

“H”

Correspondence

CALTRANS

Project: Taplin Cellars Winery Use Permit

PM: NAP-29-27.457

Comments:

Temporary Construction

The construction work at the intersection of Lewelling Lane/State Route (SR)-29 commencing within 6 feet of SR-29 travel way may require temporarily closing the adjacent SR-29 southbound lane onto Lewelling Lane. If that is the case, work hours must be set up to avoid having negative impacts to the traveling public and must be specified in the plans and/or special provisions submittal.

Encroachment Permit and Right of Way (ROW)

Please be advised that any permanent work or temporary traffic control that encroaches onto the ROW requires a Caltrans-issued encroachment permit. Any work done within Caltrans ROW must be in accordance to Caltrans Standards. If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application, six (6) sets of plans clearly delineating the State ROW, six (6) copies of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

To download the permit application and to obtain more information on all required documentation, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

On Sheet UP 1.5, it shows that two trees are going to be removed at the Lewelling Lane/SR-29 junction. Please verify if they are within Caltrans Right of Way (ROW). If so, please contact the Branch Chief for North Counties from the Office of Biological Sciences and Permits, Robert Blizard at robert.blizard@dot.ca.gov.

Based on the application submitted for review, the widening of the entrance to Lewelling Lane off of SR-29 may not require additional property rights. If for some reason there is a property coming to the State, attached please find the general information related to that process. Typically, if a property is coming to the State via Encroachment Permit Project, Caltrans requires the property be transferred to the State prior to issuance of the permit.



Encroachment Permit Applications
Additional Right of Way Requirements – Dedications/Conveyances

For those encroachment permit applications where the Applicant proposes to convey “property rights” from the Applicant and/or others to the State, please follow these instructions. The term "property rights" generally refers to fee simple title but it may, under special circumstances, also include all types of permanent easements (i.e. slope, drainage, sight, etc.) and for projects involving expressways/freeways, "access rights." However, in most cases, Caltrans requires that fee simple, or in other words, full ownership be conveyed to the State as new R/W.

INSTRUCTIONS FOR DISTRICT PERMIT ENGINEERS

Immediately provide the Applicant these three forms (attached below) and inform him/her that they must be completed, signed appropriately and returned to you.

- **Agreement - Right of Way Dedications/Conveyances for Encroachment Permit Applications** (1 page) (“*Agreement*”)
- **Right of Way Sufficiency for Project Encroachment Permit Applications – Dedications/ Conveyances** (1 page) (“*Sufficiency Form*”)
- **Initial Site Assessment Checklist** (2 pages) (“*ISA*”)

Indicate to the Applicant where on the forms appropriate signatures are required and by whom. The Applicant’s registered civil engineer is required to certify the applicable statements on the *Sufficiency Form*.

After the Applicant returns the signed *Agreement*, *Sufficiency Form* and *ISA* to you, do the following:

1. Have the correct Design Branch review the *Sufficiency Form* (centerline, property rights, access control, etc.) together with Applicant’s plans. Assist Design and the Applicant in resolving any problems. Once the proposed new R/W is acceptable to Design, the Branch Chief should sign the *Sufficiency Form* where indicated.
2. Next, have our Environmental Engineering Branch review the *ISA* (hazardous waste testing) documents. Environmental Engineering may decide additional testing and/or remediation actions are required before Caltrans can accept the property right(s). Environmental Engineering Branch will sign the form where indicated once they have determined that the parcel(s) meets our current hazardous waste standards and requirements.

Continually forward for review all submittals relating to the new R/W (including the completed *Agreement*, *Sufficiency Form* and *ISA* forms and any survey or right of way engineering information) you receive from the Applicant or any other Caltrans functional unit to the proper R/W Local Programs Branch Chief:

Michael O’Callaghan – ALA, MRN, NAP, SON, CC,
SCL, SM, SOL Counties

The Right of Way Division will inform you once the conveyance of all property rights has been completed. ***The encroachment permit can be issued only upon the District Permit Engineer receiving written approval from the Division of Right of Way.***

Note: Right of Way must approve any exception to these instructions. Exceptions must be signed by both the Office Chief, Local Programs and the Office Chief, Engineering, Surveys and Mapping Services.

