



NAPA COUNTY FARM BUREAU

RECEIVED

NOV 6 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

November 6, 2007

DELIVERED VIA FACSIMILE

Jim King, Chair
Napa County Conservation, Development, and
Planning Commission
1195 Third Street
Napa, CA 94559

Re: Use Permit Modification Request for V. Sattui Winery.

Dear Chair King, and Members of the Commission:

The Napa County Farm Bureau has reviewed the staff report concerning the aforesaid matter, and offers the following comments.

The Farm Bureau is pleased the application focuses on reducing traffic congestion on St. Helena Highway. The current level of traffic congestion on the highway adversely impacts the movement of agricultural crops and products.

The proposed measures to add parking and install a driveway improvement near Stice Lane does however raise a major concern. Land designated for agricultural use would be irreversibly paved over for the benefit of commercial activities located on a separate adjacent parcel zoned commercial.

It is clear from the record that this is not a case of a single integrated use on one parcel. The extended parking and driveway improvements serving those commercial uses are located on an adjacent parcel zoned for agricultural uses. The winery production facilities located on this zoned parcel are not integral to the deli and wine tasting on the commercially zoned adjacent parcel. We are concerned about ag land being converted to accommodate off-site commercial uses. The expanded parking should be located on the commercially zoned parcel. To locate commercial serving parking and a driveway on ag land would set a **dangerous precedent.**



NAPA COUNTY FARM BUREAU

The planning commission should document in writing in its resolution findings to address the issue of precedent.

There is also a major concern regarding the ability of the county to enforce any of the proposed conditions of approval. The history of the existing land uses reveals that there are a number of violations of conditions and illegal expansions. The conditions of approval should include specific time frames for periodic review by the planning commission of the conditions of approval. Further, the applicant should be required to keep records by an independent third party to assist staff and the commission in monitoring the compliance with conditions.

Respectfully submitted,

Peter Nissen
NCFB President

1111 WHITE LANE, ST. HELENA, CA 94574
(707) 963-7774 FAX: (707) 963-4324

V. SATTUI WINERY

RECEIVED

NOV 6 2007

SOLANO CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Fax

To: Chris From: Tom

Fax: _____ Pages: 7

Phone: _____ Date: 11/6/07

Re: PICNIC TABLES ON AW CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

• Comments:



Throughout 1985 all of our current wines will have special Centennial neck labels and bottle hangers commemorating our 100th birthday. Five of our current offerings are shown here with their special Centennial packaging.



Picnicers are already enjoying our new picnic area in the shade of the giant oaks by the watch tower of the new winery. It will be here, on the outdoor sunken patio and in the wine cellar of our new building that we will host our Centennial dinner extravaganza on Saturday evening, July 20. Your personal invitation is enclosed.

Centennial Wines



For Sale This Year Only!

In special celebration of our Centennial, we have designated all of our current releases as Centennial Wines. Each bottle is now appointed with a special shoulder label indicating it as a Centennial wine with the signature of Vittorio Sattui, the winery's founder. Also, a small folder

depicting the history of the winery will be hung on each bottle throughout 1985.

These specially labeled Centennial wines will be sold during this year only, making each bottle a collector's wine.

Commemorative Gold Medal Madeira

In addition to our Centennial designations, we have released for sale a Limited Commemorative Bottling of our Gold Medal California Madeira. This wine still contains some of the

Centennial Dinner Extravaganza your personal invitation is enclosed!

Don't forget! On Saturday evening, July 20 at 7:15 p.m. we will be hosting our Centennial Dinner celebration at the new winery preceded by a special champagne reception at 6 p.m.

Your personal invitation is enclosed with this newsletter. Hot air balloon rides for the adventuresome (weather permitting), live music and a tour of the new winery will also be part of the festivities!

Don't miss out on the fun! Enjoy the fine food, wines and camaraderie with your fellow oenophiles. Seating is limited, so to ensure a reservation for you and your spouse — and friends, please complete and return the reservation portion of your invitation with your check as soon as possible.

If you will be coming from any distance that will require overnight accommodations, may we suggest that you make room reservations now — or within the next few weeks — since July



On your next visit to our tasting room we think you will be pleasantly surprised. As shown here, the tasting room has been expanded to allow us to increase the length of the tasting bars, display our wines better and provide more room for visitors without the crowding we have had on busy weekends.

Continued from page 3...Muscat

*****BRONZE MEDAL** — Intervin 1986

Our most highly-rated MUSCAT to date, don't miss out on this last chance to buy this light, sweet fragrant dessert wine. Only 75 cases remain in stock!

LAST CHANCE TO BUY AT CURRENT PRICE

CALIFORNIA MADEIRA

Current Price \$13.75 per Bottle 6 Bottle Maximum Purchase

Price effective April 1, 1987 \$14.75 per Bottle

(10% Discount when mixed with other wines)

*****GOLD MEDAL** — 5th International Wine Competition, Czechoslovakia

*****GOLD MEDAL** — Orange County Fair

*****GOLD MEDAL** — Los Angeles County Fair, also SPECIAL AWARD "BEST OF CLASS"

Since its release almost 10 years ago, we have extolled every virtue that has been said or judged about our MADEIRA. Most people never leave V. SATTUI without a wee sip of the Madeira, it's that good.

Our Madeira is a lot more than just a dessert wine to us, it's a tradition. When one mentions V. SATTUI, usually our Madeira comes to mind too.

This liqueur-like Port will always be given top billing at the winery. We invite you to call ahead and make an appointment to visit our solera in our underground cellar. It is only here where we can really show you the magic that surrounds the caring of this old port wine. We'll even let you sample a little of the old master blend from barrels, which is as close as you can get to heaven-from a barrel, that is!

About our Mailing List

We feel we are currently selling some of the finest wines the winery has produced. Your enthusiastic response to our Holiday Newsletter proved this. (Mailing list purchases accounted for over 40% of our total holiday sales.)

Because this publication is so important to us, we are always looking for ways to improve it. If any of you have comments on our newsletter or on our shipping services, please let us know.

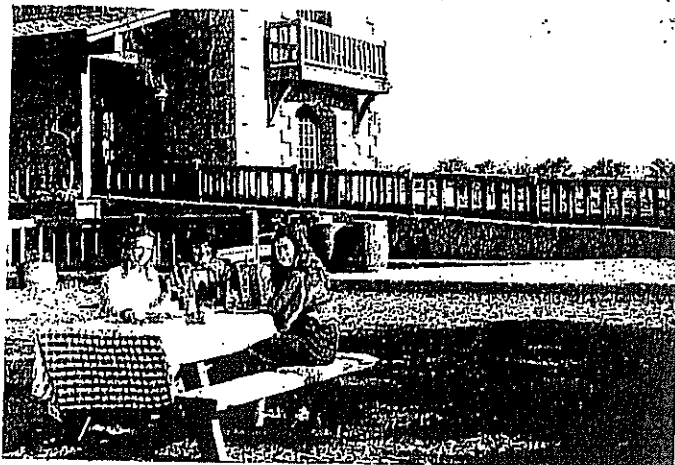
New Gifts & Goodies in our Cheese Shop

Along with the expansion of the tasting room, our cheese shop is also undergoing some additions and renovations. New deli cases are soon to be installed including a special pastry case.

