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**Public Comments Received Subsequent
to February 3, 2021, Hearing
Staglin Family Vineyards Major
Modification
P18-00253-MOD**

Dear Chair Mazotti and Member of the Commission,

My name is Suzanne Deal Booth and I live at 1350 Bella Oaks Lane. I am an art conservator and art historian by training and I have worked professionally in the areas of cultural heritage protection for over 30 years. My family bought the historic Bella Oaks vineyard and the adjacent parcel with a view to creating a long-term home for my children, and hopefully someday for my grandchildren as well. We are neighbors of the Staglin Family who we have known for many years and have enjoyed an amicable relationship. The Staglins have been previously highly vocal about family values and about maintaining the country road feeling of the neighborhood. In fact, when I once considered building a small winery on my own property, they told me they would not support this and would oppose any winery I might want to build as it would so drastically change this special character of the Bella Oaks neighborhood. This is why I was so very surprised to receive the notice of this hearing and of the expansion plans from the Staglin Family Winery.

They are proposing a very significant increase to daily visitation – from 10 to 44 people daily – as well as an increase to marketing events – from 9 to 53 yearly – and the vehicles that carry these visitors to the Staglin winery and events must drive past our property and other homes, many of which face directly onto Bella Oaks Lane. The proposal to increase visitors and event would result in 13,416 additional visitors and 986 additional event attendees per year, rather an astounding number.

Bella Oaks is a narrow, rural farm road that is approximately 20 feet wide. There are no sidewalks. On the north side there is a drainage ditch with no walkable shoulder. In other words, if pedestrians are walking on the road – as they often do – two vehicles cannot pass without one stopping to allow passage. My family, along with the residents of the area, enjoy bike riding and walking on this road and I see the increased visitation and marketing events to be a major safety issue.

I forwarded the permit application last week to a few of my neighbors wondering what they thought, and was surprised to discover that those on Bella Oaks knew nothing of this proposal. On Monday of this week I was contacted by Shari Staglin to ask if I had any questions, and I told her that as the application stands right now I would have to oppose it as it is asking for too much.

I sincerely hope for a solution, one that improves the safety of the neighborhood while maintaining the inherent rural country road integrity of Bella Oaks Lane. I believe there needs to be more research done on the traffic issues, a much reduced visitation request, and better communication and outreach to the community that would be greatly affected by these proposed changes.

Thank you for your time and attention to this statement, and the opportunity to address this commission with my concerns.

Best regards, Suzanne Deal Booth

Suzanne Deal Booth
www.sdbooth.com
www.bellaoaks.com

February 10, 2021
File: mpm\staglin winery RFI 1

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

Re: Request For Information #1
Staglin Family Vineyard/Staglin Winery
Major Modification #P18-00253-MOD
1570 Bella Oaks Lane
Rutherford, California

Mr. Hawkes;

After discussions with several neighbors and so that we are better prepared to discuss the Major Modification with the Applicants, the neighbors have a series of questions that we are hoping to get responses and/or clarifications to. Obviously sooner is better so that we can be prepared to have meaningful negotiations with the Applicants well before the March 3rd Planning Commission meeting. Written responses would be preferred but if we should discuss via a phone call, that is also an option.

- 1. The January 13, 2021 Memorandum from Ahsan Kazmi, PE, Napa County Public Works' Senior Traffic Engineer indicates there should be no employees or visitors during Saturday non-harvest season and no visitors during Saturday harvest season. The Staglin Application allows tours and marketing on Saturdays. What is the status of this discrepancy and will one document (the January 13th Traffic Memo or Staglin Application) be modified so that Planning and Public Works are not in conflict?*
- 2. The June 12, 2018 Summit Engineering Water Availability Analysis suggests there is a groundwater overdraft at the site. Summit provided an Engineer during the February 3, 2021 Planning Commission meeting to say this is not the case. Will the Summit report and specifically the "Estimated Annual Recharge" exhibit (last page) in the Summit Analysis be revised and resubmitted with additional discussion so the Staglins can "prove" there is no increased groundwater deficit?*
- 3. If large marketing events are held in the Steckter house to reduce noise impacts to the neighborhood, has the Fire Marshall determined a maximum occupancy or is there a County-imposed limitation on occupancy? We understand the tasting/marketing room is 863 square feet and the porch addition/enclosed outdoor area is 1286 square feet for a total of +/- 2150 square feet. Our question is what is the maximum allowable number of people in this enclosed space given its intended use?*
- 4. Could we get a map that clearly marks the location and name of the outdoor terraces and parking spaces?*
- 5. Why does the Staglins' current website advertise tastings at the Steckter House, when the current permit clearly states all tours and tastings are to take place inside the cave or in the outdoor area adjacent to the south cave portal?*
- 6. From the Staff report, p. 5: "Portable toilets to be made available at all events". Where will these be located?*

