narrow, 18-foot wide, dead-end roadway that is in "poor condition ⁽¹⁾". Interestingly, the following is an excerpt from the Napa Register:

Staglins build winery in cave to satisfy neighbors' concerns

...They welcome only 10 visitors a day during the week, and none on weekends, which is just fine with them, since they live on the site, too.....

....."We're happy not to be open to the public," says Shari Staglin.

*By PAUL FRANSON
Register Correspondent
July 7, 2002*

- Fire Risks: As a 20+ year volunteer firefighter with Rutherford Fire Department, I have major concerns about public safety with the site and the proposed increased usage. For example, on the afternoon of August 20, 2020, the "Mondavi Fire" ignited at the end of

¹ Michael Baker International, "Napa County Pavement Management Program Update", April 2019.

Walnut Drive in western Oakville, less than a mile south of the Staglin property. This fire had potential to explode in size and within a half hour of ignition, two Sheriff's deputies arrived at my mom's house at 1400 Manley Lane and ordered her to evacuate immediately, without allowing any time to gather personal possessions. One of the deputies followed her down Manley Lane to verify she had cleared the area.

My mom's house has about 200 yards of vineyard "buffer" from the hillside vegetation and is outside of CalFire's "Very High Fire Hazard Severity Zone" ([Map of CAL FIRE's Fire Hazard Severity Zones in Local Responsibility Areas –Napa County](#)). The Staglin winery and Steckter house are essentially at the base of the hillside vegetation and at the boundary of this fire zone. With the narrow Staglin driveway and narrow Bella Oaks Lane, how will evacuations occur such as what was required this last summer? If dozens of cars are trying to evacuate down the narrow private driveway and narrow public roadway, including numerous (new?) Staglin staff and guests, along with neighbors, vineyard workers and others, how are fire trucks supposed to safely pass cars on an 18-foot wide public roadway to attack a fire? Has public safety of both Staglin guests and Bella Oaks residents been adequately considered in the proposed CEQA negative declaration? Fire hazards were not a major concern in previous Staglin applications, but the last four years have brought a new understanding of fire risks and their deadly consequences. Again, a major increase in usage given heightened fire risks with no roadway mitigation is a classic example of "the wrong project in the wrong location".

- I'm deeply concerned with the water and septic system impacts associated with 13,452 "new" visitors. Hard to believe a proposed CEQA negative declaration of "no significant environmental impacts" considering the significant increase in water and septic use that will occur. The very last page of the (applicant's) Summit Engineering Groundwater Availability Study says, "Typical annual recharge is 21.63 acre feet" (referring to the Staglin's 60.32 acres of land) and the current annual water usage by the Staglins (for vineyard, winery, landscape, house, etc), is 22.74 acre-feet. With the increased visitation/marketing, projected water use increases to 22.95 acre feet. So even under the existing conditions, there's a >1 acre/foot (325,851 gallon) annual groundwater overdraft which is then exacerbated by the increased visitation. An "overdraft" will affect the entire neighborhood as all parcels are on wells and over five decades of living in the area, I know we're drilling progressively deeper wells over time, regardless of studies that show the groundwater in our area is "static".
- In her January 12, 2021 letter to the neighbors introducing the proposed use permit modifications (the text of this letter is included at the end of my letter), Shari Staglin notes a "slight increase" in employees, but if the five proposed new part time employees work 20 hours per week, they're actually doubling the number of employee hours. And she doesn't even touch on the >400% increase in visitation. She also states that "visitation will continue in the same locations that have hosted guests for the past 20 years." But the Staglins didn't buy the Steckter house until 2007 which is where most of the new visitation will apparently occur. So clearly, Mrs. Staglin is mis-stating the historical facts and downplaying the neighborhood impacts.
- Under the requested modification, Staglin's could have dozens of large "tourist events" until 10 p.m. on any night of the week in the Steckter House and the biggest events are apparently planned on the north side of this house – basically in the backyard of the Trainer/Cakebread homes on Manley Lane. And on top of that, Staglins now don't even

want to notify the neighbors when these events will occur? What has changed from Mrs. Staglin's newspaper quote of 2002? It seems to me that now that the Staglins have the Steckter house, the "parties" will be closer to the neighbors and further from the Staglin home...in keeping with their apparent desire to not have many people where they live (sarcasm added). The western ends of Manley and Bella Oaks Lanes are nearly a mile from Highway 29 and are very quiet. Dozens of (new) outdoor parties that continue until 10 p.m. will induce significant noise that is so out of character with the current land usage.

Thank you for considering my objections. I firmly believe the proposed increased usage is not appropriate nor safe for the site and a proposed CEQA negative declaration is inappropriate. I ask that you deny the Staglin's request for additional staff and visitation. Please call me if you have any questions about my statements or opinions.

Mike Morisoli
8471 St. Helena Hwy
Rutherford, California
415-246-7011
mmorisoli@millerpac.com

Text of letter from Shari Staglin to the neighbors:

January 12, 2021

*Beverly Borges TR
1400 Manley Lane
Napa, CA 94558-9731*

Dear Beverly,

We are writing to inform you about our family's proposed changes to Staglin Family Vineyard at 1570 Bella Oaks Lane. Since our family was first granted a winery use permit on this property in 1999, we are fortunate that our business has become more established and has evolved along with local trends toward direct sales. To evolve along with these changes, we have applied to Napa County for changes in our visitation and a slight increase in employees. We are not proposing new structures, and visitation will continue in the same locations that have hosted guests for the past 20 years. The currently approved wine production of 36,000 gallons will continue to be made with at least 75% Napa fruit. Our proposal has undergone environmental review and meets Napa County's numerous requirements, including an improved winery access road to meet recently increased standards.

You will receive a formal notice from Napa County advising you of the Planning Commission's hearing on our proposal, which is currently slated for February 3, 2021. If you would like to learn more about this project or have any questions, please contact my office at (707)963-3994, x301. I would be happy to discuss this project with you directly.

Best Wishes,

*Shari Staglin and family,
Garen Staglin
Shannon Staglin
Brandon Staglin*

From: [Darioush Khaledi](#)
To: [Hawkes, Trevor](#)
Cc: [Shari Staglin](#)
Subject: Staglin Family Winery-P18-00253
Date: Tuesday, February 2, 2021 8:47:39 AM

[External Email - Use Caution]

Dear Mr. Hawkes,

I reside at **4240 Silverado Trail**, which is near the Staglin Family Vineyards at 1570 Bella Oaks Lane. As a neighbor, I want to express my full support for this project. The Staglins have been an outstanding neighbor for many years, and their winery's operations have never been a problem. I have reviewed and discussed with Shari Staglin the details of the project. The request is reasonable and would not negatively impact our community. I am certain the Staglins will continue to be an asset to our community, and I ask that Napa County approve this request.

Best regards

Darioush Khaledi

Proprietor

DARIOUSH

Napa Valley | USA | [Darioush.com](#)

707.603.3939 Direct



February 2, 2021

Trevor Hawkes
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: ***Trevor.Hawkes@countyofnapa.org***

RE: Staglin Family Winery – P18-00253

Dear Mr. Hawkes,

I am the President of Colgin Cellars at 220 Long Ranch Road, which is near the Staglin Family Vineyards at 1570 Bella Oaks Lane. As a neighbor and fellow vintner, I want to express my full support for this project. The Staglins have been an outstanding neighbors and stewards of their property for many years, and their winery's operations have never been a problem. I have reviewed and discussed with Shari Staglin the details of the project. The request is reasonable and would not negatively impact our community. I am certain the Staglins will continue to be an asset to our community, and I ask that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.

Sincerely,

Paul Roberts
Colgin Cellars

1450 Manley Lane
Napa (Rutherford), California 94558

February 2, 2021

BY EMAIL

Napa County Planning Commission
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

RE: Staglin Family Vineyard and Winery - Major Modification #P18-00253-MOD

Dear Chair Mazotti and Members of the Commission:

My husband and I live at 1450 Manley Lane on a 9.9-acre vineyard property adjacent to the Staglin's. As background, my parents bought the property in the fall of 1969, and our family has treasured it for fifty years. As of March 2020, my husband and I have lived here full time.

We first learned of the Staglin's' proposed Major Modification to their current use permit on January 12th of this year, in an email from the Staglin's, immediately followed by the official notice from the County on January 13th. We were not informed of the pending use permit by the Staglins at any time prior to that, although we had been in communication with them over several months as we worked with the County on the replacement of a bridge on Manley Lane.

Our objections center on the conditions of the permit and do not reflect personally on the Staglins. We know that the Staglins want to be thoughtful neighbors, and, given the complexity of the issues, we regret that we haven't had more time to evaluate their proposal.

We understand that the Staglins would like to increase the size of their business, and we also understand that with Covid, this has been a difficult time. However, as we have studied the permit notice and subsequent Staff Report, which we received in the late afternoon on January 27th, we have become increasingly concerned. We are not lawyers or land use experts, but we

do have an abiding interest in the Rutherford Bench agricultural area where we live and in the preservation of our rural agricultural neighborhood.

In particular, we are concerned about the following issues:

- Magnitude of visitor increase compared to current use and comparable winery averages and medians (including the magnitude of evening events, which will have a disproportionate impact on our residential neighborhood)
- Insights from expanded analysis of comparability data in staff report regarding location and hours
- Ambient noise related to the use of Steckter House for all events; concerns about outdoor terraces
- Items which we have discussed verbally with the Staglins but which are not specified in the use permit language
- Other issues and concerns

Magnitude of Visitor Increase Compared to Current Use and Comparable Wineries

The Major Modification asks for very significant increases in two categories: daily tours and tastings and marketing events.

Daily Tours and Tastings: The proposal asks for **a 6.2x increase in Daily Tours and Tasting visitors, from 2,607 per year, weekdays only to 16,059 per year, 7 days per week.** As currently proposed, capacity will be up to 44 people per day. Tours and tastings will be in operation from 10:00 a.m. to 4:00 p.m. As we understand it, all tastings will take place daily at the Steckter House, while under the current permit, tours and tastings are limited to 10 people per day and 3 days per week between the hours of 10 a.m. and 3:30 p.m.

Marketing Events: The proposal asks for **a 2.8x increase in the number of attendees** at Marketing Events. Currently, there are 8 marketing events of 45 people, or 384 annual visitors. Furthermore, the **number of events goes from 8 to 53**, which by any standard is a **massive increase**. On average, this translates to one event per week, for a total of 1546 visitors. Of these 53 events, 32 would have 12 attendees maximum; 16 would have 32; 4 would have 100; and one would have 250.

With the exception of two marketing events that will take place during the afternoon, all other marketing events are planned from 6:00 p.m. – 10:00 p.m., with the ability to use the Steckter House's outside terraces. The current permit allows for **only 4 marketing events per year**, all within the Steckter House, not outside.

The proposed overall increase is 5.6x the level of current annual visitors, from 3,167 to 17,605. (See Exhibits 1 and 2.) This increase will have a marked effect on our neighborhood.

We believe the number of visitors and the hours of operation **should correspond to practices for comparable wineries.** The county staff report cites three types of comparable wineries: wineries in a 1-mile radius (clustered by Highway 29); wineries that are by appointment only and have production levels of 32,000 - 40,000 gallons; and wineries with pre-WDO status, also with 32,000 - 40,000 gallons of annual production (Staglin is post WDO). **"By appointment" wineries are definitely the most relevant.**

By appointment wineries with 32,000 - 40,000 gallons annual production show **an average of 24 and a median of 20 visitors per day for tours and tastings, versus 44 in the application. These same wineries hold an average of 11 and a median of 7 marketing events per year, versus 53 in the application.**

In this light, the Staglin proposal is way out of proportion to comparable wineries.

Insights on the Location of Comparable Wineries

We did some additional analysis of the wineries cited in the Staff Report. Based on their location, many are not truly comparable to Staglin.

Exhibit 3a shows a map of many of the comparables. Exhibit 3b shows more detail in Rutherford. Exhibits 4 and 6 provide further detail.

Wineries located on a major arterial roadway, such as Highway 29 or the Silverado Trail, or wineries with a dedicated roadway from a major arterial, such as Niebaum Coppola, are

fundamentally different from Staglin. Staglin sits at the end of a one and a half lane country road. This is a significant, fundamental difference, deserving of serious consideration. In that light the Staglin proposal is, once again, way out of proportion.