Over the years we have added many domestic and imported cheeses that have created a wonderful variety that will satisfy just about any palate, and now with our new display cases we will be able to better present our complete selection of over 200 cheeses along with all the delicious homemade desserts, salads and condiments prepared by our local confectioners.

On your next visit you will also find some new gift items that are soon to be added including a porcelain bottle stopper with the V. Sattui logo that now being produced in Germany.

And with spring just around the corner, our picnic grounds have been manicured and planted with new spring flowers. What better way to savor wine country than to picnic with friends and enjoy some fine wine and cheese? Remember, if you would like to arrange a private picnic for 25 or more, call the winery and we will be happy to have your selected picnic foods fresh, ready and waiting when your group arrives at the winery.



The Spring of Life

Comes Back to the Napa Valley

My dictionary gives 27 different definitions for the word spring. It can mean anything from a "spring" mattress to a flow of water from the ground. My dictionary also says that spring is the time of year when plants begin to grow after lying dormant all winter; hence it is any period of beginning or newness as, the spring of life.

And so, once again, on March 20, the spring of life will officially return to the Napa Valley bringing a newness and fresh rebirth to the vineyards and surrounding hillsides. At this writing the winter rains have been less than usual, but still the Valley floor has turned a bright green and the California poppies and blue lupin wild flowers are just beginning to appear in the fields and along highway 29.

The ubiquitous golden mustard weed, which replenishes nitrogen to the soils, is still knee deep in most of the vineyards but will soon be disked under within the next few weeks. Although most of the pruning has been completed, crews can still be seen here and there moving quietly down the long rows of vines. If you are a photography buff, now is a wonderful time to photograph in this valley with the lush green and yellow ground cover contrasting with the dark, bare vines.

I have always wondered why more people don't come to the Valley in March and April. To me, it is the most beautiful season to visit. The pace is slower, the roads are less crowded, the winter rains are over and the weather is mild, sunny and clear. Over the winter months restaurants and inns have spruced up and welcome your return.

Here at V. Sattui Winery we are completing a few changes



This black and white version of early spring in the Napa Valley was painted by Valley artist, Mel Amaral. The scene is a familiar one with a knarled vine surrounded by mustard weed and green grass.

that should make your visits more pleasant and enjoyable. In our old winery building we have moved some walls and expanded the tasting room and made some additions to the cheese shop. We are also continuing to complete some finishing touches and landscaping around the new winery, which was recently cited by the St. Helena Chamber of Commerce as an outstanding addition to the town of St. Helena.

As always, we look forward to seeing you here at the winery and hope your visits will continue to be informative, fun and most importantly, provide an opportunity for you to sample some of the world's finest wines.

'82 Reserve Cab...Continued from page 1

top American wine!

In 1981, we decided not to make a reserve. We felt the vintage did not quite measure up to our reserve stock standards. Ironically, in 1985 the San Francisco National Wine Competition awarded the 1981 Preston Vineyard Cabernet Sauvignon the coveted Sweepstakes Trophy, rating it above 2,000 entries as the **BEST WINE IN AMERICA!** (Even a winemaker can be fooled.)

In 1982, we knew we had the makings for a reserve vintage. Even before fermentation was complete, the framework was

there for an outstanding wine. (Our assessment of this vintage was most recently re-confirmed by the tasting panel of the Wine Spectator. In a tasting that compared 1978 through 1982 California Cabernets, they rated 1982 the best!)

Five years later, we are very proud to release the 1982 Preston Vineyard RESERVE STOCK Cabernet Sauvignon. A **GOLD MEDAL WINNER** in its first competition (American Wine Championships, New York), this wine is already exhibiting the virtues of classic Cabernet Sauvignon and collector's wine. Destined to be one of our greatest, don't miss this special release price of \$25.00 per bottle. Only 400 cases produced.

You Are Invited... Continued from page 1

On Saturday evening, April 25, we will celebrate a third happening of the '87 season with a Wine and Food Extravaganza also to take place in the cellar of the new winery.

This event will pair a selection of V. Sattui wines with epicurean gourmet foods prepared by The Bay Area's renowned chef, Andre Mercier. Working together with Andre, we have planned 7 different "stations" where a selected wine, or wines, will be tasted while sampling an appropriately matched gourmet dish. Station 2, for instance, will match our Chardonnay with Bay Scallops in Ginger and Lime and Gravlox of King Salmon! See your invitation for the other match-ups!

This evening of pairing delectable cuisine with fine wines should prove both educational and most certainly, enjoyable to the palate!

Both of these two special events will provide an opportunity to discuss our wines with myself and my staff, and make purchases of futures, new and current releases at special discount prices. As in past events, our accommodations are limited, so please complete and return your reservations as soon as possible in order not to be disappointed. With one month separating

Other Special Events for 1987 Season

Other events scheduled for the balance of this season are:

June 20 — 1st Annual Wine and Dance Party

August 15, 22, & September 19 — Second Annual Harvest Dinner Series

October 10 — A Special Vintage Tasting

Our Summer Newsletter will carry more details on these remaining '87 V. Sattui Happenings!