7. Staff report, p. 8: “Larger marketing events will use shuttle buses, vans and limousines to transport guests to the project site. In some cases, buses, vans and limousines may drop off and return later to pick up guests....” In this case, the number of vehicle trips would double - has this been factored into the traffic impact/report?

8. Attachment A to Staff Report - p. 2 - “The proposed project includes the renovation and expansion of the winery facility, construction of a new 16,428 square foot winery building, increases in production, employment, visitation, and marketing program.” What is the new winery building? Shari emphasized no new construction.

9. Attachment B to Staff Report - p.2: “All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the permittee....” What are the monitoring costs and which items will be monitored by the county?

10. Attachment B to Staff Report - p. 5: “All marketing event activity, excluding quiet clean-up, shall cease by 10:00 p.m. If any event is held which will exceed the available on-site parking, the permittee shall prepare an event-specific parking plan which may include, but not be limited to valet service or off-site parking and shuttle service to the winery.” Where will the offsite service be located? When will quiet clean up end - in other words, what is the true end time of evening events?

11. Attachment B to Staff Report - p. 5: “Visitation log books, visitor reports, custom crush client records and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance.” Are these records currently available for 2020 and prior years that we could review? What is the collection and transmittal process on the County’s part?

12. Attachment B to Staff Report: - p. 8: “Within 30 days of permit approval, the permittee shall submit a Traffic Management Plan to the Planning Division and the Public Works Department for review and approval which includes, but not limited to measures that will reduce peak-hour vehicle trips program....” Since traffic is of major concern to the residents on BOL, why is this plan not submitted prior to permit approval?

13. What new fire mitigation requirements, if any, have been enacted since the LNU Complex, Mondavi, and Glass Fires in the summer and fall of 2020?

14. How can the Staglins and the County consider the crude number of visitors as the total number of “permitted visitors,” when the Staglin winery sits at the end of a dead-ended lane such that the aggregate amount of traffic for visitors, plus service providers, plus staff is multiple times the non-Staglin traffic on Bella Oaks Lane. When we speak of 17,500 guests, we are talking about 13,500 vehicle trips (35,000 one way trips ÷ 2.6 people/car) and this doesn’t include the staff and service providers. Is this what the County has in mind for a narrow residential lane in the unincorporated area of the county? Should a privately owned winery be able to inflict such commotion, pollution, and vehicular movement off a main arterial road like Highway 29?

15. In Exhibit C of the Planning Commission docs, none of the use permits and use permit modifications state the 10 visitors/day condition for the tours and tastings. Was there a per week and per year allowance designated as well? There is reference to a Project Revision Statement that may have that information, but that document is not

included in Exhibit C. We need to see the official use permit stating the current 10 person per day entitlement.

16. In order to respond to the current proposal, we need to see the historic visitation and event data. Please provide a 3 to 5 year history of the daily tours/tastings visitation count along with the location of the tours/tastings and the events held (date, number of attendees and location).

17. The County winery database indicates that the current tours/tastings allowance is 10 persons per day, 100 persons per week and 5200 persons per year. The math doesn't work if the allowance is 10 persons per day. Please describe the discrepancy.

18. On page 9 of the Use Permit Major Modification Application, the existing hours of operation is listed as 10:00 AM through 4 PM Monday through Sunday which is not correct. The proposal hours of operation are listed as "unchanged" which is incorrect and misleading when in fact the days of operation are requested to be increased to Monday through Sunday and the existing entitlement is Monday through Friday. Please clarify.

Thank you for addressing these questions and please call me if we should discuss?

