

From: Lauren Leeds Pesch <lepesch@gmail.com>
Sent: Wednesday, July 15, 2020 12:39 PM
To: PC
Subject: Whitehall Lane Winery

[External Email - Use Caution]

Hi,

My name is Lauren Pesch and I live at 1225 Whitehall Lane. I am writing about **Whitehall Lane Winery Minor Modification #P19-00346**. I was hoping to be able to call or zoom in but we are 3.5 hours into the meeting and still haven't reached this item so I am writing in.

I am a concerned neighbor regarding the proposed modification to Whitehall Lane Winery. One of my concerns is the landscaping around the event space. We have asked Whitehall Winery multiple times to have their landscaping provide a barrier between us and their event space. With the current plans, there are no large trees blocking between our property and their space. My parents live at 1579 St. Helena Hwy. My children spend the night there a couple times a week and the bedroom they sleep in in a direct line of sight to their space. Their lights will be very bright and shine right into their window. We are also concerned with the sound from their events. We live in a quiet part of the valley (especially at night) and don't want to have to endure loud parties.

I am not against Whitehall Lane Winery from having events in this space. However, I would request that these events end at 6pm so it doesn't keep my children awake at night (if an event ends at 6pm it will take them a couple hours to clean up and my children go to sleep at 8pm). They have ample indoor space for night time events.

Thank you for your time.

Lauren Pesch

--

Lauren Leeds Pesch

“Be the change you want to see in the world.” - Gandhi

From: Frank Leeds <frank@FrogsLeap.com>
Sent: Wednesday, July 15, 2020 1:59 PM
To: PC
Subject: Whitehall Modification #P19-00346

[External Email - Use Caution]

Hello,

My wife and I were at the planning commission meeting today. We stayed for 3 hours but had to leave for prior appointments. As of 1:50pm, they still hadn't begun to discuss Whitehall Lane Winery Minor Modification #P19-00346. I wanted to send along a copy of what I was going to say to the planning commissioners today.

My name is Frank Leeds. I live on my family's vineyard at 1581 St. Helena Hwy. My family has grown grapes on this land since the 1920s and we are across Whitehall Lane from Whitehall Lane Winery.

First, I would like to acknowledge that Whitehall Lane Winery has met with the neighbors on 2 occasions. It was well attended by the neighbors and I appreciate the concessions that the winery has made. However, we still have huge concerns over the proposed outdoor events. We live in a bucolic, rural area, in the middle of the ag preserve. We have no problem with, and in fact appreciate that all ag activities, no matter what time of day, are a necessary part of keeping agriculture strong and a viable option to development. We understand that tractors, noise, spraying at night and wind machines in the early morning hours are all necessary to maintaining the ag preserve. However, outdoor parties in evening hours are not part of the ag preserve. Sixty outdoor parties a year until 8pm with clean up afterwards would completely change the character of our neighborhood. Please don't let this happen.

The nature of these parties also has us concerned. According to Whitehall Lane Winery's statements, these are not necessarily just marketing events but could be birthday parties for wine club members. This sounds like loud noisy parties, not marketing or educational events.

On the final application and plans the guest house has been relabeled as a residence. The applicant pushed very hard during our meeting to put in a bocce court for the guests. I believe the reason they want to now call this a residence is so they can put in these courts for their event space outside of this modification.

This is the fifth minor modification requested by the various owners of Whitehall Lane Winery. Though this is not remarkable considering this winery is now over 40 years old what is remarkable is the first minor modification in 1978 was for a picnic table. The spirit of the ag preserve was still very much alive and even a picnic table was suspect. Certainly, there has been a change in what has been allowed over the years.

Frank Leeds