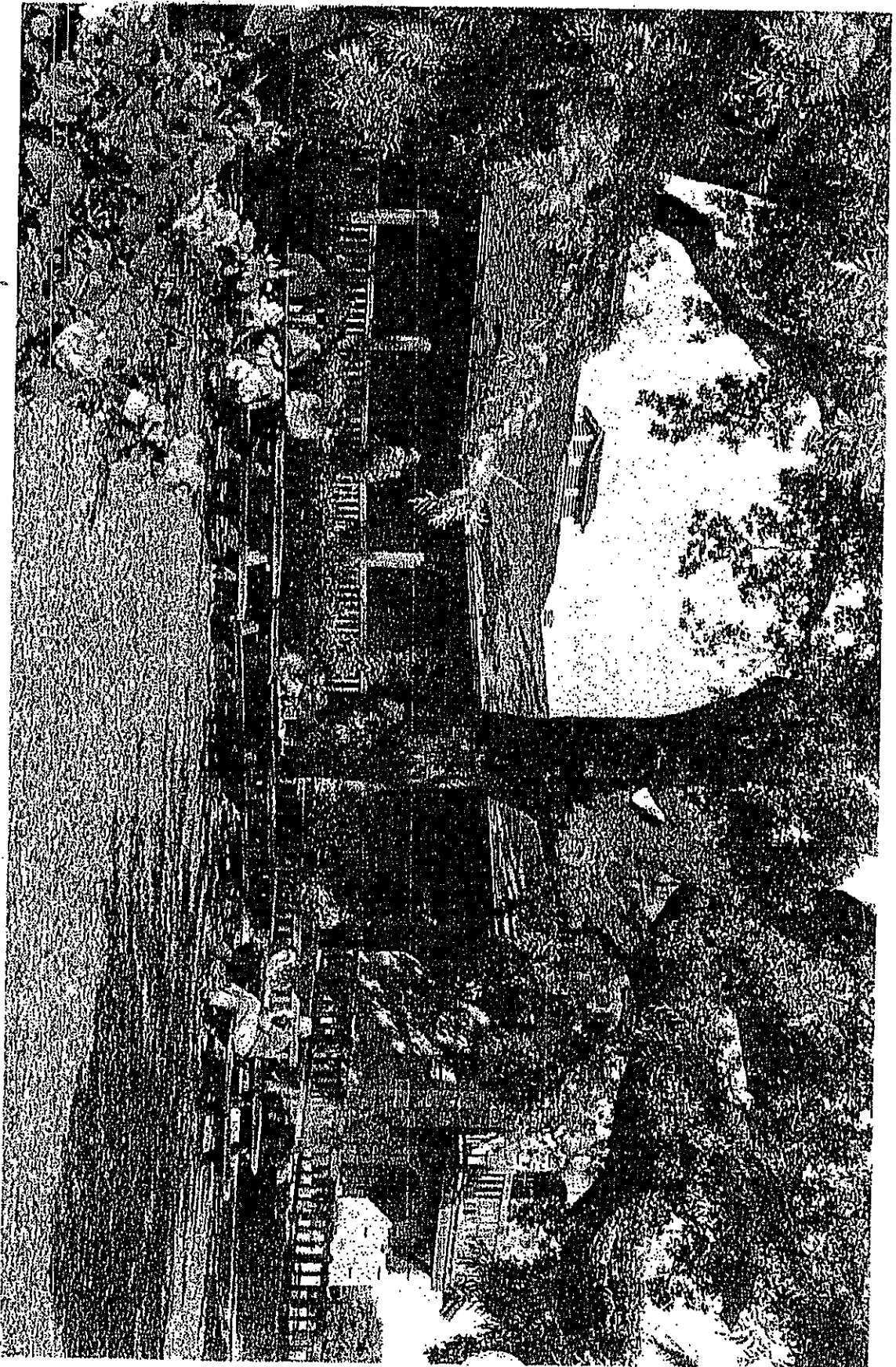
Good-looks! guy!

Tom Davies, our Vice President, pours a still aging zinfandel from the barrel.

ittui

9 WY

SUMMER NEWSLETTER, 1987



No matter what route you take, a summertime picnic under the oaks at V. Sattui is always a special way to enjoy the Napa Valley.

back to highway 29. Turn right on highway 29 and you are about 1/2 mile from

(FAX)

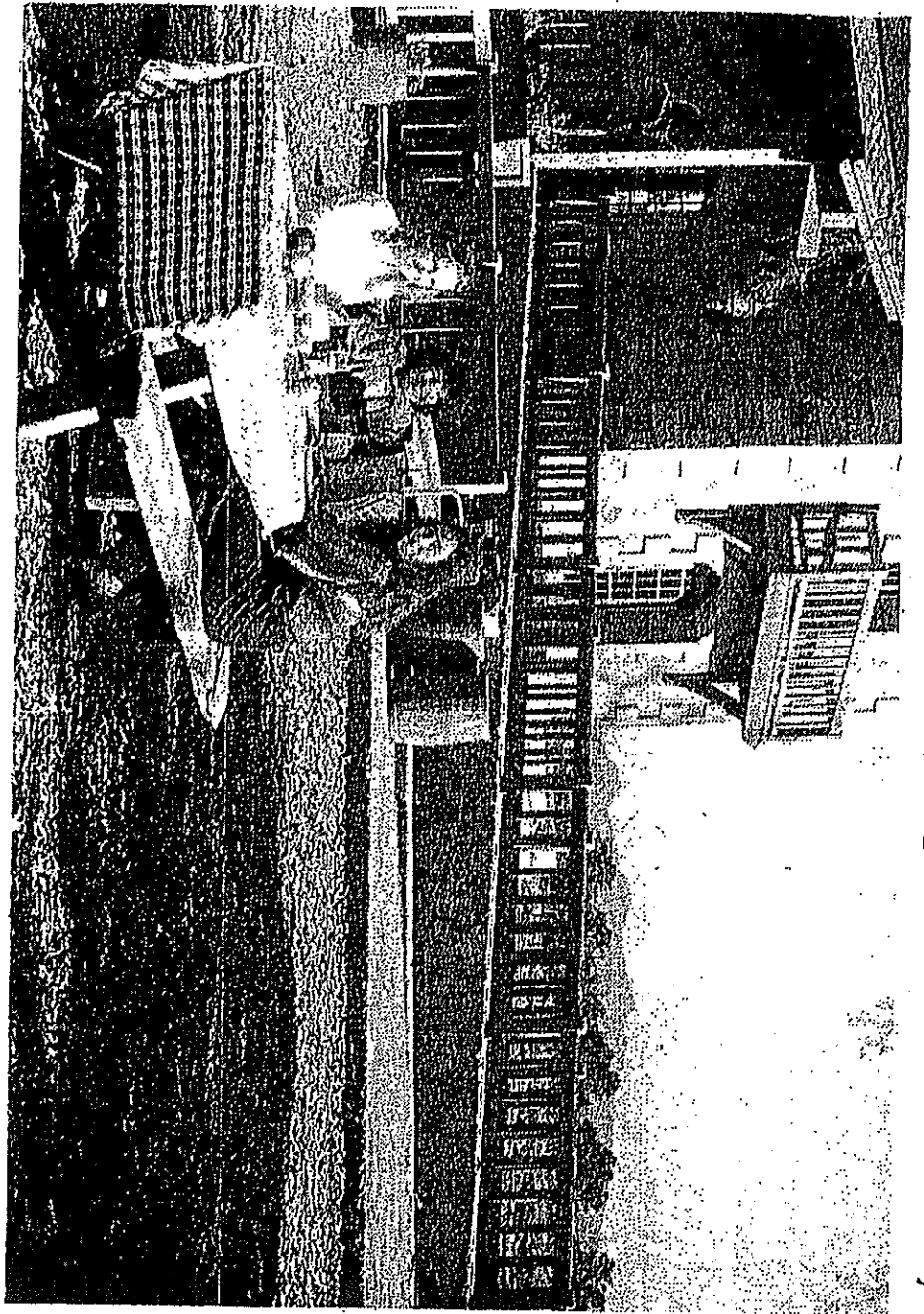
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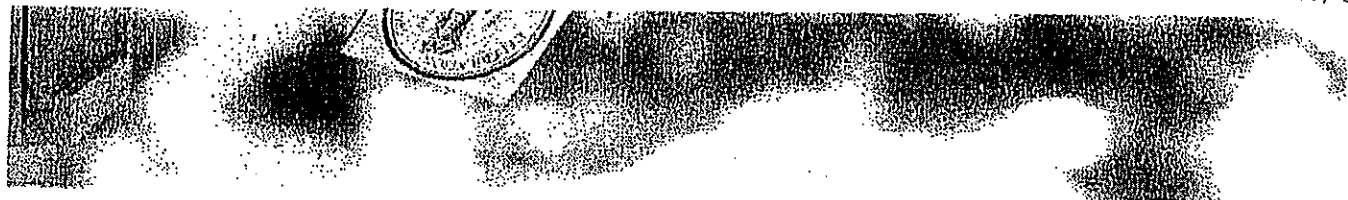
fresh, ready and waiting when your group arrives at the winery.