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

February 15, 2021

TO: Napa County Planning Commission
From: Bruce and Carole Heid
1301 Manley Lane, Rutherford
Subject: **Staglin Family Vineyard / Staglin Winery / Major Modification
#P18-00253-MOD**

Since 2017, we have been property owners in Rutherford at the address noted above, and are both Napa natives (Bruce's family has been in the valley since the 1870's) and have had family at the Manley Lane property since 1963. Our property is approximately ¼ mile east of the Staglin winery and vineyards.

We are familiar with the request of the Staglins to modify their use permit to increase annual visitation and modify events.

We have found the Staglins to be dedicated stewards of the land with a long-term, multi-generational commitment to sustainability and preservation. Unlike some of the "newcomers" to the valley, they have carefully and thoughtfully planted vineyards and created/modified structures (such as the Steckter house) that are sensitive to, and complimentary of, the valley and the Rutherford area. We expect that to continue.

The family is also one of the most generous philanthropic families in the valley, as witnessed by the Music Festival for Brain Health that has raised hundreds of millions of dollars.

We understand that the Staglins will be discussing expressed concerns with the neighbors regarding the impacts of the modified permit; we are confident that they will work closely with these neighbors to mitigate and address their concerns.

We expect to see little, if any impact along Manley Lane. Additionally, we see no negative impact from additional market events as described in the proposed permit.

To that end, we offer our support and endorsement of the proposed Use Permit modifications.

Sincerely,

GARGIULO VINEYARDS

Five Seventy Five Oakville Crossroad
Napa, California 94558
T 707.944.2770
F 707.944.2780

February 16, 2021

Trevor Hawkes

Napa County Planner III

Trevor.hawkes@countyofnapa.org

Dear Mr. Hawkes,

We are writing in support of our fellow vintners and friends Shari & Garen Staglin. We were fortunate to meet the Staglins over 25 years ago when our Uncle, Barney Rhodes, introduced us as we were looking for property to purchase in Napa. Barney owned the Bella Oaks Vineyard, which is adjacent and across the creek on the east end of the Staglin Vineyard. Shari and Garen were very gracious and introduced us to many growers and vintners, making us feel at home here in the Napa Valley. When we purchased our home on the Oakville Cross Road and built our winery, they were very supportive and helped us learn the ins and outs of the wine business.

We have reviewed the Staglins request for modifications to their Use Permit for additional visitors and events and feel that it is very appropriate for a winery of their size, especially with direct-to-consumer sales being more and more vital for small family wineries to survive and prosper. We understand that the Staglins will require any large groups that visit for lunches or dinners to arrive in shuttle buses or vans to minimize traffic.

The Staglins are an asset to our community and their generosity to local and national charities help lift us all. Granting the requested amendments to their Use Permit is key to helping the next generation, Shannon Staglin, now acting as President of the vineyard and winery, to continue the level of excellence and positive contributions the Staglins started here in the Napa Valley. We wholeheartedly support the Staglins request for modifications and hope that the Commission will vote in their favor.

Respectfully,



Valerie Boyd Gargiulo & Jeff Gargiulo

WILLIAM H. PHELPS

200 Taplin Road

St. Helena, California 94574

February 12, 2021

Mr. Trevor Hawkes

Planner III

trevor.hawkes@countyofnapa.org

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

Dear Mr. Hawkes:

I am writing this letter in support of the application of the owners of Staglin Family Vineyard for a major modification to their use permit.

Our family, which owns and operates Joseph Phelps Vineyards, also owns a wine grape vineyard on Manley Lane (Parcel No. 027-210-027-000) directly across from the Staglin family's property. I have known the Staglin family for well over 20 years. They have been excellent neighbors and stewards of their property. Their philanthropic activities are exemplary, and we have been honored to participate with them in many of their charitable works.

I have reviewed the application they have filed for a major modification of their use permit. I believe that the changes they are requesting are reasonable and appropriate for the Bella Oaks and Manley Lane neighborhood, and that their application should be approved.

If I can provide additional information that would be helpful to the Planning Commission, please contact me at (707) 967-3770 or bphehelps@josephphelps.com.

