

“E”

Public Comments

From: [Ian Anderson](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Tuesday, February 07, 2017 8:10:43 AM

Dear Mr Trippi,

I wanted to take a moment to share some thoughts towards the support of the Baldacci projects. Baldacci has one of the most beautiful locations in the valley, to be able to enhance the property and the aesthetics of their center will make the scenic drive so much more pleasant for everyone visiting the valley. The property, their values and stewardship of the vines and land are center for their operations. I encourage you, as long as you feel the requested improvements are in line with what is good for Napa, our land and water as Americans and would make a positive impact, to support their plans. Thank you in advance for your time, Ian Anderson

Annual visitor to Napa and Sonoma, Highlands Ranch, Co

From: [Andrea Apodaca](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 11:13:30 AM

Hi Sean,

Thank you for your time today concerning the opening of Baldacci Winery.

Our company has worked with Baldacci for 9 years and also have enjoyed tasting there.

We truly hope that they will be allowed their Use Permit to make all the changes desired.

The underground cave and the much needed safer left hand turn lane will be a nice upgrade.

Please assist them with this request as Baldacci is a great winery with great people.

Thanks so much,

--

Andrea Apodaca
VinStyle by Veneer Pack
www.vinstyle.com
707.812.2789
andrea@vinstyle.com

From: [Crystal Barragan](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci Winery P15-00422
Date: Thursday, February 02, 2017 11:36:45 PM

Please list 2-3 reasons why you support our project. Thank you!

Sent from my iPhone

From: [Barragan, Crystal](#)
To: [Trippi, Sean](#)
Cc: "[Elizabeth Burchard](#)"
Subject: Project Number P15-00422 (Baldacci Vineyards 6236 Silverado Trail, Napa, 94558)
Date: Monday, January 30, 2017 12:01:32 PM

Dear Sean Trippi,

I am sending you this brief email to make you aware of my statement of support for Baldacci Vineyards, as a member of Baldacci Vineyards, I see the potential in this Vineyards Project with the proposed modifications with Project Number P15-00422 and feel that this renovation would add an increase of value and contribution to the surrounding Area and Wineries. Please feel free to contact me with any questions.

Kindly,
Crystal Barragan
Northern California Administrative Support

5875 Arnold Road, Suite 250
Dublin, CA. 94568
Phone: (925) 551-0120 x 2404752
Fax: (925) 551-0258
E-mail: crystal.barragan@henryschein.com

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From: [Matthew Beninger](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP
Date: Monday, January 30, 2017 1:41:51 PM

Please allow the permit process to go through for the Baldacci Winery. They are making great improvements to the winery that will be a benefit for both the visitors and the environment. Additional visitors will mean greater sales for the business which will result in more taxes collected by the city and county. A win-win situation for all!!

Matthew Beninger

From: [Diane Dodge Bianchini](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 12:05:30 PM

Please list 2-3 reasons why you support our project. Thank you!

- Create a safe entry to the winery with a left-hand turn lane on the Silverado Trail
- Relocate our current production area to a newly built, below ground cave
 - This will improve the view from the Silverado Trail
 - Utilize all of the below ground efficiencies of heating and cooling
 - Allow us to install solar and a full water capture and recycling unit
- Rebuild our Visitor Center
 - Three private rooms
 - Outdoor patio seating with a view over the vineyard
- Bring our existing and new cave up to code to allow for tours
- Create new office space for our staff

Thank you,

Diane Bianchini

If you recently applied for real estate financing, please read the following important regulatory disclosure: *We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.*

If you recently applied for credit or we are requesting additional information to process your credit request: *Important disclosures for Equal Credit Opportunity Act and USA PATRIOT Act, please click [here](#).*

From: DEC1023@aol.com
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP#P15-00422
Date: Monday, January 30, 2017 3:26:10 PM

Dear Mr. Sean Trippi,

I support the Baldacci UP#P15-00422. Reasons seen below.

1. The intention of the owners is to enhance the facility for the safety of workers and visitors.
2. This project enhances the beauty of the surroundings.
3. It provides jobs for the workers.