Harbinger of spring — Vanessa Van Dyken form Hawaii and Beverlee Sagon and Wini Adams of Santa Rosa herald the spring season by picnicing under the giant oak by the winery's watch tower.

SPRING NEWSLETTER, 1987

ve special
rating our
own here



SUMMER NEWSLETTER, 1985

21



Picnicers are already enjoying our new picnic area in the shade of the giant oaks by the watch tower of the new winery. It will be here, on the outdoor sunken patio and in the wine cellar of our new building that we will host our Centennial dinner.

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OCT 30 2007

**NAPOLEON CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

Kelly & Michael Wheaton
1335 Inglewood Ave.
St. Helena, CA 94574
October 30, 2007

Napa County Planning
Attn: Chris Cahill
1195 Third St. Suite 305
Napa, CA 94559

Re: V. Sattui Use Permit Mod

Dear Planning Commissioners and concerned parties,

We have several comments regarding the V. Sattui Use Permit Mod. The first are generally positive, but the latter are concerns that are extremely important but quite probably will be overlooked or dismissed, but that should be raised and addressed by the Planning Commission.

First, we believe the new traffic circulation plan will improve traffic conditions for residents of White Lane and Inglewood Ave neighborhoods.

Second, we would encourage the Planning Department to require pervious surfaces in the new and expanded vineyard parking areas. We have a real problem in this area with the recharging of groundwater stores. Everything that can be done to lengthen the time water has to soak into the ground rather than being diverted in the way of runoff should be undertaken.

Third, it is to be commended that both the County and V. Sattui Winery are undertaking a modification of their Use Permit which will codify the requirements that the public would hope that the County enforces. However, everyone is aware of longstanding abuses of V. Sattui's Use Permit. From a public perspective this is a bit like giving amnesty to illegal immigrants. Everyone realizes the need but no one likes condoning illegal activity and past abuse.

Fourth, we have a real problem with the proposed numbers of visitors and the vastly expanded Marketing Events. Although we understand where these numbers were derived we believe they are grossly overstated and incorrect. Taking V. Sattui's self-reported glass count and adding 40% is absurd at best. To illustrate this let us take V. Sattui's current stated use on their 2003 Use Permit Modification application and compare that with their 2003 proposal and the current 2007 Proposal:

| | EXISTING 10/03 | PROPOSED 10/03 | PROPOSED 10/07 |
|--------------------------|---------------------------|---------------------------|---------------------------|
| Visitors busiest day | 2000 | 2000 | 2625 |
| Visitors average/week | 3500 | 5800 | 18,375 |

This is over a 900% increase over the existing numbers in 2003 and over 300% increase over the 2003 proposal. Now the County may think that 18, 375 visitors a week is okay but anyone living in the area will know this is absurd. This would amount to nearly 1 million visitors over the course of a year (955,500). The majority of this increase is due to a huge expansion in marketing events. Even though the Deli is on commercial property its number of visitors is constrained by its parking. In allowing V. Sattui to expand its parking into surrounding Ag/vineyard land and increasing the convention center aspects of V. Sattui's Use Permit the county is setting some dangerous precedents. This may allow other wineries to sue the County for allowing an unfair advantage to V. Sattui.

Frankly the neighborhood is tired of trying to protect their interests against insurmountable odds. This issue will probably get little more than lip service if it is raised at all, but we are writing so that the historical record will reflect a real concern with outrageously high numbers of events and visitors allowed under this proposal.

The current proposal includes:

3 X 200 person events per week = 10,400 visitors a year
10 X 700 person events per year = 7,000 visitors a year
100 X 250 person dinners per year = 25,000 visitors a year
175 X 200 person events per year = 35,000 visitors a year

TOTAL Special Events Visitors possible =104,400 visitors a year

We would argue that this excessive expansion should not be approved. This is in stark contrast with the Hall Winery use Permit for Special Events which included a total of 4,260 Special events visitors per year. We hope that the County will seek a more prudent and realistic number.

Thank you for your consideration,

Michael Wheaton

Kelly Wheaton

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OCT 31 2007

NAPOLEON COUNTY CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Est. 1885



31 October 2007

TO: Napa County Planning Department

FROM: Tom C. Davies, President

RE: LETTERS OF SUPPORT FROM NEIGHBORS

The enclosed letters are from our neighbors on White Lane and on Inglewood Ave. Many of these letters were submitted 2 years with our Use Permit Major Modification packet.

We have recently contacted all the neighbors again to confirm their endorsement of Use Permit P05-0184-UPMOD and all the neighbor's letters contained in this packet have been reaffirmed in support of our use permit modifications.

1111 White Lane, St. Helena, Napa Valley, California 94574
2 miles south on St. Helena highway
(707) 963-7774 www.vsattui.com Fax (707) 963-4324

October 30, 2007

To the Napa County Planning Commissioners,

Dear Commissioners,

I am a White Lane resident living a couple of hundred yards from V. Sattui Winery. I have seen V. Sattui Winery's proposal regarding legalizing overflow parking. I have also seen V. Sattui Winery's proposed solution to traffic congestion in the vicinity of White Lane south of St. After discussions with V. Sattui Winery on the matter and their requests for additional events I feel that the V. Sattui Winery solution is a win-win for everyone, and I wholeheartedly endorse it.

Sincerely,

A handwritten signature in cursive script that reads "Stan Cook".

Stan Cook
955 White Lane
St. Helena 94574

November 2, 2005

Dear Board of Supervisors,

My wife and I have been neighbors of V. Sattui Winery for many years and live directly across from the winery and picnic area on White Lane. We have always found Daryl Sattui, Tom Davies and the entire staff of V. Sattui Winery to be very courteous and respectful.

We are in support of V. Sattui's proposal to add overflow visitor parking next to the winery and to eliminate the visitor exit at White Lane and relocate it to the existing Suzanne's Vineyard driveway, about 900 feet south of White Lane. We feel these improvements, along with the addition of a middle turn lane extending down to Stice Lane will help improve traffic congestion that sometimes exists on Highway 29 and White Lane, and provide adequate parking for guests of the winery.

We also understand that the winery has applied for a permit to formally recognize weddings and receptions at the winery. We have never been bothered or inconvenienced by weddings or any other special events held at the winery and would support V. Sattui's request to continue holding weddings.

Sincerely,

J. Martin Cirigo

Martin and Luzmaria Cirigo
1148 White Lane
St. Helena, CA 94574

LUZ MARIA CIRIGO

Armaury, Rocio, and Adriana Avalos

1184 White Lane

St. Helena, California

Dear Board of Supervisors,

We are neighbors of V. Sattui Winery, living directly across from the winery on White Lane for the last 12 years.