Respectfully,

William H. Phelps

Mr. Trevor Hawkes
Planner III
trevor.hawkes@countyofnapa.org



My name is Ed Labry, and I would like to address you as the homeowner and resident of 1250 Bella Oaks Lane, the street which will be directly affected by the Modification of Current Use Permit that is currently being proposed by the Staglin Family.

For over 30 years the Staglin family has promoted the entire valley, from which all of us have benefitted both personally and economically. Everyone who has written or spoken an opinion either for or against the proposal, all have expressed the strong character and values of the Staglin family, and this will not change with this proposal's approval.

If the issues regarding the proposed permit are truly an increase in traffic and noise and safety concerns, addressing this from a practical and realistic standpoint is what is most important.

Today, on Bella Oaks Lane, there is a commercial truck line that operates the entire length, unrestricted, allowing class 6, 7, and 8 trucks to speed up and down our street. A class 8 vehicle is classified as an 18-wheel truck over 33,000 pounds. While this is clearly, a separate issue, that is our reality today, and yet neighbors seem to focus instead on a potential daily increase of ten to twelve additional cars on the street related to this proposed modification spread throughout the day.

Circulated letters and the news are claiming the proposed modification will increase visitors on Bella Oaks Lane by 17,000 people a year. That is assuming that they will be booked at their full capacity 44 capacity all 365 days of the year (accounting for over 16,000 of the claimed 17,000 people). As we all know, this cannot and will not be a reality, and reality will actually be a fraction of that amount. An important note is that tastings, at the Staglin's winery, are by reservation only, which regulates the amount of traffic at each tasting time. The average cost of Staglin wine is over \$100.00 per bottle, that will further control the number and caliber of people who visit.

The Staglins have held events in the past that have included fundraisers, lunches, dinners, and small corporate meetings. All events, as most people have seen firsthand, are both very well coordinated, and well controlled. The fact remains that everyone who will be coming to these events and traveling down our lane has a reservation or invitation to be there. In the Staglin's proposal, they have been very detailed, as to where each event would be held as well as to where parking associated with each would be. Keep in mind this is the Staglins home and they would never do anything to devalue or harm their property.

A neighbor on Bella Oaks has erected a ground swell of concern and encouraged all in the area, even nonresident landowners to speak against the proposal using excerpts like "turn the winery into something that might generate the traffic and noise associated with Sattui Winery or Disneyland." Do any of us believe that?

The same person also wrote "We are personally fond of the Staglins, Garen, Shari, their children, and extended family are our friends. We have broken bread together, we support their efforts to increase their winery gallon permit, encourage them to continue to make brilliant wine, and be exemplary neighbors. We also applaud the Staglins charity efforts and, in particular, their huge charitable contribution, which have fostered significant discoveries in mental health sciences." I know we all believe and agree with that.

I, along with my wife Kimberly and our four-year-old daughter Margaux, live on Bella Oaks and Kim and I are in favor of the Staglins proposal as written. This is Napa Valley, America's wine destination. The visitors are the lifeblood of our community. Restaurants, hotels, and the creation of many jobs in the immediate area will continue to experience growth lead by wineries like the Staglins'. We have witnessed, during this past year of uncertainty with COVID, how much we depend on visitors to keep the Valley alive and thriving.

Sincerely,

Ed and Kimberly Labry
1250 Bella Oaks Lane
Napa, CA 94558

From: [John Chaix](#)
To: [Hawkes, Trevor](#)
Subject: Staglin Family Vineyards Proposed Changes
Date: Wednesday, February 17, 2021 12:53:11 PM

[External Email - Use Caution]

Dear Mr. Hawkes

My family owns the property located at 1204 Manley Lane and I am contacting you today in support the proposed changes to the Staglin Family Vineyard's application. I have read through the original public notice as well as the summary of the Feb. 3 Commission Hearing activities, which includes the Staglin Family's suggested compromises resulting from some neighbors' concerns. Our family is in support of the Staglin Family request. Since the Staglin's are new to the area (we have lived continuously at the property since 1909) throughout the 36 years the Staglin's have been our neighbors, our family has had no complaints, nor heard of any, regarding the Staglin property. They continue to be very sensitive to the surrounding neighborhood and run a quality operation with very positive local impact. Please feel free to share my sentiments with the Napa County Planning Commissioners.

