

**Gallina, Charlene**

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**From:** Trippi, Sean  
**Sent:** Tuesday, February 14, 2017 5:31 PM  
**To:** 'tkscottco@aol.com'; 'JeriGillPC@outlook.com'; 'joellegPC@gmail.com'; 'anne.cottrell@lucene.com'; 'mikebasayne@gmail.com'  
**Cc:** Morrison, David; Gallina, Charlene; Anderson, Laura; Frost, Melissa; Clerici, Brian  
**Subject:** Baldacci Family Vineyards  
**Attachments:** Baldacci\_correspondence.pdf

Attached is correspondence regarding Baldacci Family Vineyards received since the packet was published.

**BROWN ACT COMMUNICATION – PLEASE DO NOT REPLY TO ALL**

*Planning Commission Mtg.*

**FEB 14 2017**

*Agenda Item # BC*

Sean Trippi  
Napa County  
Planning, Building & Environmental Services  
(707) 299-1353; [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

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**Trippi, Sean**

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**From:** barry foster <texasfoster00@yahoo.com>  
**Sent:** Sunday, February 12, 2017 11:09 AM  
**To:** Trippi, Sean  
**Subject:** Support of Baldacci UP #P15-00422

I support Baldacci Family Vineyards proposed upgrades to their production facility and their tasting facility/visitor center. The upgrades and relocation of the production facility will be both more environmentally efficient and visually superior to all who drive by on Silverado Trail in the future. The upgrades to the visitor center and driveway will be safer for the driving public and more efficient for those who use the facility. I believe the upgrades to the visitor center will also be visually superior for those who drive by. Lastly, the new visitor center will be accessible to the handicapped public.

All of these changes are beneficial to Napa County and the visiting public.

Barry Foster  
Plano, Texas

## **Trippi, Sean**

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**From:** Heathcott, Bill <[wheathcott@walshgroup.com](mailto:wheathcott@walshgroup.com)>  
**Sent:** Friday, February 10, 2017 10:18 AM  
**To:** Trippi, Sean  
**Cc:** [dsheathcott@gmail.com](mailto:dsheathcott@gmail.com); [pgoulding@aol.com](mailto:pgoulding@aol.com); [pat@sungrow.com](mailto:pat@sungrow.com)  
**Subject:** Support of Baldacci UP#P15-00422

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

As customers of the Baldacci family for over 8 years, we have become respectful of not only the family's commitment to the community but also the heritage of quality in the wines produced. Selfishly, our traditions and memories of tasting the new releases, enjoying the beautiful scenic views, witnessing the family participation and enjoying incredible wines are celebrated every time a bottle is opened! The Baldacci family has demonstrated their stewardship to the community and to the landscape while producing stellar wines from the Napa Valley.

We are supporting the family and the community in requesting these traditions and memories continue. Please allow for the improvements to the Silverado Trail for the safety of the community and visitors as well as the relocation of the production facilities below ground to retain the aesthetic beauty of the valley while creating a visitor center and operations headquarters to allow enjoyment from all.

Thank you,  
Bill and Debby Heathcott  
Alamo, California

**Bill Heathcott** | Business Group Leader  
direct 925.627.1717 | main 925.627.1700  
[wheathcott@walshgroup.com](mailto:wheathcott@walshgroup.com)

**Walsh Construction** | a member of The Walsh Group  
1390 Willow Pass Rd., Ste. 950, Concord CA. 94520 | [www.walshgroup.com](http://www.walshgroup.com)

**Trippi, Sean**

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**From:** Hilary Milana <hilary@IN2SNOW.COM>  
**Sent:** Wednesday, February 08, 2017 2:19 PM  
**To:** Trippi, Sean  
**Cc:** Jerry Milana; info@baldaccivineyards.com  
**Subject:** Support of Baldacci UP#P15-00422

Dear Mr. Trippi:

I am writing to support the proposed Baldacci wine cave and facility upgrades. We have been members of their wine club for years. We appreciate their high quality wines and relationship building with their customers. They have created a family and value oriented community of wine lovers.

We believe that the upgrades Baldacci is planning are responsible and modest compared to their neighbors. Their request for a turning lane on Silverado trail addresses the increasing traffic loads and provides for better safety year round. Also, We would like to see them be able to share a cave tasting experience with their by appointment customers while increasing their wine output to allow them to help grow and sustain their family business.