Hours of Use and Ambient Noise from the Steckter House

As currently proposed, both tastings from daily tours and marketing events will take place at the Steckter House, immediately adjacent to our house, rather than at the center of the Staglin's 63-acre property. While the Staglins have told us verbally that many of the tastings will be held inside the house, particularly the 12 person events, the proposed permit does not specify this. There is nothing to prevent an owner of the Staglin winery in the future from hosting all of the tastings and events there. Furthermore, in terms of hours of use, the proposal calls for **51 events to take place until 10:00 p.m., compared to zero evening events at present.**

The Steckert House has three outdoor terraces. The North Terrace, which is the closest to our property, is listed as a venue for events of 100 people or more; three of these are intended to take place from 6 to 10 p.m. We estimate the distance from the edge of the outdoor living area of our house to the edge of the North Terrace to be less than 500 feet. Exhibit 5 shows the detail. Sound travels far across the vineyards, especially at night.

To put this in perspective, the Rutherford Grill has a convivial outside terrace next to the indoor restaurant. That terrace seats 36 people. So, we are looking at having the equivalent of the Rutherford Grill terrace on our doorstep, potentially 53 days per year, until 10:00 p.m. at night.

The porch area in front of the house (as viewed coming up Manley Lane) is also likely to project sound.

We would like to see 48-hour notice, which is mandated in the current permit, extended to events with 100 or more guests.

Additional Items Not Specified in the Use Permit Materials

In addition to the items mentioned above, the permit does not address these concerns:

- Amplified music outdoors

- Schematic marking the names of each of the outdoor locations (current references are not completely clear)
- Tour buses (the Staglins have said they will not be used; this should be stated in any use permit). Limousines and mini-buses are mentioned – by what route will they arrive/depart the property, and how will their use affect Bella Oaks Lane and visual impact across the vineyard?
- Manley Lane will not be used to access the Staglin property
- Visitation of any size on red flag days

Other concerns/questions:

- The Staglin property is located in an urban-wildland interface area (Attachment E)
- The Staglin property has one existing well. If the increase in visitation also increases groundwater usage, this will be a problem in well production for adjacent neighbors.
- The Winery Traffic Information: Trip Generation Sheet (Attachment E, p. 15) shows 10 average weekday visitors. How does this relate to 44 anticipated visitors per day?
- Memo from Ashan Kazmi talks about restricted visitation on Saturdays, especially during Harvest Season, but the proposal talks about daily visitation.

In summary, we are concerned that these increases, far beyond any of the comparable locations, will create a commercial atmosphere that will fundamentally change the character of our Rutherford Bench neighborhood. It will have real impacts on the lives of those who live here.

Thank you for your consideration of our concerns. We ask that you either severely restrict the number of tastings and events at this winery or continue this hearing for further discussions between the county staff, the Staglins, and the concerned citizens of our neighborhood.

Sincerely,



Jennifer and Ned Trainor

jgtrainor@hotmail.com

ned@buildsite.com

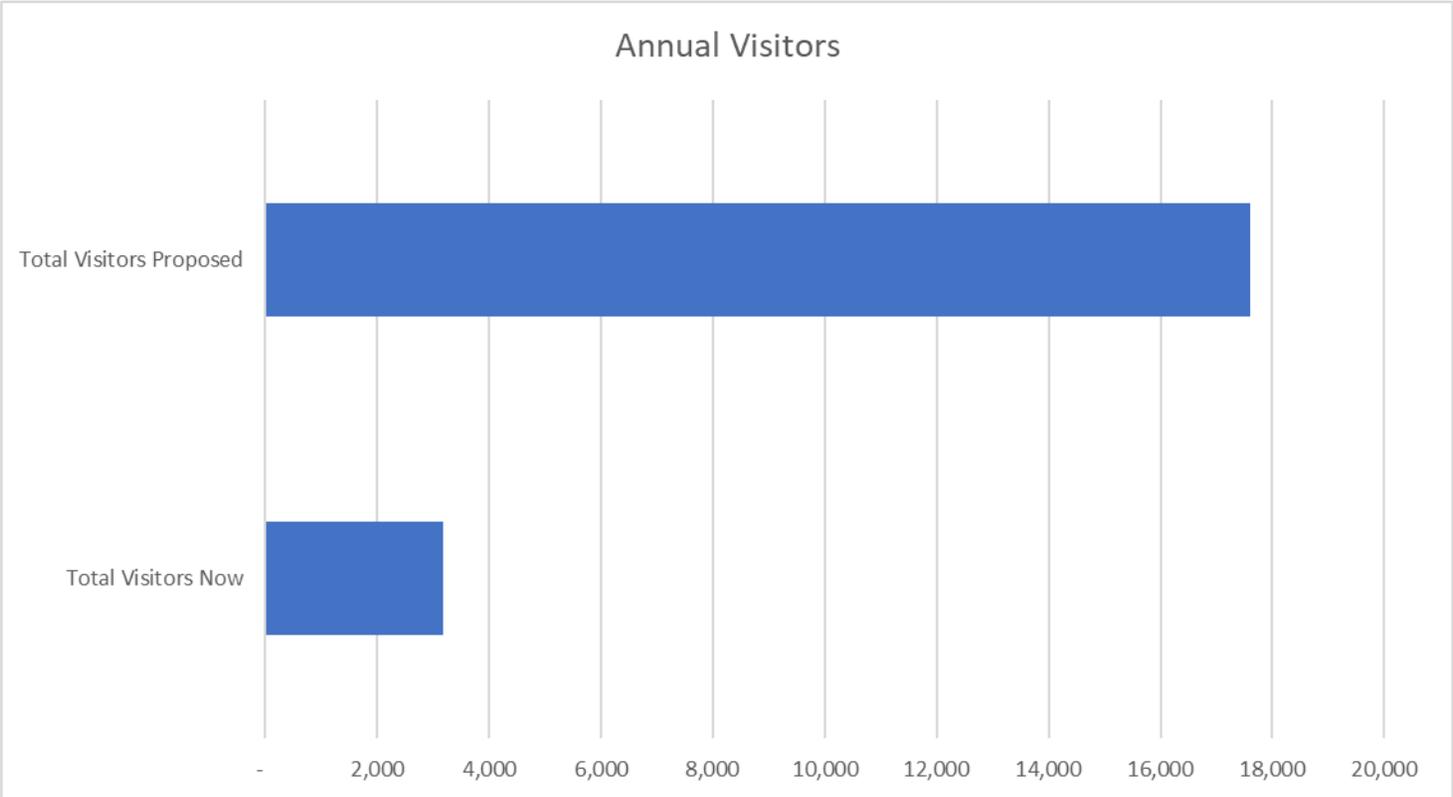
510.205.8003 mobile

Exhibit 1: Current and Proposed Visitors

Staglin Winery Planning Commission Proposal											
Event	Current			Proposed			Net Change				
	# of events	# of people	Annual Visitors	# of events	# of people per event	Annual Visitors	Increase in Events	Increase in Number of Events	Increase in Visitors	Increase in Number of Visitors	
Daily Tours and Tastings	261	10	2,607	365	44	16,059	104	-	13,452	6.2	
Marketing	8	45	360	32	12	384					
	1	200	200	16	32	512					
				3	100	300					
				1	100	100					
				1	250	250					
Marketing Total Per Year	9		560	53		1,546	44	5.9	986	2.8	
Total Marketing and Daily Tours per Year	270		3,167	418		17,605			14,438	5.6	

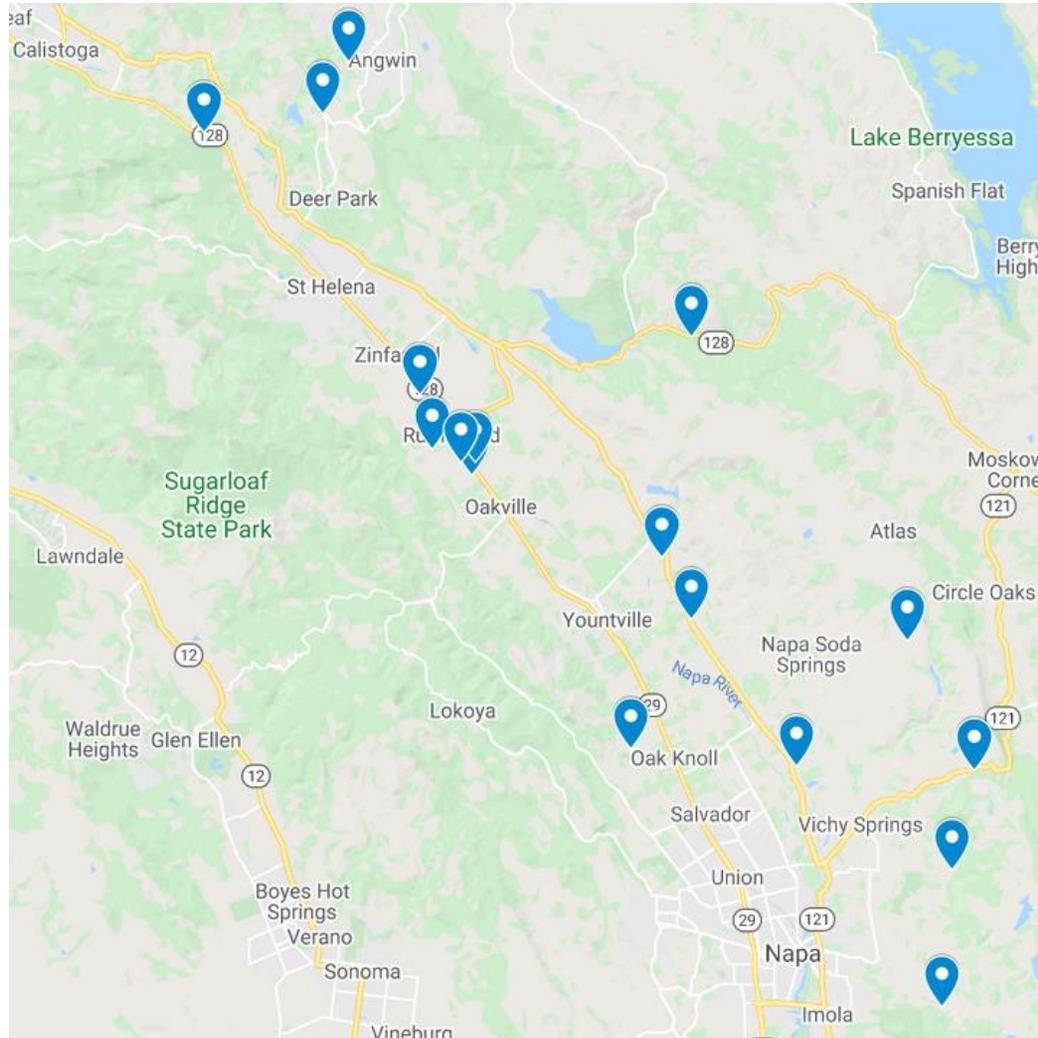
Source: Application Documents. Multiples are calculated.