Agreement - Right of Way Dedications/Conveyances for Encroachment Permit Applications

To: District Permit Engineer Co. _____ Rte. _____
Caltrans District 4, Office of Permits Encroachment Permit No. _____

I, _____ as Encroachment Permit applicant (“Applicant”), understand and agree to the following:

- (1.) All costs for necessary and appropriate activities in support of the Dedication/Conveyance, as determined by Caltrans in its sole discretion, including Caltrans’ review and acceptance shall be at the Encroachment Permit Applicant’s expense.
- (2.) All materials submitted to Caltrans shall become the property of Caltrans.
- (3.) To complete fully and submit to Caltrans the attached **Right of Way Sufficiency for Project Encroachment Permit Applications – Dedications/ Conveyances** and **Initial Site Assessment Checklist** forms.
- (4.) Applicant shall deliver or caused to be delivered to Caltrans all reference data and documents requested by Caltrans, including without limitation, title exception documents, vesting deeds, survey control schemes and plans, land net ties, adjoining and reference documents, recorded and unrecorded documents and maps, original field notes, adjustment and closure calculations, final results, appropriate intermediate documents, or any other documents used for or resulting from any land surveys and/or land title work performed for this Encroachment Permit.
- (5.) At no cost to Caltrans, all personnel who prepare maps, documents and related materials shall be available to Caltrans.
- (6.) Applicant shall submit to Caltrans, for review and acceptance, all of the following:
 - a. A Preliminary Report (title) for each parcel proposed for conveyance to Caltrans.
 - b. Proposed conveyance documents including legal descriptions and plat maps.
 - c. For each parcel being conveyed, a Policy of Title Insurance naming “State of California, Department of Transportation” as Insured (needed at time of conveyance).
- (5.) All legal descriptions, deeds, plats and exhibits shall be prepared by, or under the direction of, a person authorized to practice land surveying in the State of California who shall sign and seal each document in the manner prescribed by the California Business and Professions Code and the California Code of Regulations.
- (6.) Caltrans requires all dimensions be in U.S Survey feet and reference a survey datum designated by Caltrans. For datum information, contact the Branch Chief Specialist, District 4 Right of Way Engineering/Surveys Project Management at 510-286-5296.
- (7.) At a date not later than the date of acceptance by Caltrans of maintenance and operation of the project-constructed highway improvements, Applicant shall deliver to Caltrans fee title (including, as appropriate, access rights) to the required area free and clear of all encumbrances which Caltrans, in its sole discretion, determines to be detrimental to its present and future uses.
- (8.) Existing survey control and boundary-related monuments within the area of any Project construction shall be perpetuated in conformance with Calif. Bus. & Prof. Code, Section 8771.
- (9.) For expressways and freeways (access controlled facilities): all utility facilities must meet the conditions set forth in the Caltrans’ *Encroachment Permit Manual*, Section 6 Utility Permits.
- (10.) To submit a copy of any Record of Survey filed per Calif. Bus. & Prof. Code, Section 8762 by reason of land surveys conducted for this Project.

_____ (Applicant signature) _____ Date

Right of Way Sufficiency Form for Project Encroachment Permit Applications – Dedications/Conveyances

To: District Permit Engineer Co. _____ Rte. _____
Caltrans District 4, Office of Permits Encroachment Permit No. _____

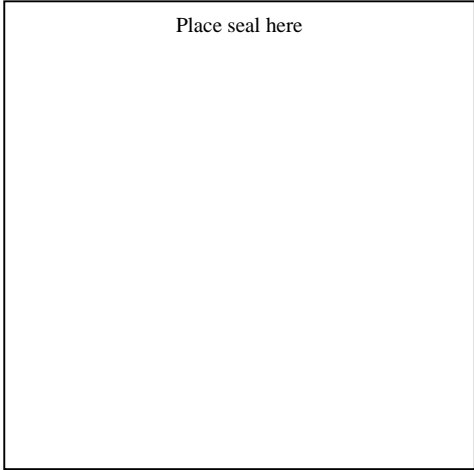
List State parcel number(s) involved: _____

I hereby certify that the above parcel(s) shown on the attached plat(s) is/are correctly delineated, labeled and dimensioned, including property interest, land area and degree of access control and that said parcel(s) is/are sufficient for the construction/operation/maintenance of the Caltrans facilities to be constructed by this Project.

