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Public Comments

Materra Winery
Use Permit Major Modification Application No. P20-00184-MOD
Planning Commission Hearing, June 2, 2021

From: [Gallina, Charlene](#)
To: [Ayers, Dana](#)
Subject: [EXTERNAL] FW: Materra | Cunat Family Vineyards winery property on Big Ranch Road
Date: Monday, May 24, 2021 5:03:21 PM

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

Charlene Gallina
Supervising Planner
Napa County Planning, Building, & Environmental Services Department
(707) 299-1355

From: Michael Polenske <Michael@bespokecollection.com>
Sent: Monday, May 24, 2021 4:46 PM
To: Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Subject: Re: Materra | Cunat Family Vineyards winery property on Big Ranch Road

[External Email - Use Caution]

Hi Charlene- I received the public notice for the hearing on June 2cd and want to reiterate that my support for the proposed changes are subject to significantly increased/enhanced landscaping that would SOFTEN or shield the view of the warehouse like buildings from the Oak Knoll and Big Ranch roads. I don't see any of this addressed in the public notice.

Thank you

MJP

From: "Gallina, Charlene" <Charlene.Gallina@countyofnapa.org>
Date: Thursday, February 4, 2021 at 4:08 PM
To: Michael Polenske <Michael@bespokecollection.com>
Cc: Brian Cunat <bgcunat@gmail.com>, "harry@materrawines.com" <harry@materrawines.com>
Subject: RE: Materra | Cunat Family Vineyards winery property on Big Ranch Road

Hi Michael,

We are in receipt of your letter and will incorporate into the staff report for this project.

Thank you!

Charlene Gallina
Supervising Planner
Napa County Planning, Building, & Environmental Services Department
(707) 299-1355

From: Michael Polenske <Michael@bespokecollection.com>
Sent: Thursday, February 4, 2021 11:23 AM
To: Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Cc: Brian Cunat <bgcunat@gmail.com>; harry@materrawines.com
Subject: Materra | Cunat Family Vineyards winery property on Big Ranch Road

[External Email - Use Caution]

Ms. Charlene Gallina, Supervising Planner
Napa County Planning Department
1195 Third Street, Second Floor
Napa, CA 94559

RE: Use Permit P20-00184

To whom it may concern,

I own Blackbird Vineyards, across the intersection from the Materra | Cunat Family Vineyards winery property on Big Ranch Road. We have seen the proposed changes to their use permit and believe that this will be an enhancement and not a detriment to the surrounding property owners. My main concern has always been the amount and scale of landscaping that will appropriately compliment the new construction as well as the existing buildings. I am happy to have them as neighbors and appreciate their vision, I would prefer to see more natural landscaping than white buildings.

We are in support of the proposed changes to the use permit.

Sincerely,

In vino veritas...

Michael Polenske
Creative Director | Chairman | Founder
Michael@bespokecollection.com
C: 415.710.5629 | F: 707.754.4280

ÆRENA

GALLERIES & GARDENS

YOUNTVILLE ST. HELENA HEALDSBURG
AUBERGE DU SOLEIL SOLAGE MACARTHUR PLACE BLACKBIRD VINEYARDS

CC: Brian G. Cunat, President
Materra Cunat Family Vineyards
4326 Big Ranch Road
Napa, CA 94558
brian@materrawines.com



RECEIVED
FEB 24 2021
Napa County Planning, Building
& Environmental Services

Jaeger Vineyards LLC

February 22, 2021

Ms. Charlene Gallina
Supervising Planner
Napa County Planning Department
1195 Third Street, Second Floor
Napa, CA 94559

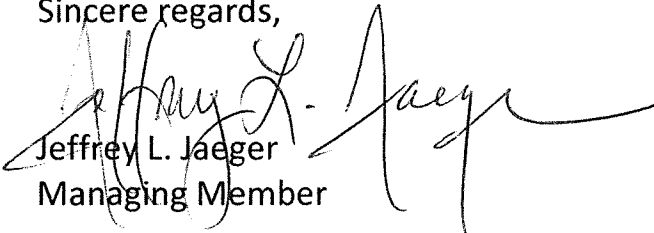
RE: Use Permit P20-00184

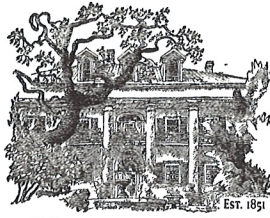
Dear Ms. Gallina,

We own property near the Materra | Cunat Family Vineyards winery property on Big Ranch Road and Oak Knoll Avenue. We have seen the proposed changes to their use permit and believe that these changes will be an enhancement and not a detriment to the surrounding property owners.

The Jaeger Family are all in support of the proposed changes to the proposed use permit. Please don't hesitate to contact me if you have any questions or need clarification on my/our support of this use permit.

Sincere regards,


Jeffrey L. Jaeger
Managing Member



OAK KNOLL RANCH
LAMOREAUX VINEYARDS

February 11, 2021

Ms. Charlene Gallina, Supervising Planner
Napa County Planning Department
1195 Third Street, Second Floor
Napa, CA 94559

RE: Use Permit P20-00184

To whom it may concern,

We own property near the Materra/Cunat Family Vineyards winery property off of Oak Knoll Avenue on Big Ranch Road. We have visited them and the property many times since the winery was founded. It is charming, understated, and functional, except a bit small, and the Cunats are superb neighbors in every way. We have seen the proposed changes to their use permit and believe that this will be an enhancement to the surrounding neighborhood and property owners.