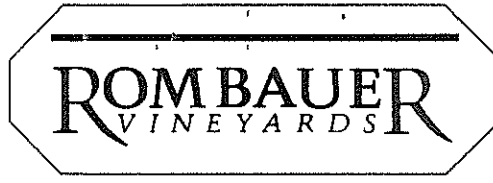
We understand that V. Sattui, which has been conducting weddings and wedding receptions since 1987, has had them taken away by the County. We do not have a problem with their weddings/receptions, as they have not inconvenienced us. We encourage you to reinstate these events, as these are important marketing events for the winery.

Secondly, we have been aware for years that V. Sattui parked customer cars in its vineyard. This has never bothered us. We are aware that V. Sattui is attempting to obtain County approval in the form of a modified Use Permit for its overflow parking. Having seen V. Sattui's proposed traffic circulation plan, we feel this is a vast improvement over the existing intersection at White Lane and Hwy. 29. The new plan will go a long way towards decongesting the area and should be beneficial not only to White Lane and to Ingelwood Ave. neighbors, but to all locals and businesses in the south St. Helena corridor. We highly recommend that the County legalize Sattui's overflow parking and encourage them to adopt the proposed traffic circulation plan.

Thank you for taking the time to read this letter.

Sincerely,

Rocio Avalos
(Rocio Avalos)
Oct 30 2005



October 31, 2007

Mr. Terry Scott
Napa County Conservation,
Development and Planning Department
1195 Third Street
Napa, CA 94559

Dear Commissioner Scott:

As the owner of a vineyard east of and adjacent to the V. Sattui Winery on Highway 29 in St. Helena, I am aware of the overflow parking issues at this location. Darryl Sattui has informed me of the new traffic circulation plan that he is proposing to the planning commission therefore I wish to express my support for this forward thinking project.

If you have any questions, please contact me at 707-963-5170. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "Koerner Rombauer", with a long horizontal flourish extending to the right.

Koerner Rombauer

David and Carol Ainsworth
1039 White Lane
Saint Helena, CA 94574
Tel: 707.968.9971
Fax: 707.968.9981

September 17, 2005

Board of Supervisors
County of Napa
1195 Third Street
Napa, CA 94559

Re: Use Permit Modification Application # 267 475 UP
V. Satui Winery

Dear Board of Supervisors:

We are the new owners of residential/agricultural property adjacent to the V. Satui winery on White Lane. We have lived in Saint Helena for two years, and are intimately familiar with the traffic patterns and problems in the corridor along Highway 29 between the driveway at Press restaurant north of White Lane and the Mobil Station south of Inglewood.

The management of V. Satui contacted us as part of an outreach effort to educate the neighbors concerning the above-referenced application. We reviewed the proposed redirection of visitor traffic entering on White Lane and exiting on the access road to the Satui warehouse south of the winery. The overflow parking along the existing vineyard road that would be approved by a grant of the application was also explained to us.

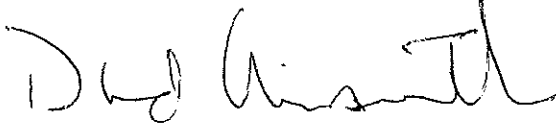

As property owners adjacent to the winery on White Lane, we would like to urge the Board of Supervisors to grant the requested application because of the substantially beneficial contribution that the Satui proposal would make to a chaotic traffic situation along the corridor in question. The county has permitted development along the west side of Highway 29 in a manner that has resulted in multiple entry and exit points for land uses that attract many vehicles throughout the day. That traffic, together with the Satui traffic, has created a high volume of uncontrolled vehicular traffic entering and leaving on both sides of the street, but without the benefit of a continuous turning lane.

The Satui proposal would cut the Satui traffic in that problem corridor by half and would feed the redirected winery visitor exit traffic into Highway 29 via a safer and less confusing new driveway well south of Inglewood

Road. Also, the extended turning lane on Highway 29 will make that stretch of Highway 29 much safer. The Satui winery's undertaking of such a beneficial circulation improvement is to be commended and, we believe, expeditiously approved.

With respect to the upcoming hearing on November 1st for the Satui winery's request for a CVN to continue to host weddings and receptions, we would like to say that we have no objection to such activities. In fact, we recently had a wedding in our family and quickly learned of the excess of demand over supply for suitable facilities for weddings in the Valley. We are certain that the county's staff is aware that this shortage is forcing weddings into unlicensed facilities operated by opportunistic and sometimes disreputable people at inflated prices (which was our experience.) County regulatory policy that tends to remove scarce facilities that are suitable for weddings and receptions and force such gatherings into residential neighborhoods ill suited for amplified music, high density parking, and substantial food and alcohol consumption seems contrary to the public interest. Napa County's primary commercial interests, viz., agriculture and tourism, are better served by allowing such activities to be conducted in wineries - often the first choice of venue for the participants. Wineries in general, and the Satui winery in particular, tend to possess the facilities to accommodate weddings and receptions on a substantially non- nuisance basis. They should be allowed to meet this demand where they can demonstrate the requisite capacity.

Yours very truly,

Dear Board of Supervisors,

September 1, 2005

As White Lane neighbors of V. Sattui Winery, we have been closely following the events of the past couple of years with the traffic, parking and congestion on Highway 29 through the corridor from Stice Lane to Sulfur Springs Road.

It has always made sense to us, that cars entering V. Sattui should exit through the existing egress road in the vineyard. That is a vast improvement both from a safety point of view and a traffic congestion point of view for everyone concerned in this overly populated area. We would encourage the County to approve the proposed circulation plan that V. Sattui has presented.

We have been homeowners on White Lane since 1998, and have found V. Sattui to be extremely sensitive neighbors to those of us living there. We have never been disturbed or inconvenienced by their events, parking patterns, or activities on their grounds. We understand that V. Sattui has applied for a modified Use Permit for its overflow parking, and we have seen the drawings of these proposals. We have no objections to any of these proposed plans, nor have we ever had any objections to the after hours events (ie, weddings, rehearsal dinners, non profit fund raisers, etc) that have been held there in the past.

We feel, it is in the best interest of all the neighbors, businesses along that Route 29 section, and the continuing operation of V. Sattui that the County legalize their proposed overflow parking and traffic circulation plan to the benefit of everyone along with their continued marketing events, and we urge the County to do so.

With many thanks for your kind attention to this matter,

Peter and Bonnie Lind
1031 White Lane
St. Helena, 94574, Ca.

Bonnie Lind
Peter M. Lind

September 7, 2005

Tom C. Davies, President
V. Sattui Winery
1111 White Lane
St. Helena, CA 94574

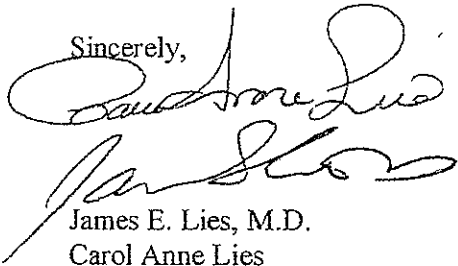
Dear Mr. Davies,

My wife and I have resided on White Lane since early 1999. We are the fourth house located east of V. Sattui Winery. We have been requested to write this letter on their behalf, as we have been very happy with the winery as our close neighbor. They have always treated us respectfully and hospitably. The winery and their employees have gone the extra mile to be certain that they have as little negative impact as possible on White Lane. It is not a perfect world, but in my opinion V. Sattui Winery has responded excellently to the desires of the people on White Lane. At times there is a problem on exiting White Lane because of the traffic that is ever increasing on Hwy 29. This is also the same exit of other businesses on the west side of Hwy 29. However, this is really a minor point.