Exhibit 2: Annual Visitors, Proposed vs Current



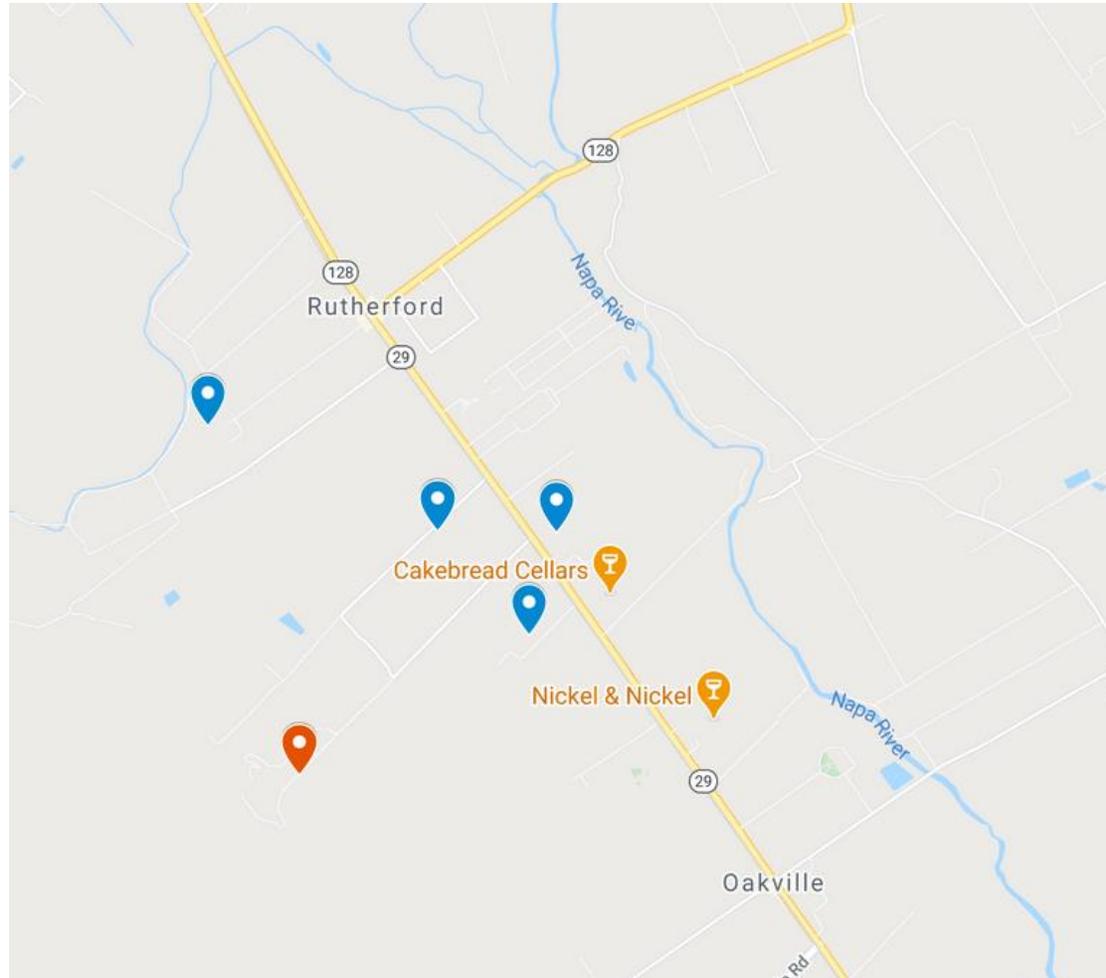
The graph illustrates the dramatic increase in current vs. proposed visitors.

Exhibit 3a: Comparable Wineries Are Clustered Around Major Roadways



Major roadways include Highway 29, Silverado Trail, and Highway 128.

Exhibit 3b: Comparable Wineries Are Clustered Around Major Roadways – Rutherford Detail



The Staglin Winery is shown in orange.

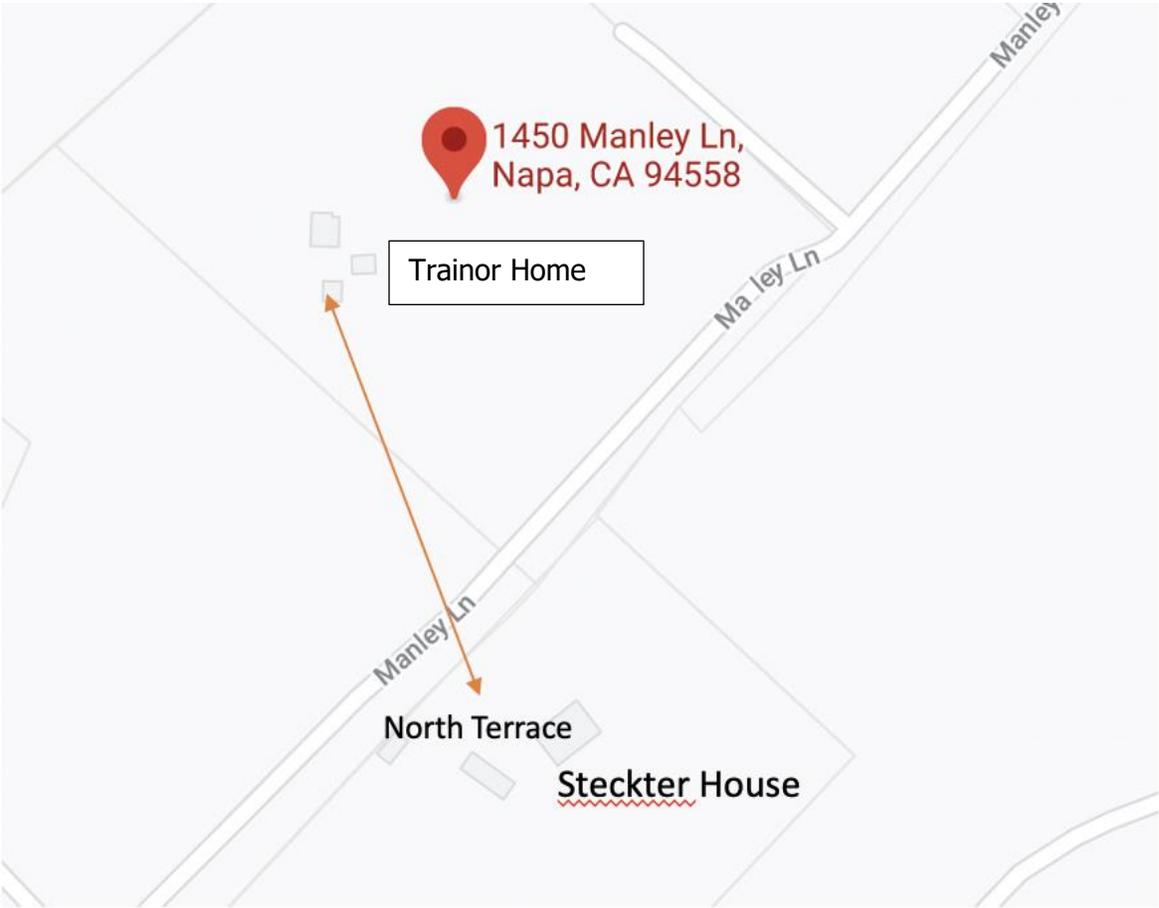
The blue pin adjacent to Rutherford is Coppola, served by a dedicated road from Highway 29.

Exhibit 4: Location, Access, and Annual Visitors of Comparable Wineries – By Appointment Only

Winery - By Appointment Only	Address	Dedicated Access?	From Artery	At end of dead end road?	Production	Daily Visitors	No. of Marketing Events	Annual Marketing Visitors	Total Annual Visitation
Flynnville Wine Company	1184 Maple Lane, Calistoga	Yes	29/128	No	40,000	25	6	150	9,250
Viader Vineyards	1120 Deer Park Rd, Deer Park, CA 94576	Yes	Deer Park Rd.	No	32,000	0	3	36	324
Madrigal Vineyards	3718 St Helena Hwy, Calistoga, CA 94515	Yes	29/128	No	36,000	4	7	170	1,210
Neal Winery	716 Liparita Ave, Angwin, CA 94508	No	off White Cottage	unclear from map	35,000	15	7	300	2,120
Kitoko Vineyards Winery	3201 Atlas Peak Road, Napa	Yes	Atlas Peak Road	unclear no map	40,000	20	11	400	7,680
Jarvis Vineyards	2970 Monticello Rd, Napa, CA 94558	Yes	121	No	40,000	50	0	-	18,200
Shifflett Ranch and Vineyard	1201 Darms Ln, Napa, CA 94558	No	off 29	No	40,000	20	14	510	3,422
Hartwell Winery	5815 Silverado Trail, Napa 94558	Yes	Silverado Trail	No	36,000	24	8	465	6,705
Reynolds Winery	3266 Silverado Trail, Napa, CA 94558	Yes	Silverado Trail	No	40,000	40	52	1,906	16,466
Caldwell Winery	270 Kreuzer Ln, Napa, CA 94559	Yes	4th Ave., Napa	No	35,000	35	15	540	6,668
Palmaz Winery	4029 Hagen Rd, Napa, CA 94558	Yes	Hagen Road	unclear from map	35,000	50	3	130	18,330

Virtually all these wineries have dedicated access from a major road.

Exhibit 5: Proximity of Steckter House to Trainor Home



Distance is approximately 500 feet.

Exhibit 6a: Location, Access, Annual Visitors and Hours of Operation of Comparable Wineries – By Appointment Only

Winery - By Appointment Only	Address	Access	Located at end of dead end of public road?	Hours of operation	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Annual Visitation	Location
Flynville Wine Company	1184 Maple Lane, Calistoga	borders 29/128	No		40,000	25	175	9,100	150	6	9,250	valley floor
Viader vineyards	1120 Deer Park Rd, Deer Park, CA 94576	on Deer Park Road	No	M, W-Su. closed Tuesday 10-4:30	32,000	-	-	288	36	3	324	hillside
Madrigal Vineyards	3718 St Helena Hwy, Calistoga, CA 94515	on 29/128	No	M-Su 10-4	36,000	4	20	1,040	170	7	1,210	valley floor
Neal Winery	716 Liparita Ave, Angwin, CA 94508	off of White Cottage	maybe?	M-Sa 10-4, closed Sunday	35,000	15	35	1,820	300	7	2,120	Angwin
Rocky Ridge Winery	Cross streets Las Posadas Road and Cold Springs Road, Angwin??	? Cannot find info	?	?	35,000	8	40	2,080	970	28	3,050	Angwin
Del Bondio Winery - Bella Oaks Lane location now used as a truck yard/Yelp: "Location Closed"	1315 Bella Oaks Lane	x yards from Hwy 29?	No	NA	38,000		3	156	-	-	156	valley floor
Kitoko Vineyards Winery	3201 Atlas Peak Road, Napa	dedicated access (?) from Atlas Peak Road	3201 Atlas Peak Road, Napa	Not open yet? In process of building?	40,000	20	140	7,280	400	11	7,680	Atlas Peak
Napa Harvest Winery	cannot find website or info				36,000	20	50	2,600	140	4	2,740	Wooden Valley
Jarvis Vineyards	2970 Monticello Rd, Napa, CA 94558	dedicated access from 121	No	M-Su 9-5	40,000	50	350	18,200	-	-	18,200	hillside
Shifflett Ranch and Vineyard	1201 Dams Ln, Napa, CA 94558	lane off 29 - no dedicated access		no info on website	40,000	20	56	2,912	510	14	3,422	valley floor
Hartwell Winery	5815 Silverado Trail, Napa 94558	dedicated access from Silverado Trail	No	M-F 10-4	36,000	24	120	6,240	465	8	6,705	valley floor
Reynolds Winery	3266 Silverado Trail, Napa, CA 94558	dedicated access from Silverado Trail	No	M-Su 10-5	40,000	40	280	14,560	1,906	52	16,466	hillside
Caldwell Winery	270 Kreuzer Ln, Napa, CA 94559	off 4th Ave., Napa appears to be dead end of Hagen Road, no private residences nearby?/mountain	No	M-Su 10-4	35,000	35	190	6,239	540	15	6,668	outskirts of Napa
Palmar Winery	4029 Hagen Rd, Napa, CA 94558		?	M-Su 10-5 (last tour starts at 3)	35,000	50	350	18,200	130	3	18,330	hillside

These wineries have production volumes in the 32,000 to 40,000 gallon range, similar to the Staglin's 36,000. Most have access from Highway 29, Silverado Trail, or other major thoroughfares. All of these wineries close by 5:00pm.

Exhibit 6b: Location, Access, Annual Visitors and Hours of Operation of Pre-WDO Wineries

Pre WDO Winery	Address	Access	Located at end of dead end of public road?	Hours of operation	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Annual Visitation	Location
Eagles Trace	680 Rossi Rd, St Helena, CA 94574	driveway off of Rossi Road	No	Google says "permanently closed" - correct?	40,000	15	20	1,040	360	16	1,400	hillside - near Lake Hennessey
Pestoni	1673 St Helena Hwy, St Helena, CA 94574	on 29	No	M-Su 10-4:30	35,000	20	150	7,800	-	-	7,800	valley floor
Baldacci Family Vineyards	6236 Silverado Trail, Napa, CA 94558	on Silverado Trail	No	M-Su 10-4	40,000	100	700	36,400	1,420	34	37,820	valley floor
Neyers Vineyards Winery	2153 Sage Canyon Rd, St Helena, CA 94574	on 128 E (Sage Canyon Road - state highway)	No	M-Su 10-4	40,000	-	-	-	-	-	-	hillside

These pre-WDO wineries have production similar to the Staglin's. Three of the four are on major roads. Eagle's Trace, which may not be operating, is not on a major road. It has only 1,400 visitors per year. In terms of hours of operation, all locations are closed by 4:30pm.