For expressways and freeways: I further certify that any and all existing utility facilities located within the above parcel(s) to be conveyed to the State shall conform to the requirements of the Caltrans *Encroachment Permit Manual*, Section 6, Utility Permits.

Signed: _____
Project Design Engineer

Print Name	RE No.	Date
------------	--------	------



Reviewed by: _____
Caltrans District Branch Chief Date
Design Branch _____

I, as the Encroachment Permit Applicant, attach an Initial Site Assessment (ISA) for all parcels(s) to be conveyed to Caltrans wherein: *(check applicable statement below)*

- () the ISA indicates that no suspected hazardous waste contamination exists on any of the parcels, or
- () the ISA states that hazardous waste contamination may exist on one or more parcels; however, the results of further testing indicate no hazardous waste contamination (test results attached) exists, or
- () the ISA and additional testing results are attached. The parcel(s) are remediated and the appropriate regulatory approval is attached *or* the parcel(s) will be remediated during construction and an approved remediation plan by the appropriate regulatory agency is attached.

_____ (Signature – Applicant) _____ (Date)

Reviewed by: _____
Caltrans District Branch Chief Date
Environmental Engineering Branch

Initial Site Assessment (ISA) Checklist

Project Information

District 04 County _____ Route _____ Post Mile Range _____ Permit # _____

Description _____

Encroachment Permit Applicant

Name & address _____

phone # _____

List parcel(s) Assessor Parcel Number(s) (APN). Include name and address of grantor for each. Attached exhibit if required.

Project Screening

Attach the project location map to this checklist to show location of all known and/or potential HW sites identified.

1. Project Features: New R/W? _____ Excavation? _____ Railroad Involvement? _____
Structure demolition/modification? _____ Subsurface utility relocation? _____
2. Project Setting _____
Rural or Urban _____
Current land uses _____
Previous land uses _____ Adjacent
land uses _____
(industrial, light industry, commercial, agricultural, residential, etc.)
3. Check federal, State, and local environmental and health regulatory agency records as necessary, to see if any known hazardous waste site is in or near the project area. If a known site is identified, show its location on the attached map and attach additional sheets, as needed, to provide pertinent information for the proposed project.
4. Conduct Field Inspection. Date _____ Use the attached map to locate potential or known HW sites.
Comments:

STORAGE STRUCTURES / PIPELINES: Evidence of the following

Underground tanks	_____	Surface tanks	_____	Imported Fill	_____
Sumps	_____	Ponds	_____	Wetlands	_____
Drums	_____	Basins	_____	Septic tanks	_____
Transformers	_____	Landfill	_____	Stormwater run-on	_____
Groundwater wells	_____	Cisterns	_____	Other	_____

Initial Site Assessment (ISA) Checklist

CONTAMINATION: (spills, leaks, illegal dumping, etc.)

Surface staining _____ Oil sheen _____

Odors _____ Vegetation damage _____

Other _____

HAZARDOUS MATERIALS: (asbestos, lead, etc.)

Buildings _____ Spray-on fireproofing _____

Pipe wrap _____ Friable tile _____

Acoustical plaster _____ Serpentine _____

Paint _____ Other _____

5. Additional record search, as necessary, of subsequent land uses that could have resulted in a hazardous waste Site. Use the attached map to show the location of potential hazardous waste sites.

6. Other comments and/or observations: _____

ISA Determination

Does the project have potential hazardous waste involvement? Explain in detail.