Thank you for considering this request,

Rev. Msgr. Daniel E. Cardelli
Pastor Emeritus
St. Isidore Church
Danville, CA

From: [Marnie Carter](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 11:10:41 AM

We have know the Baldacci Family for years. Their vineyard is an asset to the Napa County and surrounding community. Granting their use permit modification will allow them the opportunity to create a safe entry to the winery and along with bringing facilities up to code. We encourage the granting of this permit as we support the efforts of the Baldacci Family.

Best,

Stephen & Marnie Carter

From: [Cavus Vineyards](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Thursday, February 02, 2017 1:36:01 PM

Mr. Trippi, I am writing to you as a neighbor of the Baldacci family in support of their permit modification. We believe that the items they have planned will be a benefit to all of us who use Silverado Trail and support our local businesses.

Please let me know if you have any questions.

Thank you for helping the Baldacci's achieve their dreams!

Laurel Browman
Cavus Vineyards
5860 Silverado Trail
Napa
707.413.6141 O

From: [John Connelly](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 11:06:00 AM

Mr. Trippi:

I am writing to you in support of Baldacci Winery's plan to renovate their facility and improve not only their ability to serve the public but to further enhance the aesthetic and safety of the Silverado Trail as a whole.

We have been regular visitors to your area (from the suburban Chicago area) for many years and appreciate the efforts made by you and your colleagues to maintain and protect the amazing beauty of Napa, effectively juggling that responsibility with the need to effectively support your local businesses. That said, we believe that Baldacci's improvements would provide a significant upgrade to the area in the form of better and safer access for a growing customer base, as well as contributing to the overall visual appeal of the area.

The Napa area has, unfortunately in our opinion, seen a decided shift over the years from its roots in smaller family wine operations to what seems to be a pervasive industrial, gargantuan, and overly expensive winery business profile. Having been regular customers for more than a decade, we know that the Baldacci family works very hard to preserve and protect their "boutique" model, not an easy task in today's Napa environment. The improvements they are seeking, they assure us, are undeniably necessary if they are to remain a viable small business entity in the midst of your area's growing large business domination. Supporting efforts by Baldacci and others like them is an important step in preserving the best of what made Napa the legend that it is.

Thank you for listening and for your service to Napa County.

John & Susan Connelly
Glen Ellyn, IL

Sent from my iPad;
Please excuse any auto-correct typos!

From: [Kristen E. Cross](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Thursday, February 02, 2017 10:28:04 AM

Mr. Trippi,

We are writing you to show our support of the Baldacci Family Vineyard Use Permit Modification.

A safe left hand turn lane into the vineyard is most important for the safety of those wishing to visit the vineyard as well and the hundreds who drive by the Baldacci Family Vineyard each day.

The land of the Silverado trail is a true wonder of the world and being able to relocate the production area to a below ground cave will utilize the efficiencies of natural heating and cooling, use of solar and fill water capture as well as provide a state of the art recycling unit.

Baldacci Family Vineyards is a family owned and family run business that exemplifies what the Napa Valley is all about. Local, sustainable, hard working individuals who care about the land and each other.

Thank you for your consideration,
Kristen and Gavin Cross
650-814-9496

Kristen E. Cross

From: [Robert De Busk](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 7:24:52 PM

Please list 2-3 reasons why you support our project. Thank you!

Mr. Trippi - As a frequent visitor to Napa and the Sonoma wine regions I urge you to support the Baldacci project. They are a wonderful family owned and supported company who has nothing but the best goals in place with this expansion. We urge your support in this manner. Thank you for your consideration.
Bob and Cathy DeBusk, Cave Creek,Az

From: M3FENTON@aol.com
To: Trippi_Sean
Cc: Info@BaldacciVineyards.com
Subject: Support of Baldacci UP#P15-00422
Date: Monday, January 30, 2017 10:01:51 AM

Sean,

I am sure your getting inundated with emails so I apologize. I have been to the winery many times, spend most of my vacations in and around Napa and I am a big fan of Tom Baldacci. As a serious conservationist I understand your concerns and commitment to the area, quality of life and environment. I have seen some of the ideas on Tom's plans and I was impressed. It very much supports the property, helps lower the impact and controls the traffic flow making Silverado trail a better place.

Thanks for taking the time to listen too my support!