Exhibit 6c: Location, Access, Annual Visitors and Hours of Operation Wineries within a One Mile Radius

Wineries within 1 mile radius	Address	Access	Located at end of dead end of public road?	Hours of operation	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Total Annual Visitation	Location
Niebaum Coppola Estate	1460 Niebaum Lane	According to Gary Morisoli, who lives on Niebaum Lane, all traffic is intended to come through dedicated access from 29; Google maps shows access via Niebaum Lane, which is tagged as a "partially restricted road."	not sure if location is chateau or other		25,000		15	not listed in staff report capacity = 15x52 = 780?	not listed in staff report	41	not listed in staff report	valley floor
Niebaum Coppola Estate 29	1991 St. Helena Hwy, Rutherford	Dedicated driveway from 29, no private homes nearby	their own driveway dead-ends	Website lists Heritage Tastings as Th-Su 11a.m.-4 p.m., Pergola Experience as May-Oct. Th-S, and tours and tasting Th-Su.	10,000		3,391	not listed in staff report	not listed in staff report	-	not listed in staff report	valley floor
One Hope Winery	8305 St Helena Hwy, Napa, CA 94558	Dedicated access from 29	their own driveway dead-ends	Website says waitlist to taste; pre-paid reservations for parties of up to 4; hours not listed but there is a reference to "11:45 a.m. - 11:00 p.m."	20,000		100	not listed in staff report	not listed in staff report	-	not listed in staff report	valley floor
Foley Johnson Winery	8350 St Helena Hwy, Rutherford, CA 94573	on 29	No	Th-Su 11 a.m.-5 p.m.	10,000		350	not listed in staff report	not listed in staff report	56	not listed in staff report	valley floor
Swanson Vineyards	1271 Manley Ln, Napa, CA 94558	On Manley Lane, close to the highway.	No	Th-M 10:30 a.m. - 4 p.m.	4,000		100	not listed in staff report	not listed in staff report	-	not listed in staff report	valley floor

These wineries are listed in the Staff Report. All but One Hope close by 5:00pm. Staff Report does not show annual visitors.

February 2, 2021

Trevor Hawkes
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: ***Trevor.Hawkes@countyofnapa.org***

RE: Staglin Family Winery – P18-00253

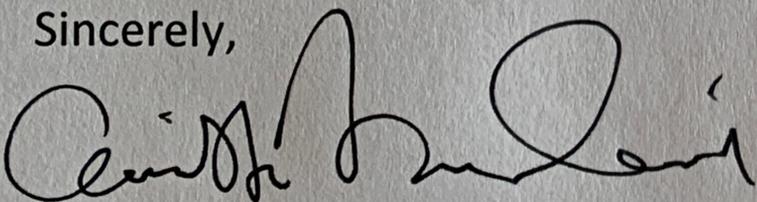
Dear Mr. Hawkes,

I am the Carissa Mondavi of Continuum Estate at 1677 Sage Canyon Rd, which is near the Staglin Family Vineyards at 1570 Bella Oaks Lane. As a neighbor and fellow vintner, I want to express my full support for this project. They have been extraordinary members and contributors to our community and to the good name of the Napa Valley. The manner in which they conduct their business is consistent with the very highest level offered in the valley, and I am confident that they will continue to do the same going forward.

I have reviewed and discussed with Shannon Staglin the details of the project. The request is reasonable and would not negatively impact our community. I am certain the Staglins will continue to be an asset to our community, and I ask that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.

Sincerely,



Carissa Mondavi
Continuum Estate

February 2, 2021

Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
Attn: Mr. Trevor Hawkes, Planner III

Re: Staglin Family Vineyard/Staglin Winery
Major Modification #P18-00253-MOD
1570 Bella Oaks Lane
Rutherford, California

We are writing to oppose the Major Modification requested by the Staglin Family to their existing use permit. We are the current owners of the property at 1371 Bella Oaks Lane, which has been in our family since 1961. While never a primary residence, our parents were there virtually every weekend for over forty years and we, and Susie and Ted's children and grandchildren, made extensive use of the property during that period, and even more so in recent years.

Our concerns with the proposed increased usage include, but are not limited to, parking, traffic, and noise.

- Bella Oaks Lane is a dead-end rural County road. For over the sixty years we have been using our property, four generations of the family have felt safe walking, often with dogs, and having children ride bicycles on their own on Bella Oaks. Traffic was light and mostly locals who were familiar with driving on rural roads. **The current proposal is to increase the number of non-marketing visitors (who will arrive by personal transport) by more than 600% which will change the nature of traffic on the road. Also, visits would be allowed seven days a week, while currently they are limited to Monday-Friday.** There are at least 12 homes on Bella Oaks Lane that would be affected by the increase that this Major Modification would bring – especially if visitation is allowed 365 days a year which appears to be what the Staglins are asking for.
- **In one of the Staglin's prior applications, there was a site map that showed a total of 12 parking spots for staff/guests. This application indicates that would increase to 15. However, the increased staff of up to 16 could utilize all available spots. This presents the question of where all of the addition guests (and caterers, etc...) are to park,** especially for the larger events (21 with up to 32 attendees or more). As there is no shoulder on the Staglin side of Bella Oaks, overflow would likely be either on our property or that of the Bryans who are West of us and directly opposite the Staglin property. While we have allowed overflow parking on our property for the annual charity event, it is not something we wish to do on a regular basis. The analysis states "larger marketing events will use shuttle buses, vans and limousines" without saying: 1) if the 16 events with a max attendance of 32 are covered by this and 2) if these alternate modes of transportation will be required for all such events or just be available as requested.
- In the proposal, the Staglins want to remove the requirement of neighbor notification of events. The analysis says that the lack of complaints to date justifies the approval of removing the notification requirement. **It seems, with the magnitude of changes under the proposal (589% increase in marketing events, 276% increase in marketing visitors), that the likelihood of issues would increase and some notification process should remain in place.** This could be as simple as an e-mail distribution list used for the events of 100 or more potential attendees and perhaps those with 32 attendees that run

past 5:00 PM. This list should include any/all residents of Bella Oaks Lane and Manley Lane who would like to be notified.

- The Napa County analysis contains a table of wineries with similar production capacity. The grid below uses data from that table and adds percentage comparisons for the current and proposed Staglin numbers. While the Staglin’s current permitting allows around 40% of average/median visitors, the proposal is a major jump to around 250% of average/median, which would place it near the upper end of the range. This could be viewed as excessive even without taking factors such as location into account. The only valley floor winery listed with significant visitor volumes above the average/median, is Flynnville. It appears it was only approved in 2017 and has no website; so may not even exist. **None of the other large visitor volume wineries listed are in similar locations to the Staglin winery on a dead-end County Road past at least twelve residences.** In fact, most appear to be on major roads such as Silverado Trail and Highway 121. **With this in mind, it seems like the Staglin proposal is a major overreach, and it would be more appropriate for the site for the visitor limit to be set, at most, at or about the average/median of the wineries listed.**

	Daily Visitors	Weekly Visitors	Annual Visitors	Marketing Visitors	Marketing Events	Annual Visitation
Median	20	88	4,576	235	7	6,668
Average	24	129	6,480	408	11	6,880
Staglin - Proposed	44	308	16,059	1,546	53	17,605
Staglin/Median	220%	350%	351%	658%	757%	264%
Staglin/Average	183%	239%	248%	379%	482%	256%
Staglin - Existing	10	50	2607	560	9	3167
Staglin/Median	50%	57%	57%	238%	129%	47%
Staglin/Average	42%	39%	40%	137%	82%	46%
Proposed/Existing	440%	616%	616%	276%	589%	556%

Thank you for considering our objections. We firmly believe the proposed increased usage is not appropriate or safe for the location. We ask that you deny the Staglins’ request for additional visitation and staff at the levels requested. Please let us know if you have any questions about our statements or opinions.

Marianna (Susie) and Ted Schaefer 925-683-4597 schaeferts@hotmail.com
Mike Avenali 805-455-7147 mavenali@aol.com

1371 Bella Oaks Lane
Rutherford, California

From: [Naoko Dalla Valle](#)
To: [Hawkes, Trevor](#)
Subject: Staglin Family Winery – P18-00253
Date: Tuesday, February 2, 2021 11:15:44 AM
Attachments: [image003.png](#)

[External Email - Use Caution]

Dear Mr. Hawkes,

As a long-time resident of Napa County, I want to express my full support for the Staglin Family Vineyard winery use permit modification. It is a reasonable request in light of the size of their parcel and the vineyard acreage they farm. Further, the history of their operations show that it will not impact the surrounding neighborhood. For decades, the Staglins have been outstanding community members, always looking to give back to those who need it. Their winery is exactly the type of small family business that our County should support.

Please convey my full support of the project to the Napa County Planning Commission. Thank you.

Naoko Dalla Valle



Naoko Dalla Valle | Proprietor | P.O. Box 329, Oakville, CA 94562
(707) 944-2676 | Fax: (707) 944-8411

ST SUPÉRY
ESTATE VINEYARDS & WINERY
NAPA VALLEY

February 2, 2021

Trevor Hawkes
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: *Trevor.Hawkes@countyofnapa.org*

RE: Staglin Family Winery – P18-00253

Dear Mr. Hawkes,

I run St. Supéry, Inc at 8440 St. Helena Hwy which is near the Staglin Family Vineyards at 1570 Bella Oaks Lane. As a neighbor, I want to express my full support for this project. The Staglins have been an outstanding neighbor for many years, and their winery's operations have never been a problem. I have reviewed and discussed with Shari Staglin the details of the project. The request is reasonable and would not negatively impact our community. I am certain the Staglins will continue to be an asset to our community, and I ask that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.

Sincerely,



Emma Swain,
CEO

February 2, 2021

Trevor Hawkes
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: ***Trevor.Hawkes@countyofnapa.org***

RE: Staglin Family Winery - P18-00253

Dear Mr. Hawkes,

I am writing to you regarding the use permit modification for Staglin Family Vineyards at 1570 Bella Oaks Lane. I have received and reviewed the details of the project provided by Shari Staglin and I wish to offer our support for their plans. Their request seems appropriate for the location, scope and scale of their winery.

Garen and Shari have been longstanding supporters of the Napa Valley and have made significant contributions to make our community a healthier and happier place to live. Their Salus wine – “A great wine for Great Causes” specifically raises funds to improve the lives of people within the Napa Valley and beyond by supporting Brain Health causes. As former chairs of the Auction Napa Valley, they raised millions of dollars to support over 23 local charities ranging from children’s education to primary healthcare for all citizens. Today, they continue to support a range of other local charities in the Valley.

The Staglins’ love of the Napa Valley and devotion to the well-being of its citizens allows me to trust implicitly that they will continue to operate with respect to their neighbors and with the integrity they have demonstrated since they opened 35 years ago.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.

Sincerely,



Christopher Lynch
Chief Executive Officer

From: [Michael Earls](#)
To: [Hawkes, Trevor](#)
Subject: Major Modification #PIS-00253-MOD
Date: Tuesday, February 2, 2021 12:19:36 PM

[External Email - Use Caution]

Mr. Hawkes -

My name is Michael Earls and I reside at 1201 Bella Oaks Lane with my wife and two children. We were very recently notified of the proposed major modification for the Staglin Winery on Bella Oaks Lane. We did not receive notice of this in the mail and only are aware of it because our neighbors shared it late last week.

We are unable to attend the meeting with such short notice but would like to voice our opinion on the matter.

We have known the Staglins for over 15 years and hold them and their family in very high regard. Their brand has become synonymous with the great brands of the Napa Valley and they have accomplished extraordinary things with their commitment to charity.

As residents of Bella Oaks Lane with younger children and for the preservation of the legacy and the future integrity of Bella Oaks Lane we stand in opposition to the proposed modification. There simply was not adequate notice given to the residents to fully understand the scope of this modification and to discuss the negative impacts Bella Oaks Lane and its residents would suffer. Without proper notice given and a deadline of 4:45 today we are forced to oppose under duress.

Sincerely,

Michael & Jodi Earls
1201 Bella Oaks Lane
Rutherford, CA 94576

From: [Cyril Chappellet](#)
To: [Hawkes, Trevor](#)
Cc: [Cyril Chappellet](#)
Subject: Support of Staglin Family Use Permit Modification
Date: Tuesday, February 2, 2021 12:34:25 PM

[External Email - Use Caution]

Hello Trevor,

This is a letter to the commissioners to support the Staglin Family modification on their winery use permit.

I'm in complete support of their application. I have been through this process and I understand how critical it is that the County stays flexible and works at every level to insure that the wine industry in our Valley is as healthy as possible. In this case, the Staglins request to increase direct to consumer access seems very reasonable.