This Initial Site Assessment shall be prepared by, or under the direction of, a person qualified to conduct hazardous waste site assessment investigations in the State of California

ISA Conducted by

Date

2/4/2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor
Napa, CA 94559

Dear Commissioners:

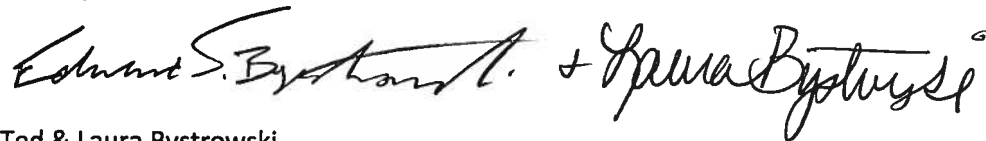
Our names are Ted and Laura Bystrowski and we live on Arrowhead Drive near the proposed Taplin Winery on Lewelling Lane. We are writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

We know of the Taplin family and recognize they have been farming and ranching in Napa County since the late 19th Century, including dairy farming along the Silverado Trail and walnut, prune and grape growing on Lewelling Lane south of the city of St. Helena. Bill and Stephen Taplin and their family own and farm +/- 17.5 acres of vineyards on the winery property, which are the basis of their family wine brand (Taplin Cellars). The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since we understand the maximum permitted is 30,000 gallons. I urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor of the application.

Thank you,

Handwritten signature of Ted and Laura Bystrowski in black ink, written in a cursive style. The signature reads "Edward S. Bystrowski + Laura Bystrowski".

Ted & Laura Bystrowski
1593 Arrowhead Drive
St Helena, Ca 94574

Patricia Clarey
1925 Sulphur Springs Avenue
Saint Helena, CA 94574

Napa County Planning Commission
Attn. Melanie Jackson-Couch, Planner
(melanie.Jackson-couch@countyofnapa.org)

1195 Third Street, Second Floor
Napa, CA 94559

Dear Commissioners:

My name is Patricia Clarey and I am a resident of Sulphur Springs Avenue in Saint Helena. I am writing in support of the current Use Permit application filed by the Taplin family, which proposes a small, family-owned and operated winery in an existing building on the Taplin property. The Taplin Winery property backs up to my property. As I understand the application, there will be minimal to no loss of the existing vineyard because the Taplin's plan to use a building for the winery that already exists.

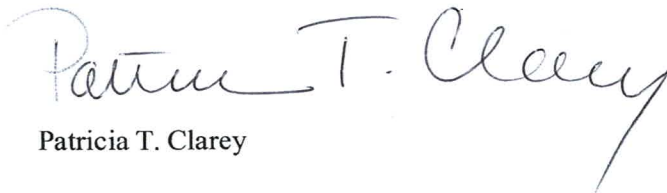
I have known the Taplin family since I moved to Saint Helena in 2013 and know that the Taplin's have been farming and ranching in Napa County since the 19th Century, including dairy farming along the Silverado Trail and walnut, prune and grape growing on Lewelling Lane. My property looks out over some of their vineyards. The Taplin's have always been and continue to be, good neighbors and conscientious stewards of the Napa Valley. I enthusiastically support this effort.

The proposed scope of 20,000 gallons fits well within the definition of a Small Winery, which as I understand it, allows up to 30,000 gallons. I urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor the Taplin Family application.

Thank you.

Sincerely,



Patricia T. Clarey

Patricia T. Clarey

2/4/2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor
Napa, CA 94559

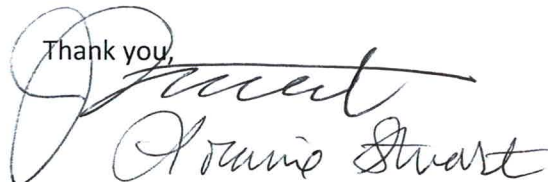
Dear Commissioners:

Our names are Jack and Lorraine Stuart and we live on South Crane Ave near the proposed Taplin Winery on Lewelling Lane. We are writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

We know of the Taplin family and recognize they have been farming and ranching in Napa County since the late 19th Century, including dairy farming along the Silverado Trail and walnut, prune and grape growing on Lewelling Lane south of the city of St. Helena. Bill and Stephen Taplin and their family own and farm +/- 17.5 acres of vineyards on the winery property, which are the basis of their family wine brand (Taplin Cellars). The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since we understand the maximum permitted is 30,000 gallons. ^{We} urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor of the application.