Regards,

Mitchell R. Fenton

From: [Adam M. Freeman](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP#P15-00422
Date: Tuesday, January 31, 2017 8:24:20 PM

Sean,

I support the proposed project (UP#P15-00422) as it helps promote safety with a turning lane and creates a greener footprint with underground heating / cooling as well as full water capture.

Regards,
Adam Freeman

From: [Kevin Gibbons](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Thursday, February 02, 2017 10:49:05 AM

Hello Mr Trippi,

Hope all is well. My wife and I visit Baldacci Winery several times a year. I just wanted to express support for their updates to improve the winery. These updates will make it safer for vehicles to enter/exit the winery, beautify the space, and reduce the overall environmental impact of the winery.

Baldacci makes great wines. They are a small winery but have a large impact. We live in Sunnyvale and always enjoy a quick trip up to Napa. Please approve the updates.

Thank you!

Kevin and Kim Gibbons
551 Middlebury Dr, Sunnyvale, CA 94087
(408)245-0699

From: [HENRY:](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 5:01:37 PM

Please list 2-3 reasons why you support our project. Thank you!

Please allow Baldacci to open their doors:

- 1) Can you imagine not supporting a Small Family Business
- 2) Hotels are allowed to keep being built ?? why not the Winery.
- 3) The Baldacci Winery has a strong legacy of tradition.

HENRY
HENRY'S HOMEMADE ICE CREAM
ICE CREAM MAKES YOU PRETTY !!

From: [Nicole Jones](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP
Date: Monday, January 30, 2017 10:30:25 AM

Hi Mr. Trippi,

I am in fervent support of the Baldacci UP modification project. I have enjoyed being a member of Baldacci and the focus on family they bring to the winery. Please help pass this so we can continue visiting the winery.

Thanks,

Nicole Jones

From: [Denise Kirchubel](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 8:48:28 PM

Please list 2-3 reasons why you support our project. Thank you!

Hi Sean, Baldacci is a family owned business, the cornerstone of our economy.

They produce a product that sincerely complements the ideal that is the Napa Valley.

They have strived to comply with the restrictions placed upon them by the City and County of Napa, smiling all along the way while explaining the situation to out-of-Towner's, without a negative word toward the difficulties those restrictions often cause.

Truly,
Denise M. Kirchubel
REALTOR
707-326-2312
Denise@kirchhomes.com
Re/Max Gold Elite
5030 Business Center Dr., Ste 120
Fairfield, CA 94534

From: [David Lanier](#)
To: [Trippi, Sean](#)
Cc: [Jan Lanier](#); [Kellie Duckhorn](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, February 06, 2017 10:42:49 AM

Mr Trippi,

As a frequent guest and consumer to Napa County, I am extremely pleased to support Baldacci Family Vineyards (BFV) with their project to modify, expand, and become compliant to current county regulations. My three specific areas of support are:

1 - Develop and construct a safer entrance access from Silverado Trail Road into the winery property. This will greatly improve safer driving conditions for the many visitors who travel this busy roadway.

2 - Allowing BFV to improve its facilities on-site will allow for a more positive visiting experience, which in turn allows for a more robust sales result. Sales certainly provide a positive tax flow to the county and state for regional uses. BFV is definitely a well sought after product in the wine community.

3 - Cave improvements. Though this has more financial impact for BFV, the better result I see is the use of cave structures which minimize the eyesores of too many buildings in any region. The caves systems that Napa County have approved in the past have all been aesthetically appropriate for visual appeal from Silverado Trail and from the winery itself.

I hope that Napa County will look at the positives for the efforts that BFV have proposed, all of which provide a win-win for the County, for the thousands of visitors to Napa County, and for BFV and its valued customers.

Respectfully submitted,
David Lanier
1700 St Emilion Ln
Brentwood, CA 94513
925-684-7853

From: [Vineet Malhotra](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 9:14:15 PM

I am a big fan of Baldacci Winery and support the project as it creates a more efficient manufacturing facility and improves space available to visitors.