No one takes on the overwhelming cost and challenges of asking for a modification casually. They do it because, when they originally applied for a use permit, the world was a different place. Our ability to make a living by selling a high percentage of our wines through the three tier system once made economic sense. With the consolidations of distributors and the additional cost of promoting our wines the economics have changed. The need to create personal relationships and sell more of our wines direct to individual buyers is critical if wineries, like the Staglin's, are going to keep their business in their family. The pandemic has shown us just how important relationships with consumers are to the success of our businesses and how precarious the three tier system is.

It is my hope that going forward the commissioners will support winery visitor expansion and all that goes along with the expansion. The wine community has had to pivot to extremes to keep our businesses vital this past year. The county must also pivot and see the importance of visitors to, not just our wineries, but to all businesses in Napa County. The hotels, restaurants, retailers and business that support our hospitality efforts need winery visitors.

The Staglins have been very supportive of the Napa Valley community, raising and donating tens of millions of dollars. It is only right for the County to support them.

When addressing the Staglins request, please consider my comments.

Thank you

Cyril

Cyril Chappellet
CEO
Chappellet Vineyard

CYRIL CHAPPELLET *President & CEO*

707-286-4269 c707-486-0993



CHAPPELLET

PRITCHARD HILL SINCE 1967



SYCAMORE VINEYARDS
1399 BELLA OAKS LANE
RUTHERFORD, CA 94573

February 2, 2021

BY EMAIL – ACKNOWLEDGEMENT REQUESTED

Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

RE: Staglin Family Vineyard and Winery – Major Modification #P18-00253-MOD

Dear Ms. Dameron,

Our family came to Napa in 1976. During this past 44 years, our appreciation of our natural surroundings and love for Napa have only grown.

While our family admires the entrepreneurial spirit and ambition to grow an enterprise, there is always a cost. The proposed increase of visitors to Staglin Family Vineyard changes it into a full commercial business with no thought given to the impact on what heretofore has been a bucolic residential community. The proposed massive changes are detrimental to us as immediate neighbors for the following reasons:

1) Road conditions: Bella Oaks Lane has not been improved for many years. It is not constructed to support massive amounts of autos, buses and large heavy trucks. It is a narrow dead end, 1 ½ wide country lane with no turnouts or turnarounds.

2) Road wear and tear:

Daily (360 days) 44 visitors + 11 employees = 55 total persons

110 times per day on a daily basis on a narrow country road

360 days x 110 = 39,600 one-way trips

I. Events. 32 days - 12 visitors (Steckter House)

24 times per day on a narrow country road

32 days x 24 = 768 one-way trips

II. Events. 16 days - 32 visitors (Steckter House)

64 times per day on a narrow country road

16 days x 64 = 1,024 one-way trips

III and IV Events 4 days - 100 visitors (Outdoor area north)

200 times per day on a narrow country road

4 days x 200 = 800 one-way trips

V. Event. 1 day - 250 visitors (Outdoor area north)

500 times per day on a narrow country road

1 day x 500 = 500 one-way trips

TOTAL = 42,692 annual one-way trips on a narrow country lane of which 21,346 will be driven after consumption of alcohol. Vehicle trips @ 2 persons would be 21,346 annual one-way trips of which 10,673 will be driven after consumption of alcohol.

NOTE: The above totals do not include facility maintenance trucks, catering, tents, part-time employees, etc.

Also, does not include the BRAIN HEALTH event of 400-500 visitors.

3) Parking: In prior years, the Brain Health event has required additional space for parking. For that occasion, we have offered land for overspill parking. How will parking be addressed for all of the proposed large events? Parking on the side of the road has always caused congestion and disruption to the flow of traffic.

4) Impacts of additional vehicles: The constant stream of vehicles destroys the otherwise quiet rural atmosphere. My father specifically selected this piece of property at the end of Bella Oaks Lane for its privacy and idyllic tranquility. We should be entitled to the quiet enjoyment of our land.

5) Trespass: It is not uncommon for visitors to overshoot the Staglin Family Vineyard entrance and either enter our driveway or our tenant's driveway. This is bothersome as there is no turnaround. During the Brain Health event, I witnessed attendees walking our property.

On a separate occasion, our tenant on Bella Oaks Lane observed that a fire broke out near her house from a carelessly discarded cigarette. She was frightened to the core and believes her house could have easily burned down had she not been there. There is no way to know if this was caused by a winery visitor but encouraging visitors down our road will only increase the odds of safety breaches and trespass.

6) Enforcement: I believe that the existing permit (2008) has been violated on an ongoing basis and that there have never been effective enforcement procedures in place.

7) Environmental issues: Increased visitors will create more auto and commercial vehicle emissions which will negatively impact trees, vineyards and wildlife along Bella Oaks Lane, thus further degrading our bucolic lifestyle.

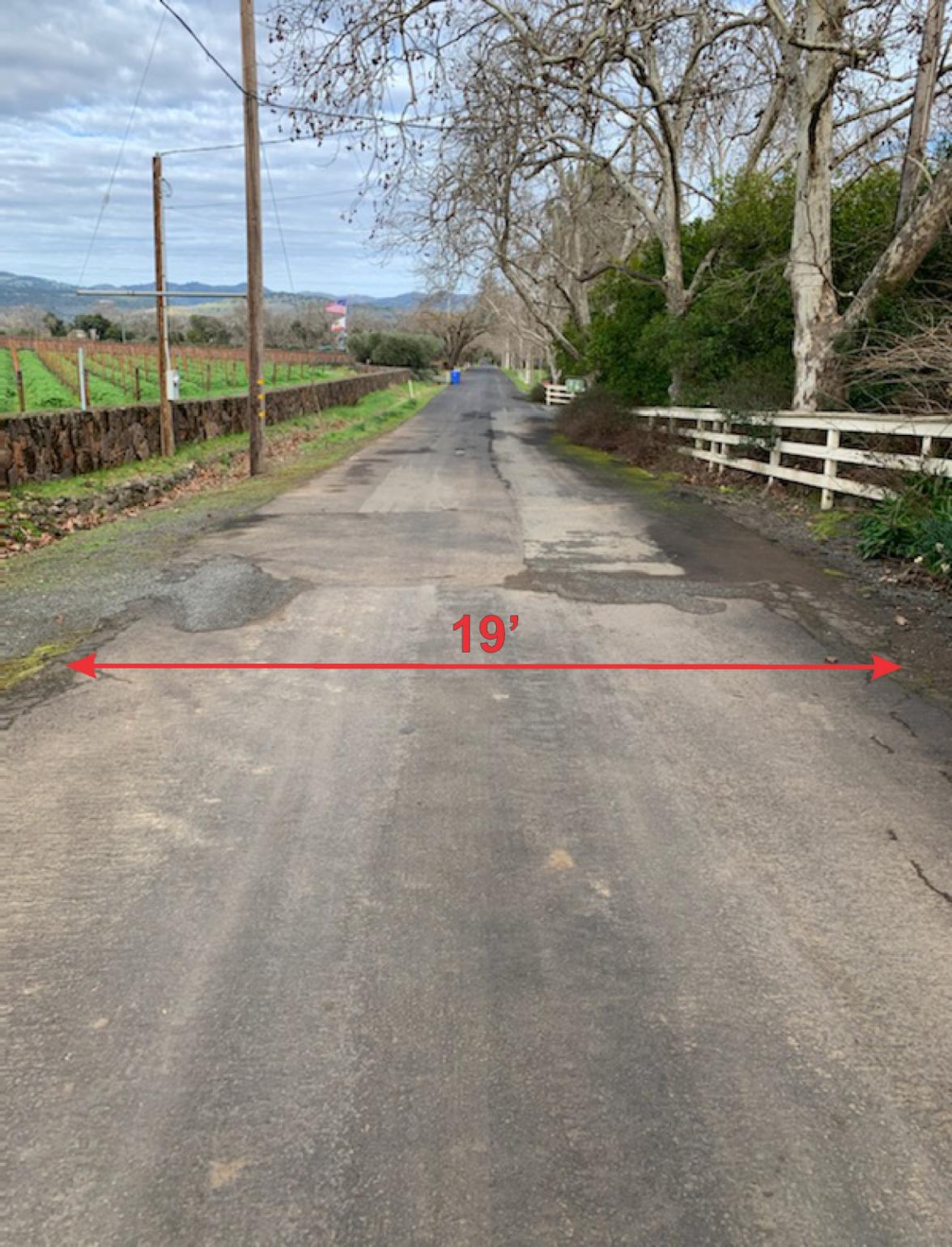
8) Emergencies of any kind – large events: With the probable reoccurring firestorms in the Napa Valley and the resulting rain-driven debris flows, we believe the current roadway of Bella Oaks Lane cannot support a safe mass exodus.

Lastly, the French authorities have not allowed the ambience of Bordeaux to be sacrificed on the altar of unending growth – Napa County should not allow it to happen on the Rutherford Bench.

Sincerely,

A handwritten signature in cursive script that reads "Amanda A. Bryan". The signature is written in black ink and is positioned below the word "Sincerely,".

Amanda A. Bryan



19'



19'



END

19'

From: [Robert Greer](#)
To: [Hawkes, Trevor](#)
Subject: Staglin Proposal hearing
Date: Tuesday, February 2, 2021 3:05:21 PM

[External Email - Use Caution]

February 2, 2021

Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
Sent by EMAIL to: trevor.hawkes@countyofnapa.org

RE: Staglin Proposal for Major Modification #P18-00253-MOD

Background

Our property, 1370 Manley Lane, is located on the 'north' side of the Lane. The SW corner of our property essentially adjoins the NE corner of the Staglin property, which is on the 'south' side of the Lane. We purchased our property in 1980; it has housed countless holiday celebrations and served as a weekend retreat and summer vacation home for us and our extended families. Not incidentally, we were married on the property. In 1996 our family moved from San Francisco to St. Helena, where we currently reside.

Primary Concern

The main motivation for purchasing our property on Manley Lane in 1980 was the surprising, soul enhancing pleasure of being "in the country" – the tranquility and natural beauty of the site. For 40 years, friends, relatives and visitors have consistently gushed about those two attributes of the property: how picturesque and **how quiet** it is.

Our primary concern regarding the Staglin Proposal is that these prized qualities of Manley Lane might be significantly degraded. A cursory review of the Planning Staff's Winery Comparison Tables indicates that the Proposal's requested increases in visitors and events seem quite out of scale to other wineries of similar size. More troubling is that the Staff seems not to have given any consideration to the differing effects of a winery's location on its surrounding neighbors.

Lack of County Notification regarding the Staglin Proposal

We first learned of the proposal from Shari Staglin in an email dated 1/13/21 with a link to a Napa County summary of the proposal. We assumed we would soon receive the Staff Report and paid little attention to the summary. We never received the Staff Report and, in fact, have **never received any communication** from any department of Napa County regarding the Staglin proposal. We first saw a copy of the Staff Report via a link in a second letter from Shari Staglin dated 1/30/21. Phone calls to a few Manley Lane neighbors indicated that we are not the only family not to be contacted by the County.

Lack of Time to Adequately Review the Details of the Staff Report

I want to point out that Shari Staglin has a few times offered to show us the Steckter House and discuss various aspects of their proposal. We simply haven't had the time to meet with her, or to properly review their proposal, the reports, and the basis for the Staff's recommendation.

Our Request

We notice that one of the "Decision-Making Options" listed by the Staff for the Commission is to "continue an item to a future hearing date." Given: the odd failure to transmit notification of the scheduled hearing or the final Staff Report to many of the neighbors on Bella Oaks and Manley Lane; the short time that we've had to review the materials we received from the Staglins; the inherent complexity of many of the supporting documents; and the numerous questions we have regarding the documents and the Staff's recommendation, **We request that the Commission continue the consideration of the Staglin Proposal to a later date.**

Sincerely,

Cyd & Rob Greer
1370 Manley Lane, Rutherford
rob@greerwine.com

February 2, 2021

Via facsimile and email

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Re: Staglin Winery Use Permit Major Modification - P18-002353-MOD

Dear Chair Mazotti and Members of the Commission:

Our office represents Suzanne Deal Booth, whose home is located at 1350 Bella Oaks Lane and whose property is directly contiguous to the Staglin Winery property. The Booth and Staglin families have known each other for years and heretofore have had an amicable relationship. Ms. Booth would have preferred to discuss the project with the Staglins well in advance of the hearing, as perhaps some of her concerns could have been addressed during the processing of the application. As it is, she first learned of the project when she received the hearing notice and only received a direct outreach from the Staglins yesterday after Ms. Booth had expressed concerns about the project to others. Thus, we feel it necessary at this time to direct the Commission's attention to various aspects of the application that are troubling.