Thank you,


Jack and Lorraine Stuart
22 So Crane Ave
St Helena, Ca 94574-2105

2/4/2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor
Napa, CA 94559

Dear Commissioners:

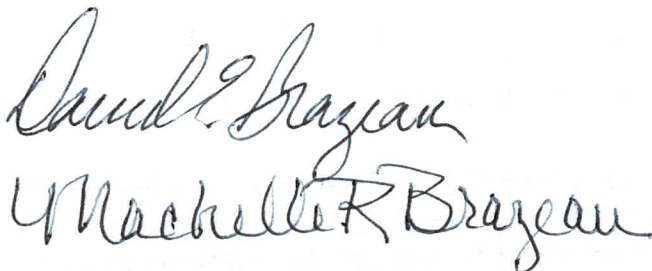
Our names are David and Machel Brazeau, and we have a home on Arrowhead Drive near the proposed Taplin Winery on Lewelling Lane. We are writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

We know of the Taplin family and recognize they have been farming and ranching in Napa County since the late 19th Century, including dairy farming along the Silverado Trail and walnut, prune and grape growing on Lewelling Lane south of the city of St. Helena. Bill and Stephen Taplin and their family own and farm +/- 17.5 acres of vineyards on the winery property, which are the basis of their family wine brand (Taplin Cellars). The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since we understand the maximum permitted is 30,000 gallons. I urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor of the application.

Thank you,

The image shows two handwritten signatures in black ink. The first signature is 'David Brazeau' and the second is 'Machel Brazeau'. Both are written in a cursive, flowing style.

David and Machel Brazeau
5088 Calle Real No A
Santa Barbara, Ca 93111-1863

Napa County Planning Commission
ATTN: Melanie Jackson-Couch, Planner
1195 Third Street, Second Floor
Napa, CA 94559

20 February 2021

Dear Commissioners:

Our names are Dale and Cynthia Brown and we have a home on Arrowhead Drive near the proposed Taplin Winery on Lewelling Lane. We have been residents of St Helena for over 46 years. We are writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

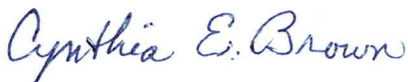
We have known the Taplin family since we came to St Helena in 1974 and recognize they have been farming and ranching in Napa County since the late 19th Century, including dairy farming along the Silverado Trail (Taplin Road) and walnut, prune and grape growing on Lewelling Lane south of the city of St. Helena. Bill and Stephen Taplin and their family own and farm approximately 17.5 acres of vineyards on the winery property, which are the basis of their family wine brand (Taplin Cellars). The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since we understand the maximum permitted is 30,000 gallons. We urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County Agriculture and small winery owners.

Please vote in favor of the application.



Dale M. Brown
Former President of Napa Valley Grape Growers



Cynthia E. Brown
St Helena High School Ag Committee, Retired

1599 Arrowhead Drive
St Helena, CA 94574

2/9/21

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
1195 Third Street, Second Floor
Napa CA 94559

Dear Commissioners:

We, Nancy and Paul Caffo, are writing to let you know that we are enthusiastically in favor of seeing the Taplin Winery come to fruition. We have lived on Arrowhead Drive in St. Helena for 50 years (having bought our property from Stephen's parents, Ken and Alice Taplin). The family has been in the farming business for generations, and we have all benefitted from their excellent care of the land for over 100 years.

The location on Lewelling Lane (named after an ancestor of the present Taplin Family) is the ideal spot for a small, family-owned winery, which is what the Napa Valley should now be encouraging.

We are looking forward to sharing a glass of Taplin wine in the near future, as the Winery will be just a short stroll from our home.

We urge you to vote for this unique, perfectly sized and situated winery, Taplin Winery.