If you would like to discuss this further, please feel free to contact me.

Respectfully,
John Chaix

From: [John Komes](#)
To: [Hawkes, Trevor](#); [Hawkes, Trevor](#)
Cc: [Shari Staglin](#)
Subject: Major Modification
Date: Thursday, February 18, 2021 8:45:39 AM

[External Email - Use Caution]

I write this memo in support of the Staglin Winery Major Modification #P18-00253-Mod. As the owner of two parcels on Bella Oaks (1201 & 1215) I see no adverse consequences in granting this use modification.

The Staglins have been a mainstay in Napa Valley for over a quarter of a century. The life style of a resident vintner who lives and works the land is what this valley was founded on. I feel confident the highest standards of this property use will be maintained by the Staglin Family. It is important to give the family owned wineries of the valley the means to support and maintain its own operations.

Yours Truly,

John Komes



STAGLIN
FAMILY VINEYARD

February 17, 2021

To: Napa Valley Planning Commissioners
Re: Staglin Family Use Permit

While I know you cannot and will not rely on this memo as a legally binding document, and that it isn't your role to evaluate complicated trust agreements, I wanted to provide an explanation to my comments regarding our family's demonstrated intention to hold and maintain Staglin Family Vineyard for generations to come. We strongly believe our words and our actions should mitigate any concerns regarding "what happens if the Staglins sell the property and xyz corporation or another owner takes over."

For over thirty-six years, our family has held and developed Staglin Family Vineyard, our home, our office, our wine caves, and restored the Steckter House here in Rutherford. We believe we have been good stewards of these holdings and good neighbors to each of our neighbors and the community in general during this time. As part of this stewardship, we have taken several decisive steps to ensure our vineyard, home, winery, and other assets can remain intact so the special character of this area can be preserved indefinitely.

First, we have developed clear goals and mission for the family, with emphasis on preserving these holdings for generations to come. This mission statement guides all our decisions.

Second, we have worked cooperatively within our family for a number of years so that the eventual transition of operations and management to the next generation will continue without interruption or confusion about the future of the holdings.

Third, we have created a number of irrevocable trusts and entities which are designed to empower and enable future generations to continue holding these assets:

- Estate tax planning has been undertaken to minimize the risk of a forced sale at our death to meet tax obligations and will remain protected from such taxes in future generations;
- Trustees have been specifically authorized to hold these assets as a continuing family enterprise, even if the assets become less profitable than alternative investment;
- Descendants will not have unilateral rights to "cash-out" an inheritance, but instead, assets will be held for their benefit in furtherance of this continuing legacy.

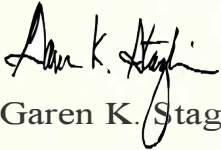


STAGLIN
FAMILY VINEYARD

Fourth, we have donated conservation easements to the Land Trust of Napa County of considerable value. The effect of conservation easements reduced the number of homesites on our properties in order to protect agricultural land, water resources, wildlife and wildlife corridors, scenic open space, forests, ranches, wildflower meadows, and native biodiversity throughout Napa County.

I hope that this further explanation provides additional information in support of my comments that the proposed use permit modifications run with the Staglin Family and not just to the land, as our demonstrated history and committed intentions, supported by trust agreements, are to own this land for generations to come.

Sincerely,



Garen K. Staglin on behalf of Shari, Shannon, and Brandon Staglin

Dear Commissioners -

I wish to discuss the Staglin Family Vineyard proposal presented on the 5th of February 2021. Before reading this, it is to be known that this is written with a *total absence of malice*. I wish to keep my name and this letter from publication as retribution in this valley is becoming unthinkable.

The Staglins claim to have founded their operation in 1985, and yet, the plaque as you enter the property states it was founded in the 1800's. If the operation was founded in 1985, and *please check the county records*, why was county permission not sought until 1999. Yes, that is correct, because they operated without any permits for years, not county, city, state, or federal.....once caught, their claim was, you can not stop our operation, as we hold a charitable fund raiser, yearly for brain health.....maybe you should ask yourself why that event only began once they realized they had been caught and were in danger of losing the operation. Again, said without malice.....