As always, we appreciate the work that staff has put into its review of the Staglin Winery application, but we are very concerned that the impacts this project will have on its neighbors are ineradicable, and thus that the Planning Commission should give consideration to Option 4 in the staff report (Continuance Option) to provide opportunity for further work to reduce the effects of this project on its residential neighborhood.

As provided below, we have reviewed the application submittal materials and present specific issues of concern, and we support these concerns with illustrative comparisons similar to those provided in the staff report. We ask that the Planning Commission carefully consider our comments in determining whether approval of the project is appropriate without substantive reductions in visitation and marketing events, particularly during evening hours.

Specifically, we wish to direct your attention to the following matters:

1. Significant Increase in Visitation.

February 2, 2021

Page 2

Staglin Winery proposes to significantly increase daily visitation from 10 visitors a day (weekdays only) to 44 visitors a day (everyday). While 44 visitors 7 days per week may sound reasonable in the context of some of the Valley's larger wineries, this proposal translates to 13,416 additional visitors annually—a more than 500% increase. The winery currently is allowed 2,600 visitors per year (10 visitors 5 times per week), but the new proposal would allow for over 16,000 visitors per year. This is a massive increase on a quiet, dead-end street composed of residences and vineyards.

Applying the County's average persons per vehicle factor, the proposed increase will add over 5,000 new inbound/outbound vehicle trips on Bella Oaks Lane from visitors alone. This does not include the additional attendees as part of the numerous marketing events, and their corresponding inbound/outbound vehicle trips (see discussion below). This is a significant intrusion on the rural residential quality of the neighborhood, where there are +/-13 homes between Staglin Winery's driveway and SR-29.

2. Inappropriate Increase in Marketing Events and Attendees.

Staglin Winery proposes to increase the number of marketing events from 9 to 53 a year—a nearly 600% increase. Attendance at marketing events is proposed to increase from 560 to 1,546 people in total. The corresponding vehicle trips associated with these increased marketing events would have to drive past the +/-13 residents' homes on Bella Oaks Lane, frequently late at night. To put this number in context, 53 events per year equates to one marketing event each week. But because there are no restrictions on the frequency of events per month, it is also possible that the warm-weather months could see multiple events clustered together.

As proposed, 48 (of the 53) marketing events may occur on the same day as the 44 by-appointment visitors, which means that the total daily visitor count would greatly exceed 44 people. In addition, 51 (of the 53) marketing events may continue until 10:00 pm, which means that almost all of the events could occur in the evening hours, where the headlights from visitors' cars would be shining into the rooms of Ms. Booth's home and others. Remember that the current use permit is limited to just 9 marketing events over 365 days a year. The increase represents an additional significant burden on the neighborhood.

3. Road Safety on Bella Oaks Lane.

The proposal to increase visitors and marketing events would result in 13,416 additional visitors and 986 additional event attendees per year. Bella Oaks Lane is a narrow, rural road approximately 20 wide with no sidewalks. On the north side of Bella Oaks Lane, along several stretches between SR-29 and the Staglin Winery, is a drainage ditch with no walkable shoulder from the edge of the roadway pavement. Two vehicles cannot pass while pedestrians are walking without one stopping to allow the other to proceed. Although a Traffic Impact Study associated with this application analyzed conditions associated with increased traffic triggering signal or sign warrants, and level of service (LOS) conditions, pedestrians are known to walk on Bella Oaks Lane since it is largely uncongested. This was not taken into account in the analysis. The proposed increase in visitation by more than 500% and marketing events by nearly 600%

February 2, 2021

Page 3

will have an impact on this rural road for both residents and pedestrians. Moreover, a field review of the conditions illustrates that turning movements from Bella Oaks Lane north on SR-29 are a challenge based on several considerations. A driver must negotiate vehicles at speed traveling in both directions on SR-29, while idling in the Class II bike lane and on top of the railroad tracks, and while carefully looking through the crossing arm which is in the direct line of site to the oncoming southbound lane of SR-29. Furthermore, the Oakville Grocery is located at an acute angle across SR-29 where vehicles are also exiting onto SR-29.

The traffic study presents a conclusion that the additional traffic generated by the proposed Winery use and lines of sign at the intersection of Bella Oaks Lane and SR-29 are acceptable; however, we would respectfully suggest that the Planning Commission explore these conditions first-hand. We believe that these are not ideal conditions for adding nearly 15,000 additional people to Bella Oaks Lane, particularly as these will be generally unfamiliar with the road conditions.

4. Unaccounted Noise Impacts/Late Evening Impacts.

The environmental Initial Study evaluates noise associated with marketing events in comparison to the two homes on Manley Lane that are located approximately 500' from the Winery. However, the analysis fails to take into account the late-night noise impacts for the rural residential homes that will be subject to traffic noise from increased visitor and marketing event vehicle trips. Additionally, the overflow parking is proposed for the driveway shoulder between the Winery entry gates and the event locations, which will generate additional noise impacts. Overall, the noise associated with a significant number of trips late in the evening hours is worthy of consideration, and it would be consistent with other recent winery approvals for the Commission to consider adjusting the number of events/visitors and the timing of these visits to reflect surrounding conditions.

5. Proposal to No Longer Notify Neighbors of Evening Events.

Upon our review of the files, we noted that the existing neighbor notification condition resulted from the original winery request in 1999, which generated 27 complaints from neighbors and members of the public. At that time, one person volunteered to be the conduit by which communication of events would occur to others in the neighborhood. Although that person no longer resides in the Napa Valley, the basis for neighborhood concerns remains an important consideration in a residential area, particularly when evening events are being proposed. We respectfully request that you retain the notification condition for all events after 6:00 pm, and that all residents on Bella Oaks (and those within a reasonable distance of the Winery on Manley Lane) be notified. The application notice packet contains most of the parties concerned, and it would be a simple matter for the title company to provide the additional parties on Bella Oaks Lane. The Winery could simply mail postcards out a week in advance of its evening events. For those who preferred email notification, they could instead provide an email address to the Winery.

February 2, 2021

Page 4

6. Comparison Tables.

The staff report contains three charts showing wineries within one mile of Staglin Winery and comparisons of Pre-WDO and by-appointment wineries producing between 32,000 and 40,000 gallons per year. Average and median calculations are provided in each table to measure Staglin Winery's proposed visitation and marketing events to others in the categories. We would note that the proposal to increase visitation is significant and in all comparisons in the staff tables Staglin Winery exceeds bar far the average and median calculations of the comparison wineries. Similarly, the proposal to increase the number of marketing events far exceed the average and median calculations of the comparison wineries.

To the extent that the staff report includes reference to Staglin Winery coming in "below" the median value of similar pre-WDO wineries relative to total visitors (by-appointment and event attendees), this factor is not relevant in that in many instances marketing events cannot occur on the same date as by-appointment visitation, and this skews these numbers and their conclusions. With this consideration, the proposed increase in visitors, marketing events and event attendees surpasses each and every other winery except one (Jarvis Vineyards).

As we have discussed with the Commission in the past, we believe it is more important to review comparison wineries within context. Staglin Winery is not located on the highway or the Silverado Trail, but is located at the terminus of a dead-end residential road. Visitors, staff and event attendees must traverse past approximately 13 single-family homes between the Winery's driveway and the highway. This condition is completely different than most of the comparison wineries included in Attachment I, which front on SR-29, the Trail or other driveways that do not require passing through a rural residential neighborhood (e.g., Madrigal Vineyards, Eagles Trace, Pestoni Family, Baldacci Family Vineyards, etc.).

Attached to this correspondence are Exhibits 1 and 2 which provide an "apples to apples" comparison of Staglin Winery to other up-valley wineries that require travel on a generally flat, dead-end, rural road populated with existing homes. We evaluate 18 wineries, including Staglin Winery, to include the following four tables: general conditions; production to weekly visitor ratio; production to marketing events ratio; and production to marketing attendees ratio. We believe it is critical to review the proposed increases in visitation and marketing events in a manner that corresponds to the underlying County philosophy of protecting agriculture while providing an appropriate balance of accessory uses. This is the foundation of the County's Site Coverage and Accessory/Production Ratio Form required as part of all use permit application submittals.

As presented in these attached tables, Staglin Winery's production is at or near the top of each of the comparison tables in the number of weekly, monthly and yearly visitors, marketing events and marketing attendees. We know that the Commission has been interested in realistically assessing the impacts of winery hospitality on neighbors and the community at large, and we believe that this is a clear case where the requested hospitality program is disproportionately large and inappropriate to its neighborhood. We would ask that the Commission assess this request in accordance with its analysis of other recent winery applications, taking into account

February 2, 2021

Page 5

the size and location of the winery, the timing of visitation and events, and the impacts on surrounding residential properties.

7. Summary and Conclusion

For the reasons outlined above, we believe the project requested by Staglin Winery is insupportable as currently proposed. Before the Planning Commission considers whether to approve the project, we believe that a reduction in the hospitality program is warranted:

- Reduce the number of visitors per day and corresponding monthly and yearly visitation to a level more commensurate with the Winery's surroundings and with comparable wineries.
- Reduce the number of marketing events and visitation during evening hours.
- Reduce the number of marketing event attendees.
- Require notice to neighbors within a reasonable distance in advance of conducting marketing events, particularly for evening events.

We very much appreciate your attention to this letter. As we have outlined in this letter, our client is troubled by the project's significant increase in daily visitors and evening activity relative to its surrounding neighbors, and we are concerned with the precedent it will set if approved. For this reason, we prevail upon the Planning Commission to continue this project and direct that revisions be made prior to reconsideration at a future public hearing.

Most sincerely,



Katherine Philippakis

KP:rmg

34761\13905749.1

Similarly Situated Wineries
Located +/- One Mile or Less from SR 29
on Generally Flat Land Accessed By a Rural Road With Homes Between the Winery and Highway

Name	Address	Production	Daily Visitors	Weekly Visitors	Yearly Visitors	Attendees at Mrk Events	No. of Events
Del Bondio Winery	1315 Bella Oaks LN	7000		3	156	0	0
PRAGER WINERY	1281 LEWELLING LN	8500	6	42	2184	0	0
ONE HOPE WINERY	8305 ST. HELENA HWY	20000	20	100	5200	1595	38
TRES SABORES	1620 S WHITEHALL LN	20000	4	4	208	0	0
DANA ESTATES	1895 CABERNET LN	20000	6	20	1040	240	4
FLEURY FAMILY WINERY	950 GALLERON LN	20000	0	0	1800	0	0
KAPCSANDY WINERY	1005 STATE LN	20000	6	36	1872	1020	27
MARCIANO WINERY	2233 SULPHUR SPRINGS AVE	20000	15	75	3900	375	7
SULLIVAN FAMILY ESTATE	1090 GALLERON LN	22500	0	7	364	0	0
EDGE HILL ESTATE WINERY	2585 SULPHUR SPRINGS AVE	24000	0	60	3120	315	7
SPOTTSWOODE WINERY	1209 MADRONA AVE	25000	0	20	1040	0	0
YOUNG INGLEWOOD VINEYARDS	1919 INGLEWOOD AVE	30000	16	112	5824	1745	28
PARADIGM WINERY	1277 DWYER RD	30000	10	15	780	30	1
STAGLIN WINERY	1390 BELLA OAKS LN	36000	44 10	308 50	16,016 5200	1546 560	53 9
SHIFFLETT RANCH AND VINEYARD	1201 DARMS LN	40000	20	56	2912	510	14
SWANSON VINEYARDS	1271 MANLEY LN	*42500	20	100	5200	0	0
NIEBAUM COPPOLA ESTATE NIEBAUM LN	1460 NIEBAUM LN	50000	20	15	780	1170	41
SINEGAL ESTATE WINERY	2125 INGLEWOOD AVE	60000	21	120	6240	780	56

Proposed changes are shown in **bold**.