Daryl Sattui and Tom Davies did meet with my wife and me, and discussed the new plan to control traffic by having winery-goers exit only on the private road a couple hundred yards south of the Sattui Winery. If Hwy 29 is increased to a three-lane at this location, I feel that would go a very long way in improving the traffic control pattern on White Lane and Hwy 29, and also for the people exiting the businesses on the west of Hwy 29.

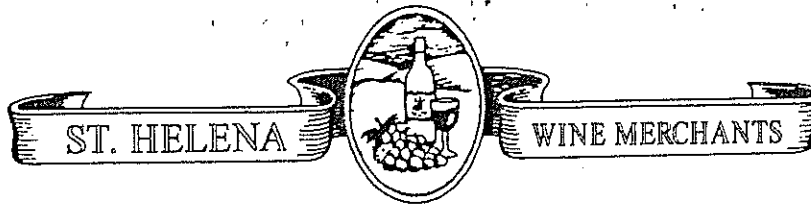
As far as special functions such as weddings are concerned, noise has really never been a factor for us. At times, we are able to enjoy music in the distance but rarely are the sounds of any crowd or voices audible. I feel that we live in an ideal location, and are able to hear the whistle from the wine train and the occasional music from V. Sattui Winery. We feel that this location is as serene and pleasant as any place that we have had the pleasure to live. I feel the winery has been most responsible in handling all of their functions. There has really never been a negative impact for us. I feel that the entire community is indebted to the wine industry for the prosperity that many are enjoying, and I do feel that the V. Sattui Winery is one of the leaders in enhancing the image of the Napa Valley to the rest of the world.

Sincerely,



James E. Lies, M.D.
Carol Anne Lies

JEL:ekb



I own the St. Helena Wine Merchants, on the corner of Highway 29 and Inglewood Avenue, directly across from the V. Sattui Winery. In regards to V. Sattui Winery's Major Modification Use Permit Application #267 475 UP , I would be in support of the county to sanction the overflow parking area. This parking area is only used as an overflow for the existing lots, which does not happen on a daily basis. In addition, since the parking area is already in use I can't see how making it legal would change anything. Eliminating that parking area could cause greater congestion at the current entrance/exit as cars looking for non-existing empty parking spots would be forced to exit or circle the parking lot again.

However, the conditions that V. Sattui proposes would definitely help some of the traffic problems which exist. The section of Highway 29 from Inglewood Ave past Dean & Deluca can be quite hazardous. Eliminating the cars turning south out of V. Sattui would make a big difference, especially for those turning north from the west side of Highway 29.


Jeff Yates
St. Helena Wine Merchants

Board of Supervisors
County of Napa
1195 Third Street
Napa, Calif. 94559

October 26, 2005

Dear Board of Supervisors:

We are neighbor's of V. Sattui Winery, residing at
1248 Inglewood Avenue, in St. Helena.

Regarding: Permit Application #267-485 up –submitted
by V. Sattui Winery:

We think that this would help eliminate the congestion at
White Lane – Hwy 29 – Inglewood Avenue.

We know that this will not solve all the traffic night mare's
we are facing here on Inglewood Ave. but anything is worth
a Try to help solve these problems.

We are in favor of giving this proposal a try.

Also would like to mention – improvement has been made
By V. Sattui Winery with the Tour Buses, Mobil homes and
Limo's parking on Inglewood Avenue.

Sincerely,



Anita Brownell

Harrison Brownell

Anita Brownell

1248 Inglewood Avenue
St. Helena, Calif.

Leslie Rudd

300 OAKVILLE CROSSROAD, P.O. BOX 100
OAKVILLE, CALIFORNIA 94601
TELEPHONE 707/944-1500 FACSIMILE 707/944-1204

4 October 2005

TO WHOM IT MAY CONCERN:

RE: Modification Use Permit Application #267 475 UP

Having seen the plans for the proposed overflow parking area adjacent to the V. Sattui Winery, I would like to state my support for this project. The proposed changes would be a definite improvement over existing conditions resulting in decreased traffic congestion and better traffic flow in the area.

I would encourage the county to officially sanction this project as it benefits not only V. Sattui Winery but nearby businesses, locals and visitors to the area.

Sincerely,



Leslie Rudd
Chairman of the Board
Dean & DeLuca

LGR:nm

RECEIVED

OCT 31 2007

UNIVERSITY OF CALIFORNIA
CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Est.



1885



31 October 2007

TO: Napa County Planning Department

FROM: Tom C. Davies, President

RE: LETTERS OF SUPPORT FROM VINTNERS, GROWERS AND COMMUNITY MEMBERS

The enclosed letters are from winery owners, growers and community members. Many of these letters were submitted 2 years with our Use Permit Major Modification packet.

We have recently contacted all these people again to confirm their endorsement of Use Permit P05-0184-UPMOD and all the letters contained in this packet from community members have been reaffirmed in full support of our use permit modifications.

Some letters have not arrived as of today, but we be forwarded to the planning department prior to the meeting on November 7.

1111 White Lane, St. Helena, Napa Valley, California 94574
2 miles south on St. Helena highway
(707) 963-7774 www.vsattui.com Fax (707) 963-4324



September 19, 2005

Mr. Brad Wagenknecht
Napa Valley Supervisor District 3
1195 Third Street, Suite 310
Napa, CA 94559

Dear Supervisor Wagenknecht:

I am writing to urge your favorable consideration of the proposed revisions to parking and to the traffic circulation plan of the V. Sattui Winery, South of St. Helena.

I have personally visited the site and have carefully reviewed the "Proposed Traffic Circulation Plan" date August 2005. In my opinion, V. Sattui has proposed a credible and positive solution to a number of on-going problems, not all of which are of their own making.

I sincerely believe the Sattui organization has once again demonstrated its merit as a "dues paying" member of the Napa Valley community

Respectfully,

Joseph Phelps

DARIOUSH

October 30, 2007

Chairman James King;
Commissioners Bob Fiddaman, Rich Jager,
Heather Phillips and Terry Scott,
Napa County Conservation,
Development & Planning Commission
1195 Third Street, Room 210
Napa, CA 94559-4336

Re: V. Sattui Winery Modification

Dear Chairman King and fellow Commissioners:

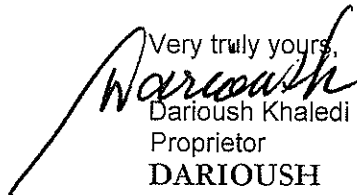
I am writing to advise you that I wholeheartedly support V. Sattui Winery's use permit major modification to legalize its previous visitation levels, increase its marketing events and approve its traffic circulation plan and additional parking.