For years the Staglins and most other operating wineries within the county, have exceeded their use permits regarding visitors, and events.....however, the request for increase in visitation is a bit gob smacking, in that to go from 3,000 plus visitors annually to close to 18,000 visitors is inconceivable due to the access road, Bella Oaks Lane.

Bella Oaks Lane is a small, narrow, less than 2 mile road.....there are no sidewalks, no abutments, no walkways.....there is another winery on the road that does not accept visitors. There is a commercial trucking company on the road that in no way impedes traffic due to the very skilled drivers of their vehicles. The current, speeders on Bella Oaks Lane are the employees of Staglin Family Vineyard.....the road is very straightoften looks unoccupied.....perhaps speed bumps would assist in slowing down the speeding on the road by their employees.

As to visitors, I live at the East end of Bella Oaks Lane, the corner of Bella Oaks Lane and Highway 29.....I see and experience just about all the traffic that traverses this road.....it is not pleasant to see the garbage strewn on the road from the visitors, it is not pleasant to see the vomit from the visitors.....perhaps imbibing too much.....it is not pleasant to see large busses, or limos, or cars with black out windows traversing Bella Oaks Lane at all hours of the day and night.....to the end of the road and turn right into Staglin Family Vineyards. Ask yourself what an increase in events for the winery will result in.....none of this would be an issue if Staglin's had a private road access.....they do not.....they rely on a public road access.....a road we 'country folk' like to use for exercise.....and kindly remember, there are children living on this road that love to ride their bikes.....not so safe when one has been drinking and then zooms down the road, because it looks unoccupied.

It was very kind of Darioush Khaledi to recommend the Staglins be granted the increase in their use permit, however, he resides in Napa and knows nothing about Bella Oaks Lane. It was with good intentions that Ed Labry of Labry Wines also gave the request a thumbs up, however, he is building a new home and does not yet reside permanently on the road. Which also brings to mind, if he is a 'winery' or has Labry Wines that he intends to sell, or offer for tasting, where are his permits, with the county, city, state and federal?

We on Bella Oaks Lane also question why you do not deem it necessary to notify all residents regarding requests such as Staglin Family Vineyard's in advance.

If you have any questions regarding my statements, kindly do not hesitate to contact me. I trust you will consider the points I have presented when coming to your decision.

Until then, I remain


Sue Greene

707 968 - 9528

TO: The Napa County Planning Commission,

We have recently been made aware of a hearing before you for a major (very major) modification of the permit for Staglin Family Winery. We did not receive a notice of the first hearing, and question why.

My wife's family has lived on Bella Oaks Lane since 1951, and my wife and I have lived on the Lane since 1972. We understand that change is inevitable, but the changes requested in this permit are way too drastic. My wife and I, as well as other neighbors, like to walk on Bella Oaks Lane for exercise. This would become much more dangerous if the permit request is passed. The traffic and congestion created by these events and parties would create problems, and hazards, for Bella Oaks Lane residents. This would end the quiet country lane we enjoy.

Napa County is loosing the country atmosphere too rapidly. We hope you will use good judgement and decrease the number and size of events and visitors at this winery.

As presented, this permit would be devastating to the Bella Oaks neighborhood's charm. Please do not approve this permit as presented.

Sincerely,



Darlene Asbill



Roger Asbill



Staglin Family Winery - P18-00253

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

Dear Mr. Hawkes,

I am a next generation vintner, Partner at Accendo Cellars, and Owner of Troix Noix Wines. As an active member of the Napa community, I want to express my full support for the Staglin's use permit modification proposal. Winery hospitality is vital to the health of our family businesses, our ability to pass these to the next generation, to support the families we employ and the overall health of our Napa economy. I have reviewed the application as well as the most recent modifications they have made to address some of their neighbor's concerns, exemplifying their goodwill and willingness to work together.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read "JAB", with a stylized flourish at the end.

Jaime Araujo Bezan

Sent via email to: Trevor.Hawkes@countyofnapa.org

Susan Veresh

1401 Bella Oaks Lane, Napa, CA 94558

February 22, 2021

To: Napa County Planning Commission
RE: Staglin Family Vineyard and Winery Major Modification
#P18-00253-MOD

My name is Susan Veresh, and as a ten-year-plus resident of Bella Oaks Lane and one of the closest residences to the Staglin property, I want to address their recent request to the county for more winery visitors.