Vineet Malhotra

Sent from my iPad

From: [elizabeth.mason](#)
To: [Trippi, Sean](#)
Cc: ["Baldacci Family Vineyards"](#)
Subject: Baldacci Winery
Date: Monday, January 30, 2017 12:09:01 PM

Dear Mr. Trippi,

I am writing in support of the proposed changes to Baldacci winery. We (James Bray and myself) travel from Houston Texas several times a year and GREATLY enjoy our time and the wines we receive from Baldacci winery. It would be a vast improvement for Baldacci to have a new wine reception and enjoyment area. I am sure they will do all they can to satisfy the needs of Napa Valley and make their improvements aesthetically beneficial to the Napa Valley experience for tourists and residents.

Having a background in development and having worked with many municipalities for just such improvements I understand your concerns for safety and organic benefit for the "farming" community. Baldacci seems to respect these needs also.

Thank you for reading my email in support of Baldacci winery.

Elizabeth Mason Bray
Mason Sweeney and Company
Houston TX

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From: [Mike Mayer](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 1:31:56 PM

Please list 2-3 reasons why you support our project. Thank you!

1. The winery is a family owned operation and produces wonderful wines that should be enjoyed by everyone. Their lack of a tasting room puts them at a disadvantage compared to most other wineries in the area.
2. Because they are small and family owned they do not have the same advertising avenues available to larger wineries so a major way people discover them is by driving by and seeing the winery. Seeing a winery is only one element of getting to know a winery. Tasting the wine completes the circle of knowledge and grows their following.
3. The vineyards and winery already exist and will not add to increased development in the area. In addition, the proposed changes to the physical layout of the wine making facilities and tasting room enhance the look from Silverado Trail. Increasing the use of solar energy also adds to their improvement of the environment.

My family has really enjoyed Baldacci wines over the years and would very much like to see the proposal approved.

Mike & Lisa Mayer
Houston, TX

From: [Quinn McGuire](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 10:15:40 AM

Dear Mr. Trippi,

I fully support granting a new use permit to Baldacci Winery. I have been a wine club member of theirs for about 10 years and always make it a point to visit them when I am in Napa each August.

This boutique winery is a Napa Valley treasure that should not be taken for granted by the county government nor lost. They consistently make a high quality wine at a competitive prices. There are few companies in any industry who can match their customer service - a trademark of a well run / family run company.

As a tax paying citizen of the US, I fully expect every company to comply to reasonable environment and safety regulations and I ask that the County of Napa works with the Baldacci family to allow them this use permit so they can continue to operate a successful business in the valley and contribute to the local and regional economy, tax base and quality of life.

I am looking forward to my next trip to Napa and visiting them again and seeing their new cave and production facility.

Quinn

Quinn McGuire

760-994-9445

Sent from my Mc iPad

From: [Lois Murray](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 11:25:30 AM

I have visited the winery a couple of times and it is nice the way it is but the access could definitely be improved for safety and ease of entry. I like the idea of expanding the visitor area since there didn't seem to be enough room for more than a few people to use the area at the same time. Relocating to below ground makes very good sense to increase the efficiency of both heating and cooling.

Lois Murray

From: [Victor Orozco](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Thursday, February 02, 2017 11:06:35 AM

Please list 2-3 reasons why you support our project. Thank you!

My main reason to support Baldacci's project are:

1- A wonderfully crafted wine that not only provides great pleasure to consumers but it really represents the best of Napa.

2- Located within one of the best AVAs in the Valley, guarantees high quality grapes. Even better, the qualifications of their winemaking team represents also the best in order to face the challenges of great competition.

3- As if the above was not enough, the owners, managers and service staff have impeccable credentials. They make for one of the nicest, friendliest, most professional service at the winery and their tasting room.

We definitely support Baldacci's project one hundred percent.

Thank you for taking our opinion into account for any decision on the Baldacci's family behalf.

Cheers!

From: [Sanjay Patel](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, February 06, 2017 4:38:33 PM

Mr Trippi,

I would like to say something to support Baldacci winery. We always visited this winery each year for last 7 years.this winery has great wines at reasonable cost. I also like family who owns this winery. We always had great time visiting this winery. I encourage your support for this small boutique winery and their owners.