Production to Weekly Visitor Ratio

Name	Address	Production	Weekly Visitors	Production/Visitor Ratio
FLEURY FAMILY WINERY	950 GALLERON LN	20000	0	0.0000
SPOTTSWOODE WINERY	1209 MADRONA AVE	25000	20	0.0008
DANA ESTATES	1895 CABERNET LN	20000	20	0.0010
TRES SABORES	1620 S WHITEHALL LN	20000	4	0.0002
KAPCSANDY WINERY	1005 STATE LN	20000	36	0.0002
SULLIVAN FAMILY ESTATE	1090 GALLERON LN	22500	7	0.0003
NIEBAUM COPPOLA ESTATE NIEBAUM LN	1460 NIEBAUM LN	50000	15	0.0003
DEL BONDIO WINERY	1315 BELLA OAKS LANE	7000	3	0.0004
PARADIGM WINERY	1277 DWYER RD	30000	15	0.0005
SHIFFLETT RANCH AND VINEYARD	1201 DARMS LN	40000	56	0.0014
SINEGAL ESTATE WINERY	2125 INGLEWOOD AVE	60000	120	0.0020
SWANSON VINEYARDS	1271 MANLEY LN	42500	100	0.0023
EDGE HILL ESTATE WINERY	2585 SULPHUR SPRINGS AVE	24000	60	0.0025
MARCIANO WINERY	2233 SULPHUR SPRINGS AVE	20000	75	0.0040
YOUNG INGLEWOOD VINEYARDS	1919 INGLEWOOD AVE	30000	112	0.0040
PRAGER WINERY	1281 LEWELLING LN	8500	42	0.0050
ONE HOPE WINERY	8305 ST. HELENA HWY	20000	100	0.0050
STAGLIN WINERY	1390 BELLA OAKS LN	36000	308	0.0085

Production to Marketing Events Ratio

Name	Address	Production	No. of Events	Production/Msrketing Events Ratio
DEL BONDIO WINERY	1315 BELLA OAKS LANE	7000	0	0.00000
FLEURY FAMILY WINERY	950 GALLERON LN	20000	0	0.00000
SPOTTSWOODE WINERY	1209 MADRONA AVE	25000	0	0.00000
TRES SABORES	1620 S WHITEHALL LN	20000	0	0.00000
SULLIVAN FAMILY ESTATE	1090 GALLERON LN	22500	0	0.00000
PARADIGM WINERY	1277 DWYER RD	30000	1	0.00000
PRAGER WINERY	1281 LEWELLING LN	8500	0	0.00000
SWANSON VINEYARDS	1271 MANLEY LN	42500	0	0.00000
DANA ESTATES	1895 CABERNET LN	20000	4	0.00020
EDGE HILL ESTATE WINERY	2585 SULPHUR SPRINGS AVE	24000	7	0.00029
SHIFFLETT RANCH AND VINEYARD	1201 DARMS LN	40000	14	0.00035
MARCIANO WINERY	2233 SULPHUR SPRINGS AVE	20000	7	0.00035
NIEBAUM COPPOLA ESTATE NIEBAUM LN	1460 NIEBAUM LN	50000	41	0.00082
YOUNG INGLEWOOD VINEYARDS	1919 INGLEWOOD AVE	30000	28	0.00093
SINEGAL ESTATE WINERY	2125 INGLEWOOD AVE	60000	56	0.00093
KAPCSANDY WINERY	1005 STATE LN	20000	27	0.00135
STAGLIN WINERY	1390 BELLA OAKS LN	36000	53	0.00147
ONE HOPE WINERY	8305 ST. HELENA HWY	20000	38	0.00190

Production to Marketing Attendees Ratio

Name	Address	Production	Attendees at Mrk Events	Production/Msrketing Events Ratio
DEL BONDIO WINERY	1315 BELLA OAKS LANE	7000	0	0.00000
FLEURY FAMILY WINERY	950 GALLERON LN	20000	0	0.00000
SPOTTSWOODE WINERY	1209 MADRONA AVE	25000	0	0.00000
TRES SABORES	1620 S WHITEHALL LN	20000	0	0.00000
SULLIVAN FAMILY ESTATE	1090 GALLERON LN	22500	0	0.00000
PRAGER WINERY	1281 LEWELLING LN	8500	0	0.00000
SWANSON VINEYARDS	1271 MANLEY LN	42500	0	0.00000
PARADIGM WINERY	1277 DWYER RD	30000	30	0.00100
DANA ESTATES	1895 CABERNET LN	20000	240	0.01200
SINEGAL ESTATE WINERY	2125 INGLEWOOD AVE	60000	780	0.01300
EDGE HILL ESTATE WINERY	2585 SULPHUR SPRINGS AVE	24000	315	0.01313
MARCIANO WINERY	2233 SULPHUR SPRINGS AVE	20000	375	0.01875
NIEBAUM COPPOLA ESTATE NIEBAUM LN	1460 NIEBAUM LN	50000	1170	0.02340
STAGLIN WINERY	1390 BELLA OAKS LN	36000	1546	0.04303
KAPCSANDY WINERY	1005 STATE LN	20000	1020	0.05100
YOUNG INGLEWOOD VINEYARDS	1919 INGLEWOOD AVE	30000	1745	0.05817
ONE HOPE WINERY	8305 ST. HELENA HWY	20000	1595	0.07975



February 2, 2021

Trevor Hawkes
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: ***Trevor.Hawkes@countyofnapa.org***

RE: Staglin Family Winery – P18-00253

Dear Mr. Hawkes,

Inglenook is located at 1991 St Helena Highway, which is near the Staglin Family Vineyards at 1570 Bella Oaks Lane. As a neighbor, I want to express my full support for this project. The Staglins have been an outstanding neighbor for many years, and their winery's operations have never been a problem. I have reviewed and discussed with Shari Staglin the details of the project. The request is reasonable and would not negatively impact our community. I am certain the Staglins will continue to be an asset to our community, and I ask that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me. Thank you.

Sincerely,

Kristen Sullivan

Kristen Sullivan
Inglenook

From: [Scott Dalecio](#)
To: [Hawkes, Trevor](#)
Cc: [Kathy Dalecio](#)
Subject: Public Comment - Staglin Family Vineyard/Staglin Winery/Major Modification #P18-00253-MOD
Date: Tuesday, February 2, 2021 2:24:57 PM

[External Email - Use Caution]

Dear Mr. Hawkes,

I am writing in reference to the Planning Commission Hearing tomorrow (Feb 3) and more specifically to formally express concern with the following:

Staglin Family Vineyard/Staglin Winery/Major Modification #P18-00253-MOD

After a few years of searching, my wife and I are under contract to purchase the property located at 1444 Manley Lane, Napa CA. The property sits North of the Staglin property, and directly North of the Staglin internal road identified in the plan for primary egress (one way) from the Steckter House. We were just recently made aware of this Major Modification request, and after review are very concerned with the magnitude of the increased visitation and event request. We do not believe that the public has had an appropriate amount of time to properly review the request and staff report. We believe that if passed as written, it will have an adverse effect on the property we have under contract as well as the substantial majority of the neighbors.

It appears that the Staglin plan is to take what once was a home at the end of a country lane, later converted to offices with some visitation...to now a dedicated, large hospitality/event center. While I am supportive of the hospitality industry, the increase in additional visitation and events as requested is excessive:

- Based on the staff report the amount of **annual tasting/tour visitation is increasing 440%, or 12,410 visitors**, with tasting going from midweek only to every day, along with significantly expanded hours.
- Marketing **Events are increasing by approx. 6 times**. Are these paid events, weddings, concerts? The report is not clear on this important distinction. Also, it should more clear as to night events.
- These issues combined amount to an **additional 13,369 visitors annually, over 400% increase**
- It is our view that the winery comps as noted in the report are not as relevant given location, with many near Hwy 29...not at the end of a country lane.
- Staff's comparison to other wineries of like size also acknowledges that ***"the requested modification would put their annual visitation numbers for tours and tastings and marketing events above the average and median values for similar by-appointment and pre-WDO wineries"***. Why?
- We don't understand why there is a request to eliminate the 48 hour event notice Condition of Approval #3 from the Original Use Permit (#98072-UP), especially given the significant request for additional and larger events.

Of major concern is the **concentration of the visitation and events at the Steckter House**. It would seem with a 63 acre property, **perhaps Staglin could locate some of these activities more internal to their property as opposed to the North side of the property directly facing neighbors. Or, keep the tasting tours and activity in the caves.**

Regarding Traffic and Parking, the plan and staff report suggest that large Marketing events may have guests arrive via bus and guest parking “may be allowed” to park along the access road. This is concerning to us as the proposed one-way road runs adjacent to Manley Lane across from our property. It seems that more study should occur on how large events, if allowed, will be handled along with all noise, light and safety considerations.

In conclusion, we believe that the request is excessive and if approved will have an adverse effect on the value of the property we have under contract and detract from our quality of enjoyment. We formally request that the Planning Commission deny the applicant’s proposal in its current form and/or continue the hearing to give the public adequate time to review and comment on their request.

Sincerely,

Scott Dalecio
760-774-3075

Kathleen Dalecio
760-831-5159

###This communication may contain information that may be confidential, privileged and/or prohibited from disclosure. Except for personal use by the intended recipient, or as expressly authorized by the sender, any person who receives this information is prohibited from disclosing, copying, distributing, and/or using it. If you have received this communication in error, please immediately delete it and all copies, and promptly notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable law.###

From: [Douglas McKellar](#)
To: [Hawkes, Trevor](#)
Cc: [Staglin Shari & Garen](#)
Subject: Staglin Family Vineyard - P18-00253
Date: Tuesday, February 2, 2021 3:42:21 PM

[External Email - Use Caution]

Trevor Hawkes
Napa County PBES
1195 Third Street, Suite 210
Napa, CA. 94559

Dear Mr. Hawkes,

I reside at 1280 Bella Oaks Lane which is down the street from the Staglins. Dana and I have known them for 6 1/2 years. They have been wonderful neighbors to us and to our community. We have thoroughly enjoyed their excellent wines, and we have participated in their yearly One Mind benefit for mental health which has raised substantial money for doctors and organizations that are committed to helping thousands of people with mental health issues.

Initially I was concerned with the traffic issues on our small road that might be created due to their new project. The comprehensive impact report on our road concluded that there would be no negative impacts. We know that the Staglins have always helped maintain the agricultural rural spirit of our surrounding area. With this in mind, we support this project, and ask that the Napa County Planning Commission approves this request.

Sincerely,

Doug McKellar

February 2nd, 2021

Trevor Hawkes
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: ***Trevor.Hawkes@countyofnapa.org***

RE: Staglin Family Winery – P18-00253

Dear Mr. Hawkes,

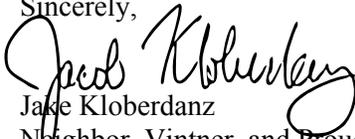
I reside at 8305 St Helena Hwy, which is near the Staglin Family Vineyards at 1570 Bella Oaks Lane. As a neighbor, I want to express my full support for this project. The Staglins have been an outstanding neighbors to me, my wife, and our team for many years, and their winery's operations have never been a problem. To the contrary, I've experienced them running one of the most professional operations in the valley.

I have reviewed and discussed with Shari Staglin the details of the project. The request is reasonable and would not negatively impact our community, in fact, I believe it would positively impact our community. It doesn't take much investigation to learn that the Staglins are some of the most philanthropic and purpose-driven people to ever plant roots in Napa. They treat their employees, partners, and the entire community of napa, the same way they treat their visitors - generously and in service. At my company we admire the Staglins as people who are rooted in purpose.

I am certain the Staglins will continue to be great contributors to the community and evidence to the world of the nobility and purpose that Napa Valley possesses as one of the greatest and most charitable regions in the world. I enthusiastically request that Napa County approve this request.

Please convey this letter of support to the Napa County Planning Commission. If you have any questions, please feel free to contact me at my email or phone number provided below. Thank you.

Sincerely,



Jake Kloberdanz
Neighbor, Vintner, and Proud Member of NVV and the Napa Community.
Jake@onehopewine.com
510-219-9646



CYD GREER

MOVE SMARTLY

Napa Valley

February 2, 2021

Napa County Planning Commission
1195 Third Street, Suite 201
Napa, CA 94559
Via Email

RE: Staglin: Proposed Major Modification

Dear Members of the Planning Commission,

I am writing to you with a request regarding the Staglin major use permit modification that will be heard by the Planning Commission tomorrow morning. My husband Rob and I own the property at 1370 Manley Lane and you will be receiving a letter from him on our behalf as property owners in the Staglin's neighborhood. In addition, I thought it important that I write you directly regarding my role as a real estate agent representing my clients, Scott and Kathy Dalecio, who are currently in escrow to purchase the property at 1444 Manley, which is located directly across from the Staglin vineyard and the road leading to and from the Steckter House.