It is what Terry Scott (former Chairman) and Dave Whitmer (current Planning Commissioner) would encourage for the Napa Valley. We have lived on Oak Knoll Avenue since 1949 and welcome Brian's expansion to his attractive facility. It has taken a long time to get processed and I hope it can be expedited, as life is short and good people need support.

Sincerely,

Phillip A. Lamoreaux and
Morgan Morgan

2200 West Oak Knoll, Napa, California 94558
Phone (707) 226-6515

From: [Phil Lamoreaux](#)
To: [Gallina, Charlene](#)
Subject: Materra/Cunat Support Letter - Use Permit P20-00184
Date: Thursday, February 11, 2021 5:27:15 PM
Attachments: [MaterraCunat Support Letter.pdf](#)

[External Email - Use Caution]

Please see the attached PDF.
Thank you.

Phil

RECEIVED

FEB 08 2021

Napa County Planning, Building
& Environmental Services

Ms. Charlene Gallina, Supervising Planner
Napa County Planning Department
1195 Third Street, Second Floor
Napa, CA 94559
Charlene.Gallina@countyofnapa.org

Date February 4, 2021

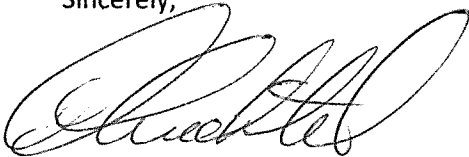
RE: Use Permit P20-00184

To whom it may concern,

We own property nearby the Materra | Cunat Family Vineyards winery property on Big Ranch Road in Napa County. We have personally known Mr. Brian Cunat and his extend family for many years. They are people who are always willing to lend a helping hand and truly care about their neighbors as well as Napa Valley in general.

We have seen the proposed changes to their use permit and believe this will enhance the project, and it is not a detriment to the surrounding properties. Thus, we are in support of the proposed changes to the use permit.

Sincerely,



Gary A. Luchtel



Ellen Reich Luchtel

Residing at
986 Salvador Ave.
Napa, CA 94588

cc: Brian G. Cunat, President
Materra Cunat Family Vineyards
4326 Big Ranch Road
Napa, CA 94558
brian@materrawines.com

February 3, 2021

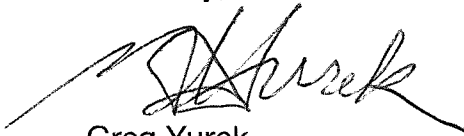
Ms. Charlene Gallina, Supervising Planner
Napa County Planning Department
1195 Third Street, Second Floor
Napa, CA 94559

Dear Ms. Gallina:

We own property near to the Materra | Cunat Family Vineyards winery property on Big Ranch Road. We have seen the proposed changes to their use permit and believe that this will be an enhancement and not a detriment to the surrounding property owners.

We are in support of the proposed changes to the use permit.


Sincerely,



Greg Yurek
FOD Vineyard
2224 Oak Knoll Ave
Napa, CA 94558

CC: Brian G. Cunat, President
Materra Cunat Family Vineyards
4326 Big Ranch Road
Napa, CA 94558
brian@materrawines.com

RECEIVED

 FEB 08 2021

Napa County Planning, Building
& Environmental Services

From: [Michael Polenske](#)
To: [Gallina, Charlene](#)
Cc: [Brian Cunat](#); harry@materrawines.com
Subject: Materra | Cunat Family Vineyards winery property on Big Ranch Road
Date: Thursday, February 4, 2021 11:22:53 AM

[External Email - Use Caution]

Ms. Charlene Gallina, Supervising Planner
Napa County Planning Department
1195 Third Street, Second Floor
Napa, CA 94559

RE: Use Permit P20-00184

To whom it may concern,

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We are in support of the proposed changes to the use permit.

Sincerely,

In vino veritas...

Michael Polenske
Creative Director | Chairman | Founder
Michael@bespokecollection.com
C: 415.710.5629 | F: 707.754.4280

ÆRENA
GALLERIES & GARDENS

YOUNTVILLE ST. HELENA HEALDSBURG
AUBERGE DU SOLEIL SOLAGE MACARTHUR PLACE BLACKBIRD VINEYARDS

CC: Brian G. Cunat, President
Materra Cunat Family Vineyards
4326 Big Ranch Road
Napa, CA 94558
brian@materrawines.com

February 3, 2021

Ms. Charlene Gallina, Supervising Planner
Napa County Planning Department
1195 Third Street, Second Floor
Napa, CA 94559

Dear Ms. Gallina,

We own property quite near the Materra Cunat Family Vineyards winery located on Big Ranch Road. I am familiar with the proposed changes to their use permit and it is my opinion these changes will be an improvement for those of us who are neighboring property owners.

I fully support the proposed changes to the use permit.

Sincerely,

Pete Horton

Pete Horton
5001 Silverado Trail
Napa, CA 94558

From: [Pete Horton EA](#)
To: [Gallina, Charlene](#)
Subject: Materra Cunat Family Vineyards Use Permit
Date: Thursday, February 4, 2021 8:08:45 AM
Attachments: [Letter to Napa Planning Dept.docx](#)

[External Email - Use Caution]

Dear Ms. Gallina,

Please see the attached letter in regard to Materra's request for a change to their use permit.

If you would prefer a hard copy of the attached, please let me know.

Sincerely,

Pete Horton