Nancy and Paul Caffo

A handwritten signature in cursive script that reads "Nancy and Paul Caffo". The signature is written in black ink and is positioned below the typed name.

1578 Arrowhead Drive
St. Helena CA 94574

2/4/2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor
Napa, CA 94559

Dear Commissioners:

Our names are Michael & Karen Collins and we have a home on Arrowhead Drive that looks across at the proposed Taplin Winery on Lewelling Lane. We are writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

We know of the Taplin family and recognize they have been farming and ranching in Napa County since the late 19th Century, including dairy farming along the Silverado Trail and walnut, prune and grape growing on Lewelling Lane south of the city of St. Helena. Bill and Stephen Taplin and their family own and farm +/- 17.5 acres of vineyards on the winery property, which are the basis of their family wine brand (Taplin Cellars). The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since we understand the maximum permitted is 30,000 gallons. I urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor of the application.

Thank you,

A handwritten signature in blue ink, appearing to read "Michael & Karen Collins", with a long horizontal flourish extending to the right.

Michael & Karen Collins
2405 Adeline Dr
Burlingame, Ca 94501

2/18/2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor
Napa, CA 94559

Dear Commissioners:

We live on Sulphur Springs Ave near the proposed Taplin Winery on Lewelling Lane. We are writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

We have known the Taplin family for generations and, like us, they have been farming and ranching in Napa County throughout that time including walnuts, turkeys, and grapes. Bill and Stephen Taplin and their family own about 18 acres of vineyards on their winery property across the street from us. The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since we understand the maximum permitted is 30,000 gallons. We urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor of the application.

Thank you,

A handwritten signature in cursive script that reads "Adrian & Alston Hayne". The signature is written in black ink and is positioned above the printed name and address.

Adrian and Alston Hayne
1832 Sulphur Springs Ave
Saint Helena, CA 94574

2/4/2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor
Napa, CA 94559

Dear Commissioners:

Our names are Brent and Jeannie and we live on Sulphur Springs Ave near the proposed Taplin Winery on Lewelling Lane. We are writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

We know the Taplin family and recognize they have been farming and ranching in Napa County since the late 19th Century, including dairy farming along the Silverado Trail and walnut, prune and grape growing on Lewelling Lane south of the city of St. Helena. Bill and Stephen Taplin and their family own and farm +/- 17.5 acres of vineyards on the winery property, which are the basis of their family wine brand (Taplin Cellars). The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since we understand the maximum permitted is 30,000 gallons. I urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor of the application.

Thank you,

The image shows two handwritten signatures in black ink. The signature on the left is 'Brent Randol' and the signature on the right is 'Jeannie Wolf'. Both signatures are written in a cursive, flowing style.

Brent Randol and Jeannie Wolf
1791 Sulphur Springs Ave
St Helena, Ca 94574

2/4/2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor

Dear Commissioners:

My is Manuel Thomas
Our names are Jack and Lorraine Stuart and we live on South Crane Ave near the proposed Taplin Winery on Lewelling Lane. We are writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

We know of the Taplin family and recognize they have been farming and ranching in Napa County since the late 19th Century, including dairy farming along the Silverado Trail and walnut, prune and grape growing on Lewelling Lane south of the city of St. Helena. Bill and Stephen Taplin and their family own and farm +/- 17.5 acres of vineyards on the winery property, which are the basis of their family wine brand (Taplin Cellars). The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since we understand the maximum permitted is 30,000 gallons. I urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor of the application.

Thank you,

Manuel Thomas 2-8-2021

Manuel Thomas
1597 Arrowhead Dr
St Helena, Ca 94574-2105

2/4/2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor
Napa, CA 94559

Dear Commissioners:

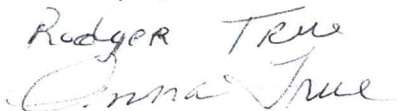
Our names are Roger and Anna True and we live on Arrowhead Drive near the proposed Taplin Winery on Lewelling Lane. We are writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

We know of the Taplin family and recognize they have been farming and ranching in Napa County since the late 19th Century, including dairy farming along the Silverado Trail and walnut, prune and grape growing on Lewelling Lane south of the city of St. Helena. Bill and Stephen Taplin and their family own and farm +/- 17.5 acres of vineyards on the winery property, which are the basis of their family wine brand (Taplin Cellars). The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since we understand the maximum permitted is 30,000 gallons. I urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor of the application.