Thank you in advance,

Sanjay Patel,MD

Sent from my iPad

From: [Tessie Wagner Pease](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP#P15-00422
Date: Monday, January 30, 2017 12:24:19 PM

Mr Tripp,

Please support the Baldacci Family Winery in their efforts to get approval for their project.

Not only have we visited the Baldacci winery often, we also have relatives living in Napa and Yountville and see the need for project improvements at locations in the area.

Easier access off a main road is always important and a best for everyone's safety. The area is known for its beauty and it is important to stay true to that. Improvements that improve visitors experience to your area is always ideal and very important to your economy.

Thank you for your time.

Jim Pease and Tessie Wagner-Pease

925-989-5661(cell)

From: dphairas@practiceconsultants.net
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 9:57:16 AM

Please list 2-3 reasons why you support our project. Thank you

Hello I am a baldacci wine club member and I support their request for permit. I believe the left entry is needed coming from Napa and the tasting room expansion as well. This is one of my favorite wine clubs and I miss not being able to go there. Please grant their requests

Debra Phairas
891 Liberty Drive
Napa, CA 94559

Sent from my iPad

From: [Michael Pierce](#)
To: [Trippi, Sean](#)
Subject: Please Approve Baldacci's Plan and Grant them a Use Permit
Date: Monday, January 30, 2017 11:54:28 AM

Mr. Trippi,

I have been a loyal customer of Baldacci Family Vineyards for the past 8 years, since I moved to San Francisco in 2008 from Chicago. There is something about Baldacci's approach that has kept me coming back time and time again. I've even had several of my friends become members of the Baldacci wine club.

I LOVE Baldacci's Cabernet and their Fraternity meritage blend of red wines. In addition, I have enjoyed their family approach to treating me as a valued member of their extended family, since Mike began taking care of my wine needs in 2008 and now Elizabeth sees to it that I am kept informed and she guides me to excellent NAPA cabernet that I buy from Baldacci.

I understand that Baldacci is presenting plans to improve their winery, customer area and production facilities.

I hope you will approve their plans and grant Baldacci a Use Permit so I can continue to come to Silverado Drive in NAPA.

If Baldacci is forced to close, I will STOP coming to NAPA, and instead will go to other wineries / vineyards in SONOMA County.

Respectfully,

Michael Pierce
e-mail: Michael2Pierce@Gmail.com
mobile (415) 602-3343

From: [Gregg Plummer](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 4:52:11 PM

Adding my support for a new tasting center for Baldacci winery. They are an excellent part of the Napa valley.

From: NightLawyer12@aol.com
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP#P15-00422
Date: Monday, January 30, 2017 10:12:27 AM

Dear Mr. Trippi,

May I take a moment as a winery owner, attorney, part time Napa resident, and wine writer to let you know of my support for the Baldacci project. I applaud the family's plans for better access, for better site lines, and for their "green" considerations (solar use, etc.).

A fun aside . . .

I also run a prestigious event called the American Fine Wine Invitational. One of the Baldacci wines was Best of Show. It would be a shame to lose such excellence.

Thank you for your time.

Best,

Monty

Monty Preiser (c: 561-212-9723)
Wine & Food Writer
Publisher, The Preiser Key to Napa
Vintner, Shadowbox Cellars
Co-Founder, American Fine Wine Competition
Attorney

From: [Maggie Peressini](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 10:23:36 AM

Baldacci winery needs:

- A new turn lane indeed. it is unsafe to make a left turn from SF to get to baldacci. It's also very unsafe at night not having a turn lane as it is hard to rely on maps, etc. to get you to the exact address.
- Production below ground will only produce better wines, which will benefit the county in increased revenue.

I fully support the project and hope that you also end up supporting it for the safety of our roads and the benefit of Napa County.

Thanks!

From: [Marvin Schulman](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 1:04:00 PM
Importance: High

Dear Mr. Trippi,

I am writing to tell you of my support for the permit modification for Baldacci. Several years ago, my wife and I were traveling along the Silverado Trail returning back from the Woodlands Resort (from our nephew's wedding) to San Francisco. We were actually looking for Baldacci's winery. We passed Baldacci because it was not obvious on the trail; but in circling back from the Caymus Estate, we accidentally stumbled upon the Baldacci winery. Because of accidentally finding them, and the generous greeting we received from them (and because they produce extraordinary wines) we have been loyal patrons of their winery since.