We expect to be Baldacci's customers for decades to come and we hope their growth plans will be approved. Please let us know if you have any follow-up questions. We will be happy to reply.

Thank you for consideration,

Hilary and Jerry Milana  
4102 Rowland Drive  
Fairfield, CA 94533  
[hilary@in2snow.com](mailto:hilary@in2snow.com)



**Gallina, Charlene**

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**From:** Morrison, David  
**Sent:** Wednesday, February 15, 2017 8:01 AM  
**To:** Clerici, Brian; Gallina, Charlene  
**Subject:** FW: NC Planning Commission Feb 15 2017 - Item 8C - BALDACCI FAMILY VINEYARDS

Planning Commission Mtg.

FEB 15 2017

Sent with Good ([www.good.com](http://www.good.com))

Agenda Item # 8C

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**From:** Geoff Ellsworth  
**Sent:** Wednesday, February 15, 2017 7:55:21 AM  
**To:** Trippi, Sean; Morrison, David; McDowell, John; Jeri Gill; Anne Cottrell; Terry Scott; Mike Basayne  
**Subject:** NC Planning Commission Feb 15 2017 - Item 8C - BALDACCI FAMILY VINEYARDS

To all concerned,

I am submitting these comments as a private citizen.

I request that no further winery/wine tourism approvals or major modifications are made until a proper compliance/enforcement program is in place that measures visitation, production, water use, and monitors stipulations from the Winery Definition Ordinance that food service be on a cost recovery basis only.

I also request that an EIR that includes cumulative impacts be done on all projects so that we understand impacts to our Napa County communities, infrastructure and environment, including traffic and greenhouse gasses.

Also I also believe we need an overall water equity program in place to protect all of our residents and businesses.

Also the continued use of variances in winery approvals is concerning and should be addressed.

Thank you  
Geoff Ellsworth  
St. Helena

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**Trippi, Sean**

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**From:** laura.orozco@sbcglobal.net  
**Sent:** Wednesday, February 15, 2017 9:00 AM  
**To:** Trippi, Sean  
**Subject:** Support of Baldacci UP #P15-00422

Planning Commission Mtg.

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Agenda Item # BC

Dear Mr Trippi,

I am writing to give my support to the Baldacci family in relation to their use permit. I've met the new generation of the Baldacci family and they are very nice and humble people trying to maintain the legacy their parents have worked on. Putting in a left hand turn will benefit the safety of everyone. Stags Leap district is a very tight community of neighbors by rebuilding their tasting room it will help show case their wines further and maintain the integrity of the Stags Leap district and of the Napa Valley. In their remodeling the fact that they are also committing to green energy is very important. In this business of wine as we see the big corporations gobble up the small wineries I think it is important to support in their effort to stay family owned. I hope consider their use permit.

Sincerely,

Laura Orozco



## Trippi, Sean

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**From:** ghelfi@comcast.net  
**Sent:** Wednesday, February 15, 2017 11:58 AM  
**To:** Trippi, Sean  
**Cc:** eburchard@baldaccivineyards.com; Mbaldacci@baldaccivineyards.com  
**Subject:** Opening the doors at Baldacci !

Dear Mr. Trippi,

Thank you for taking the time to review this email during what I know is a busy schedule. I understand that there is a review going on regarding improvements proposed at the Baldacci Vineyards in Napa, and I wanted to take a moment to encourage your team to facilitate approval for these changes as quickly as possible. These Vineyards have always been a favorite destination spot for our family, friends, and business associates, and we have missed the opportunity to share this lovely property with the wonderful people who own and operate it. Our monthly trips to your beautiful community and all that it has to offer have been severely curtailed by the current state of business, and we all miss it very much.

I understand that I am only a visitor to your community, and appreciate that, as with all communities, there are many factors to consider as you evaluate how that community is built. I would offer to you that I have known the Baldacci family for forty-four years now, and it has always been one of my proudest associations. Strong family, wonderful friends, committed community contributors, socially responsible, and well, always lots of fun. I cannot imagine a more likely contributor to the enhancement of any community, and I encourage you and your team to allow them to contribute to your community in the fashion that they have proposed. I am confident that all will benefit from the association.

Thank you again for taking the time with this. It is much appreciated.

Mike Ghelfi  
VP/West Sales  
The Hon Company  
(925)989-6503

Planning Commission Mtg.

FEB 15 2017

Agenda Item # 8C