It is my understanding that V. Sattui Winery has located and forwarded its glass count information to the Planning Staff that establishes its baseline visitation. This type of information has been allowed at other wineries and is an appropriate tool for wineries who have not been required to count visitors in the past, but who have recently been requested to document their historic visitors. The increase in marketing events is not uncommon and is the only way this winery markets its wine since it is not sold outside the winery. In order to address the valid concerns of the neighbors regarding extreme delays experienced exiting and entering White Lane, the sole entrance and exit for the winery, V. Sattui Winery proposes to use a road south of the winery for all existing winery visitors. This should alleviate the wait time for those using White Lane and make circulation much better on Highway 29 – a benefit to everyone in the area!

We should thank V. Sattui Winery for all its efforts encouraging visitors to visit the Napa Valley and taste their wines. We all benefited from their efforts over the years.

If you have any questions regarding this letter, please do not hesitate to contact me.

Very truly yours,


Darioush Khaledi
Proprietor
DARIOUSH

4240 SILVERADO TRAIL
NAPA, CA, 94558 USA

INFO@DARIOUSH.COM
WWW.DARIOUSH.COM

T 707.257.2345
F 707.254.3132

diamond creek
CABERNET SAUVIGNON
Exclusively

October 31, 2007

Napa County Conservation
Development and Planning
1195 Third Street
Napa, CA 94559

Terry Scott
Planning Commissioner

Darryl Sattui has brought to my attention his proposed Use Permit Modification which will be presented to you on November 7. I would like to express my support for his proposal for the following reasons. The traffic circulation plan will improve the traffic flow in the southern part of St. Helena which will be very beneficial to not only the residents but also to our visitors. The expanded parking proposed for V. Sattui's vineyard is also needed to serve his wine customers. As a winery owner, I understand how difficult it can be to market wine and Sattui's model of selling directly to consumers needs to be encouraged.

Finally, I am of the understanding that the Napa County Planning staff has recommended his proposal for approval and I commend them for their support.

Yours sincerely,



Boots Brounstein

CLOS PEGASE

P.O. BOX 305
WWW.CLOSPEGASE.COM

1060 DUNAWAEL LANE
707.942-4981 • FAX 707.942-4993

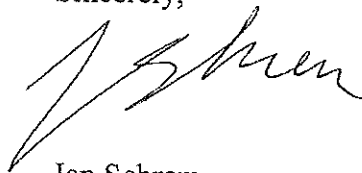
CALISTOGA, CA 94515
E-MAIL: INFO@CLOSPEGASE.COM

10/29/07

Dear Planning Commissioner,

I have reviewed the proposal by V. Sattui Winery asking for expanded parking in its vineyard, and I am wholeheartedly in support. As a winery owner I know how difficult it is to sell wine. V. Sattui has developed a successful formula for doing so over the years and wish to have sufficient parking for all their loyal customers. They should be allowed to expand their parking lot in their vineyard, especially as they will remove virtually no vines. This is a clear case of ag land supporting ag – wine sales of wine produced by them. It is also clear that this expanded parking and exiting customer cars closer to Stice Lane will alleviate not only traffic congestion but safety concerns along the highway as well.

Sincerely,



Jan Schrem
Founder/Proprietor
Clos Pegase Winery.
P. O. Box 305, Calistoga, CA 94515
707.942-4981 Direct 737-1407 Fax 942-4993
jshrem@clospegase.com

FLORA SPRINGS

WINERY & VINEYARDS



October 31, 2007

Subject: Permit Modification Request # P05-0184-Mod

1978

W. ZINFANDEL

To whom it may concern:

LANE

I have spent time with the V. Sattui group in reviewing and trying to comprehend the extent of the permit application for modifications at the V. Sattui Winery.

ST. HELENA

It appears to me that the community as a whole is going to gain from the reduction of traffic congestion on Highway 29.

CALIFORNIA

I further believe the improvements are consistent with the Napa County land use regulations.

94574

PHONE

Sincerely,

John A. Komes

(707) 963-5711

FACSIMILE

(707) 963-7518

ON THE WEB

www.florasprings.com



TRINCHERO
Family Estate

August 25, 2005

Mr. Daryl Sattui
V. Sattui Winery
1111 White Lane
St. Helena, CA 94574

Re: V. Sattui Traffic Circulation and Renovation Plan

Dear Daryl:

Thank you very much for taking the time to present the Traffic Circulation and Renovation Plans that you have for the V. Sattui Winery.

As your neighbor to the north, I must say the plan looks like it would be a substantial benefit to the traffic congestion that currently occurs in the area of V. Sattui Winery and Dean & DeLuca.

I also believe that your neighbors on White Lane will benefit as well as your visitors who will be able to take advantage of increased parking and easy south access to Hwy. 29. The left turn lane extension to Stice Lane will dramatically improve the traffic situation in that area and you should be commended for absorbing the cost for the lane.

Please feel free to present this letter of support to the Board of Supervisors on behalf of Sutter Home Winery.

I wish you all success in this project.

Sincerely,

ROGER J. TRINCHERO
Vice Chairman and CEO

RJT:jp

MIKE THOMPSON
1ST DISTRICT, CALIFORNIA

COMMITTEE:
WAYS AND MEANS



CONGRESS OF THE UNITED STATES
HOUSE OF REPRESENTATIVES
WASHINGTON, DC 20515

DISTRICT OFFICE:
1040 MAIN STREET, SUITE 101
NAPA, CA 94559
(707) 226-9898
317 THIRD STREET, SUITE 1
EUREKA, CA 95501
(707) 269-9595
POST OFFICE BOX 2208
FORT BRAGG, CA 95437
(707) 962-0933
712 MAIN STREET, SUITE 1
WOODLAND, CA 95695
(530) 662-5272
CAPITOL OFFICE:
231 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3311
WEB: <http://mikethompson.house.gov>

October 17, 2005

Mr. Tom Davies, President
V. Sattui Winery
1111 White Lane
St. Helena, CA 94574

Dear Mr. Davies:

I am writing to support V. Sattui's efforts to reduce traffic congestion at Highway 29 and White Lane by installing a center lane and redirecting the flow of its guests as they enter and exit the winery.

It is my understanding that V. Sattui has proposed to decongest traffic by moving its exit 900 feet south to an area of less density. In addition to installing a center lane so that its exiting vehicles can use two lanes (a north and south lane), V. Sattui would no longer use White Lane to enter its parking lot.

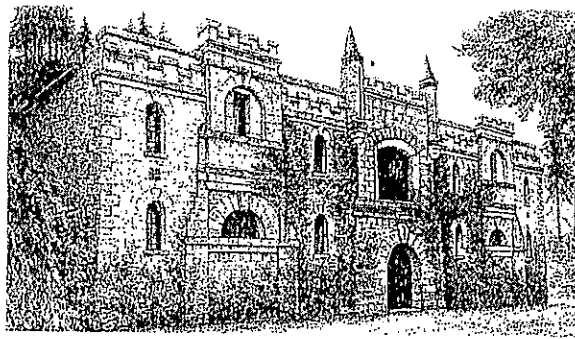
These changes to the flow of traffic in and around Highway 29 and White Lane appear to be a responsible solution that will provide benefits for local businesses, nearby neighbors and visiting tourists. I am pleased to support you in this worthwhile endeavor.