We believe their request for Modification is well deserved and wanted you to know that as loyal visitors and patrons of Baldacci and Napa County, we hope that it passes.

Sincerely,


SCHULMAN LAW GROUP
By:
Marvin S. Schulman
For the Law Group



SCHULMAN LAW GROUP
2883 EXECUTIVE PARK DRIVE, SUITE 200
WESTON, FLORIDA 33331
TELEPHONE 954-349-3300
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"Committed to Justice"

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From: [Makrom Shatila](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Monday, January 30, 2017 3:34:48 PM

The Baldacci Winery, is a wonderful family vineyard that has done it right from the beginning and has been steadily growing. They also make some of the best red wines in the Valley!! Please approve their permits to improve road safety and their facilities!

Thanks,
Mak Shatila

Makrom Shatila, P.E., M.ASCE
Michael Baker Intl.
(858) 401-2268

From: [Christian Squillante](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP
Date: Monday, January 30, 2017 11:12:44 AM

Dear Mr. Trippi:

I can't voice my support of this project enough. As a Pennsylvanian, until recently, it has been difficult to come across really good wines due to Pennsylvania's restrictive liquor laws. I came across Baldacci Vineyards by chance on a trip to Napa Valley and it has quickly become my favorite winery and "must see" when I am in Napa on vacation.

This project should allow the winery to continue to expand and establish itself as a leading vineyard in the region. I truly hope they are able to pursue their current proposed project. If I can do anything to further voice my emphatic support please let me know. Baldacci Family Vineyards is one of the major reasons I visit Napa, and I look forward to many more visits.

Sincerely,

Christian Squillante

From: [Pete Steinbrenner](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP #P15-00422
Date: Friday, February 03, 2017 7:33:19 AM

Dear Mr. Trippi:

Kathy and I ask that you approve Baldacci's pending project.

We come to Napa twice a year from Las Vegas and Baldacci is one place we always stop at. For the past two years we have been able to talk with them and receive updates on how the winery is doing. However, no tasting and that is a shame.

Baldacci is a premier winery in Stags leap and their top cabs - Brenda and Rupert - are some of the best in Napa.

Allowing Baldacci to complete their project would once again make our trips to Napa, and especially Stags Leap, whole.

Thank you for your consideration of their project.

Peter and Kathy Steinbrenner
Las Vegas, Nevada

Sent from my iPhone

From: [Kate Weeger](#)
To: [Trippi, Sean](#)
Subject: Support of Baldacci UP
Date: Monday, January 30, 2017 11:55:20 AM

Dear Mr. Trippi,

I am emailing you on behalf of Baldacci Family Vineyards. I am in full support of their Use Modification Permit. I visit Baldacci Family Vineyards several times per year. The following aspects of the permit are important to visitors and the environment.

- Create a safe entry to the winery with a left-hand turn lane on the Silverado Trail
- Relocate the current production area to a newly built, below ground cave. This will improve the view from the Silverado Trail.
- Utilize all of the below ground efficiencies of heating and cooling
- Allow them to install solar and a full water capture and recycling unit
- Rebuild the Visitor Center by adding three private rooms and rebuild the outdoor patio seating with a view over the vineyard
- Bring the existing and new cave up to code to allow for tours
- Create new office space for the staff

I feel these improvements and modifications benefit all key stakeholders (Baldacci Family Vineyards, visitors and regional residents). It is important to support small businesses, especially when there is so much competition in the area with larger, corporate-owned wineries.

Kindly,

Kate Weeger

From: [Mark White](#)
To: [Trippi, Sean](#)
Cc: [Baldacci Family Vineyards](#)
Subject: Support of Baldacci UP#P15-00422
Date: Monday, February 06, 2017 2:25:42 AM

Mr. Trippi,

I have reviewed the engineering plans for the Baldacci improvements and support this project. The proposal addresses safety, environmental and ascetic aspects that will enhance the Silverado Trail. I have visited 90 wineries in this area and look forward to seeing these improvements implemented at Baldacci.

Sincerely,

Mark A. White, P.E.