I am dismayed that I had to learn about this issue from a call from Amanda Bryan and then I accidentally saw an article in the Napa Register. No one made any attempt to contact me...

My house is located about fifty yards past the entry to the Staglin gate, which has a *nearly invisible identifying sign*. Since day-one of moving in, I have witnessed a steady stream of tourists on Bella Oaks who miss their entry and then become confused and disoriented. Many of these folks are inclined to turn around in my driveway, some even come all the way into my parking area to actually turn around. This is a gross invasion of my privacy and this trespass is something I have had to endure for the entire time I have lived here.

While I understand that some of these folks are not looking for the Staglin Winery, too many of them ARE looking to get close to the main house as it was used in the 1998 movie "Parent Trap" and they "simply must get a photo" for their albums. Also ignoring the Private Property sign on the gate just past the entry to my driveway, they frequently continue up the road, alight from their vehicles and walk even further up the private road towards the house, often climbing on the stone wall, for the best shot. This also involves car radios that are often blaring and much chatter and laughter, especially if there are young teenagers involved. The permission from the Staglins to film the movie there *is something they are responsible for*, as it has created much of the traffic on the road since people search the web for the address and come specifically to see it. I have even had several folks ask me if the property is where actress Christina Aguilera held her wedding, so that too, is apparently information on the web, additionally adding to the traffic.

It would be one thing if the incidents were only occasionally, but all summer and in the off-season on weekends, the stream of cars in a single day can be quite unbearable.

I understand that this is a tourist mecca, and that the traffic will include lookie-loos, but their house is a huge draw even this many years later. Their house may be a tourist destination, but mine is not! A request for more visitors will only add to this already untenable situation and is one more reason to object to any further traffic.

The current (one) large charity event held yearly at the property in the Fall adds a considerable noise element to the issue, from the very loud band sound-checks, to the actual concerts, and if there are more of these, something else to consider as an additional disturbance to the quiet and rural nature of the area. Not everyone is a fan of loud and boisterous music. During the summer there is a concert at Mondavi on Friday nights – will we now have competing concerts?

MOST IMPORTANTLY, we are under serious fire threat in the valley and as two fires did come perilously close to both of our houses, the very idea that having a long line of cars all trying to evacuate at the same time on this very narrow dead-end road is terrifying. We are all well aware of how quickly these wildfires can spread. As residents (and whatever number of additional visitors) would be in a panic to escape on the narrow road, attempts to turn left on Highway 29 would create a new risk for serious traffic accidents as well, and could also trap those lined up behind them.

Attempts of incoming fire trucks to share the narrow lane with exiting cars, possible farm equipment or delivery trucks would create serious sharing issues for the cars. Many exiting vehicles would have to veer into the ditch, creating yet another trap for those behind.

Speaking of fire hazards, a few years ago I was lucky to be at home when I smelled smoke and saw a fire at the side of the road, rapidly climbing one tree, right in front of the house. I quickly hauled the garden hose to the spigot at the front of the house and while on the phone to the fire department, put out the fire. The fire truck pulled up just as I had contained it. They added more water and powder chemicals, and it did not go further. According to the fireman someone very likely threw a cigarette butt out their car window as they could not see any other reason for a fire to start as there were no downed wires or other indicators. I shudder to think what could have happened if I had not been home and the canopy of trees overhanging the house had ignited. There had been considerable

traffic on the road that day. Promoting and allowing increased traffic only increases the risk of this type of thing happening again.

The quiet, peaceful, bucolic nature of the properties on Bella Oaks is obvious, but the traffic/noise/fire hazzard/trespass/peace-of-mind issues are very real and often intolerable. I can see no good coming from adding to this already very grim situation.

To sum up:

~ I have lost privacy and a peaceful existence

~ There is already enough traffic due to
considerable general tourism
those searching for the movie and wedding location
lost winery guests who cannot locate the poorly-marked gate
the current stream of winery visitors already allowed

~ The fire hazzard is quite considerable, especially considering potentially
perilous escape issues

~ The noise/music issues would be problematic

Please add my resounding vote of NO to the neighborhood tally.

Sincerely,

Susan Veresh