My clients were made aware of the Staglin's application just last week along with other neighbors. You'll be receiving a separate letter from the Dalecios expressing their concerns to the proposal. The last minute notification was unfortunate knowing that the application has been in the pipeline since 2018 with no meaningful neighborhood outreach. As you know, there is a lot to digest in the Board Agenda Letter and its supporting docs, and there has been little time to fully analyze and absorb the materials. At first blush the increases in visitations and events appear to be significantly out of scale considering the property's rural setting with close neighbors near the end of a quiet country lane, and the winery's production permit size. I've had a little time to start looking at this more closely and am attaching a cursory analysis which seems to support my initial instincts about the scale of the requests. Clearly more time is needed to fully understand all the nuances of the application and the associated neighbor impact.

CYD GREER

707.322.6825 | WWW.CYDGREER.COM | CGREER@CBNAPAVALLEY.COM | DRE# 01390876

With that in mind, I respectfully request that the Commission continue the consideration of the Staglin's application to a future date that allows neighboring property owners and my clients to structure a fully-informed response.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cyd Greer".

Cyd Greer
Real Estate Broker

ANALYSIS OF SIMILAR SIZE WINERIES TO STAGLIN

46 Wineries with 30,000 to 40,000 gallon permits and tastings by appointment only

Of those, 8 were pre WDO and are eliminated for this analysis because of grandfathered entitlements

Of the 38 remaining:

16 are active producing wineries

5 are active wineries with major use permit modifications in process

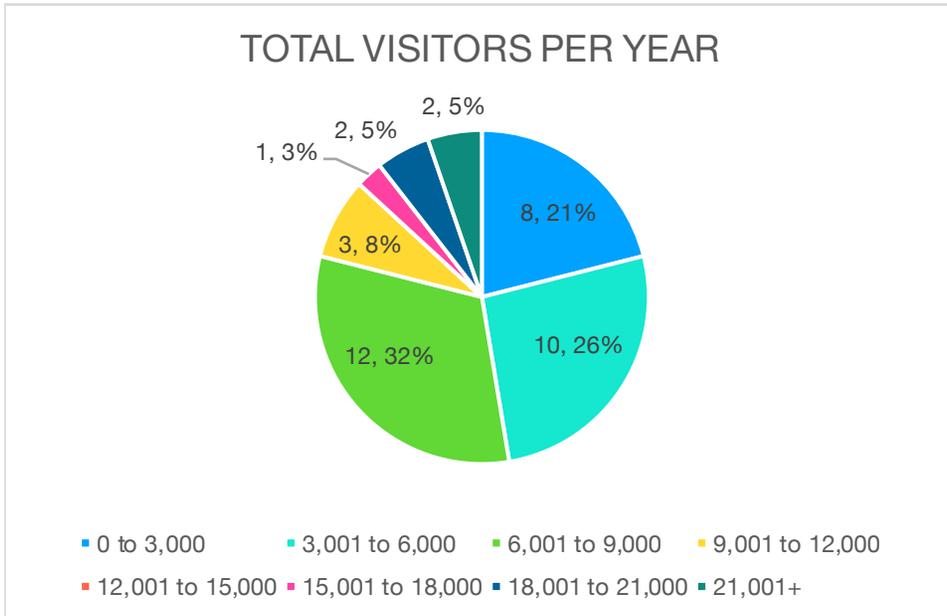
1 is a winery pending approval

16 have approved use permits but are not producing

Scroll down for analysis

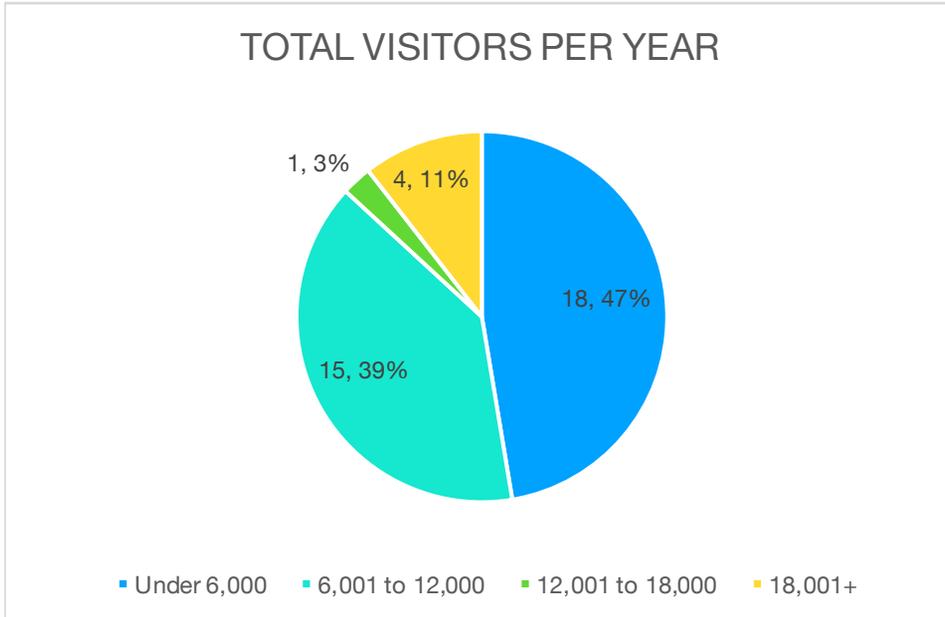
Distribution of Total Visitors/yr

0 to 3,000	8	
3,001 to 6,000	10	Staglin current 5940
6,001 to 9,000	12	
9,001 to 12,000	3	
12,001 to 15,000	0	
15,001 to 18,000	1	Staglin proposed 17562
18,001 to 21,000	2	
21,001+	2	
	38	



Under 6,000
 6,001 to 12,000
 12,001 to 18,000
 18,001+

18 Staglin = 5940
 15
 1 Staglin proposed 17562
 4

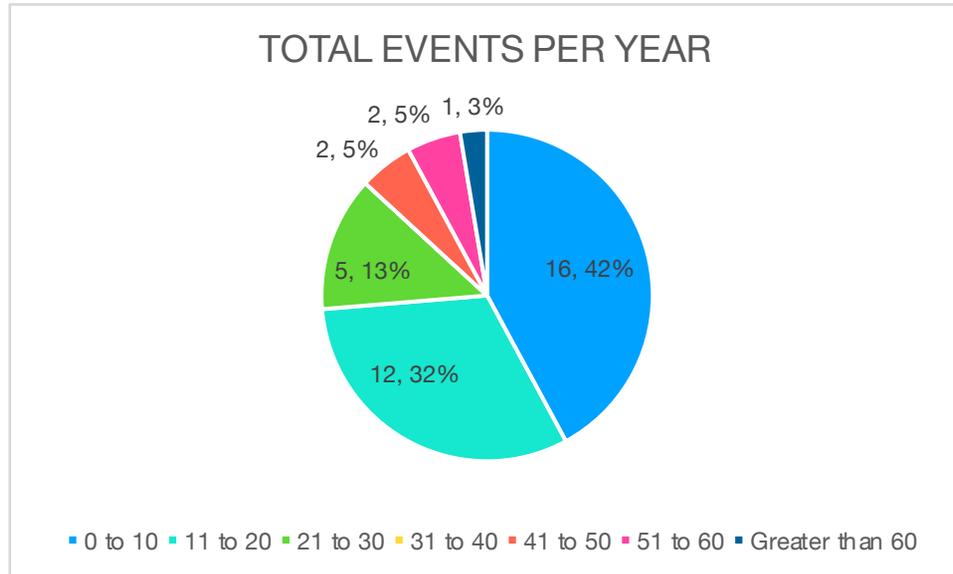


Where are the 8 wineries permitted for 9,000 visitors and above located?

FLYNNVILLE WINE COMPANY	CST	1184 MAPLE LANE	Fronts on Hwy 29
YOUNTVILLE WASHINGTON STREET WINERY	NAP	6170 WASHINGTON ST	Near St. Helena Hwy frontage
CASTELLUCCI FAMILY WINERY	STH	3 ZINFANDEL LN	Silverado Trail and Zinfandel
REYNOLDS WINERY	NAP	3260 SILVERADO TRL	Major road
JARVIS VINEYARDS	NAP	2970 MONTICELLO RD	Direct access to major road
PALMAZ WINERY	NAP	4029 HAGEN RD	
BEAUTIFUL DAY WINERY	CST	4500 N ST HELENA HWY	Major road
JOSEPH CELLARS	CST	4455 N ST HELENA HWY	Major road

Distribution of Total Events Per Year

0 to 10	16	Staglin current: 9
11 to 20	12	
21 to 30	5	
31 to 40	0	
41 to 50	2	
51 to 60	2	Staglin proposed 53
Greater than 60	1	

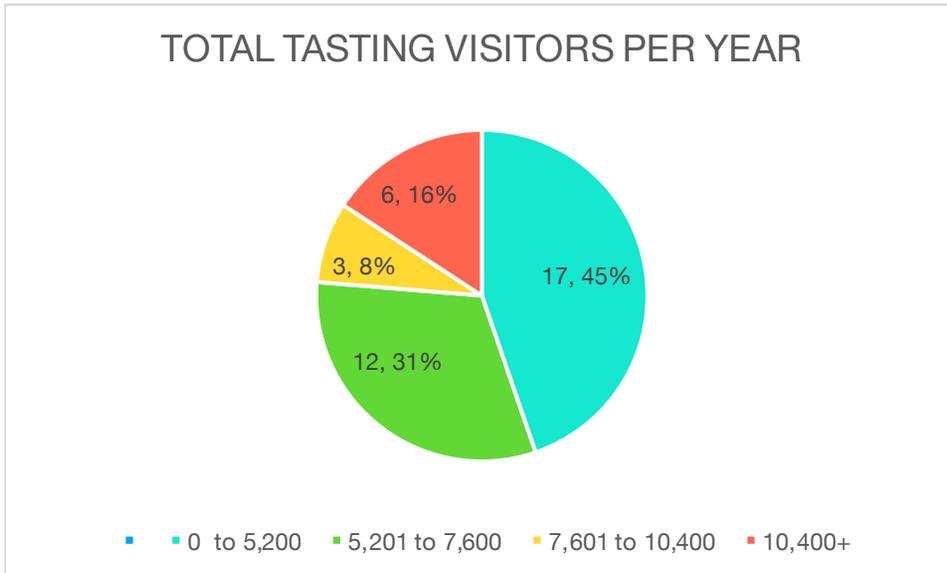


Where are the 3 wineries permitted for 51 and above events located?

REYNOLDS WINERY	NAP	3260 SILVERADO TRL	Major road
EAGLE EYE WINERY	NAP	6595 GORDON VALLEY RD	Main road
JOSEPH CELLARS	CST	4455 N ST HELENA HWY	Major road

Distribution of Total Tasting Visitors Per Year

0 to 5,200	17	Staglin current: 5200
5,201 to 7,600	12	
7,601 to 10,400	3	
10,400+	6	Staglin propoed: 16,016



Where are the 6 wineries permitted for 10,400 visitors and above located?

CASTELLUCCI FAMILY WINERY	STH	3 ZINFANDEL LN	Silverado Trail and Zinfandel
REYNOLDS WINERY	NAP	3260 SILVERADO TRL	Major road
JARVIS VINEYARDS	NAP	2970 MONTICELLO RD	Direct access to major road
PALMAZ WINERY	NAP	4029 HAGEN RD	
BEAUTIFUL DAY WINERY	CST	4500 N ST HELENA HWY	Major road
JOSEPH CELLARS	CST	4455 N ST HELENA HWY	Major road

From: [Robin Baggett](#)
To: [Hawkes, Trevor](#)
Subject: FW: Staglin Family Winery-P18-00253
Date: Tuesday, February 2, 2021 4:23:48 PM

[External Email - Use Caution]

From: Robin Baggett
Sent: Tuesday, February 2, 2021 4:22 PM
To: trevor.hawkes@countyofnapa.org
Subject: Staglin Family Winery-P18-00253

I am writing this email in support of the Staglin's application for a major modification of their existing winery use permit. I am the sole managing partner of Alpha Omega. We are neighbors of the Staglins in the Rutherford appellation. In my opinion the Staglin's requests are very reasonable and necessary given the changing situation to be a successful business in the wine industry today. The challenging circumstances of COVID and wildfires in 2020 have proven that the Direct to Consumer business model is really the only way for a small winery to succeed. The 3-tier system simply doesn't work for small wineries any more. Alpha Omega is over 90% DTC. We have been in the DTC business since we opened in 2006. We know what works and what doesn't. Visitation is the key to being successful in DTC. One has to develop a personal relationship with their customers. The only way this can be accomplished is through visitation. As such, I hope the Planning Commission will support this application. Thank you.

Robin Baggett
Alpha Omega
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Rutherford AVA

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