Thank you,

Handwritten signatures of Roger True and Anna True. The signature for Roger True is written in a cursive style, and the signature for Anna True is also in cursive, appearing below Roger's signature.

Roger and Anna True
1590 Arrowhead Drive
St Helena, Ca 94574

2/4/2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor
Napa, CA 94559

Dear Commissioners:

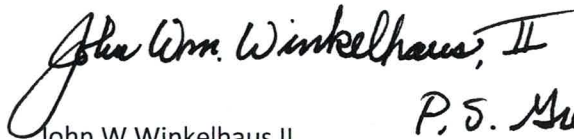
My name is John Winkelhaus II and I live on Arrowhead Drive near the proposed Taplin Winery on Lewelling Lane. I am writing in support of the current Use Permit application, which proposes a small, family-owned and operated winery in an existing building on their property. As I understand it, there will be minimal to no loss of vineyard since the building for the winery already exists.

We know of the Taplin family and recognize they have been farming and ranching in Napa County since the late 19th Century, including dairy farming along the Silverado Trail and walnut, prune and grape growing on Lewelling Lane south of the city of St. Helena. Bill and Stephen Taplin and their family own and farm +/- 17.5 acres of vineyards on the winery property, which are the basis of their family wine brand (Taplin Cellars). The Taplins have always been, and continue to be, good neighbors and conscientious stewards of the Napa Valley.

The scope of 20,000 gallons is a true example of a Small Winery since I understand the maximum permitted is 30,000 gallons. I urge the Planning Commission to approve this project as a model for the type of winery envisioned by the Winery Definition Ordinance, and to reinforce its support of Napa County agriculture and small winery owners.

Please vote in favor of the application.

Thank you,



John W Winkelhaus II
1582 Arrowhead Drive
St Helena, Ca 94574

*P.S. Great stewards of the land
and great neighbors.*

Susan and David Wight
1951 Olive Avenue, St. Helena, CA 94574
(707) 963-4364

March 7, 2021

Napa County Planning Commission
Attn: Melanie Jackson-Couch, Planner
(melanie.jackson-couch@countyofnapa.org)
1195 Third Street, Second Floor
Napa, Ca 94559

Dear Commissioners:

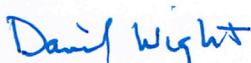
Our names are David and Susan Wight, and we are part owners of three parcels adjacent to the Taplin property, the site of their proposed winery on Lewelling Lane. Additionally, we are partners with the Taplins in Lewelling Associates which owns lands adjacent to our separate properties.

The Wights and Taplins are cousins, both descended from John Lewelling who began farming on the property in the 1860's, a tradition that has continued on most of the land since that time. Vineyard management of all our properties is done by David's brother, Douglas, and his business, Wight Vineyard Management. The Taplins have been, not only cousins, but good neighbors and business partners for many years.

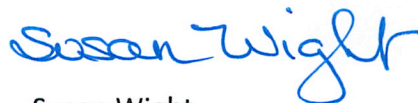
We are writing in support of the current Use Permit application which proposes a small, family-owned and operated winery in an existing building on their property. As we understand it, there will be minimal loss of our jointly-owned vineyard for road improvements and no use of water generated on Lewelling Associates property for activities associated with wine production, as that is reserved, except in emergencies, for irrigation of our jointly-owned Lewelling Associates vineyards.

The scope of a 20,000 gallon winery seems a true example of a Small Winery as envisioned by the Winery Definition Ordinance. As such, we urge the Planning Commission to approve this project in support of Napa County agriculture and small winery owners.

Sincerely,



David Wight



Susan Wight