Sincerely,

A handwritten signature in black ink that reads "Mike Thompson".

MIKE THOMPSON
Member of Congress

MT:em



CHATEAU MONTELENA WINERY

September 13, 2005

To: The Napa County Board of Supervisors

Re: V. Sattui Winery Use Permit
Application #267475UP

From: James L. Barrett
Chateau Montelena Winery

Chateau Montelena strongly endorses the V. Sattui Use Permit Application.

For over 34 years I have driven up and down Highway 29 and seen traffic conditions become worse and worse. This congestion of cars, trucks, semis, motorcycles & bicycles is something we are all well aware of. Six out of seven days a week I drive past Dean & DeLuca, also I have entered (and exited) from there onto the highway so I have had many frustrating/harrowing experiences doing so. My experience is not unique; it happens to locals and tourists alike every day as they visit these businesses or the V. Sattui Winery across the way.

The problem is that the entrance/exit to the highway that services Dean & DeLuca, Press Restaurant, Flora Springs Winery and The Roastery Coffee Shop is directly across from the Whitehall Lane/V. Sattui Winery Road. There is high volume traffic entering and exiting Highway 29 from both sides – directly opposed. Clearly, this is an uncontrolled (no stop lights or stop signs) four-way intersection with high-density traffic. It is a potentially dangerous situation.

Hundreds have worked to pass and improve the Green Belt Ordinance in the '70's, '80's and '90's so as to protect our Valley from having it become another Silicon Valley/San Jose Megopolis. I've been one of those people working to protect our Valley and our vineyards so any intrusion of business other than farming in our Greenbelt is suspect.

There are times, however, when it makes sense to allow vineyard land to be used for parking to make sure that a winery provides adequate parking for its visitors.

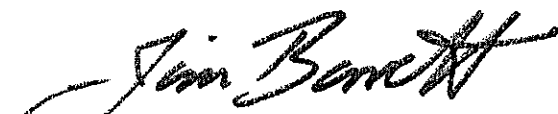
Two examples come to mind (there are, as you know, others):

1. The Rudd Winery and Vineyard was permitted to move its Silverado Trail entrance to Oakville Cross Road and convert its vineyard land for parking.
2. The Duckhorn Vineyards was allowed to convert vineyard land to parking to insure adequate parking for its visitors.



It seems to me that this Use Permit Application works to the benefit of all the involved parties:

1. The homeowners - will no longer have to share the use of Whitehall Lane with V. Sattui customers who will only be allowed to exit to Highway 29 Down Valley 900 feet. As a result, the homeowners will have the exclusive use of exit from Whitehall Lane resulting in less congestion or waiting to enter Highway 29.
2. The Dean & DeLuca, Press Restaurant, Flora Springs Winery Sales Room and The Roastery businesses; by relieving traffic congestion at their one entrance/exit and reducing the probability of a serious traffic accident.
3. The General Public (all the thousands of people who drive on Highway 29). The major question to be asked here is, "Is this of benefit to the Napa Valley"? The answer to this question is without question the overriding consideration as to whether to approve or deny this Application. Manifestly, to allow traffic to flow more smoothly with less congestion is highly desirable. To reduce the possibility/probability of a serious traffic accident is of major benefit.

It is for the reasons stated above that we strongly recommend Approval of this Permit Application.



Jim Barrett – Owner/Operator
Chateau Montelena Winery

Board of Supervisors
Napa County
1125 3rd Ave.
Napa, CA. 94558

September 12, 2005

Re: V. Suttui Winery

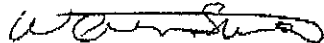
Dear Supervisors: Brad Wagenknecht, Mark Luce, Diane Dillon, Bill Dodd, Harold Moskowitz,

This letter is written in support of the application of V. Suttui Winery to streamline its traffic circulation plan for traffic to and from its facility, off and onto Highway 29; to obtain recognition of its historical marketing plan and minor revision thereof; to obtain minor modifications of Suttui's use permit in order to provide for the requested approvals.

I have read the complete text of Suttui's application and wish to add the name of Swanson Vineyards to the list of other wineries in support of Suttui's petition.

Due to the economic challenge presented by the globalization of the domestic and international wine markets and the growing concentration of ownership within the industry, it is vital that small wineries be able to promote and sell wine directly to consumers. Without the ability to sell directly, small wineries, such as Suttui and Swanson will be fatally handicapped. Napa will simply become one vast corporate production facility for international companies with little interest or concern for this unique and beautiful valley.

It's to the Counties interest and the interest of it's citizens to maintain an economic environment in which small wineries can promote and develop direct sales to consumers. That can only be done by putting the county's support behind policies that preserve and expand wineries right to sell directly to the public. Toward that end, I ask for the Planning Commissioner and Board of Supervisor's approval of the Suttui Winery petition.



W. Clarke Swanson
Swanson Vineyards

Quixote Winery -- 6126 Silverado Trail, Napa, California 94558 -- Ph 707. 944. 2659 -- Fax 707. 944. 9360 -- E mail quixote@napanet.net

September 19, 2005

Dear Napa Board of Supervisors,

As a long time resident of Napa I am quite aware of the traffic problem at White Lane and Highway 29. With the change and expansion of uses on the west side of Highway 29 the problem is becoming critical.

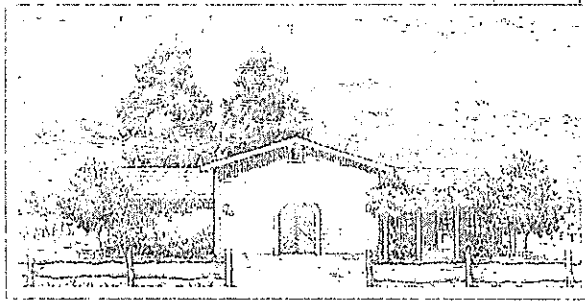
I believe that the proposed circulation plan will help the traffic congestion and improve safety in the area.

I strongly encourage the County to approve the proposed plan.

Sincerely,



Carl Doumani



September 25, 2005

Mr. Daryl Sattui
V. Sattui Winery
1111 White Lane
St. Helena, CA 94574

RE: V. Sattui Traffic Circulation and Renovation Plan

Dear Daryl,

Thank you for your fact sheet informing us of your application for a modification to your permit.

As a neighbor to the south, we look forward to the benefits we will enjoy as drivers on Hwy. 29.

It looks like a good option for everyone; neighbors, visitors and residents of White Lane especially. The left lane extension to Stice Lane will dramatically improve the traffic situation in our area and you should be commended for absorbing the cost for the lane.

Please feel free to present this letter of support to the Board of Supervisors on behalf of Milat Vineyards and Michael and Carolyn and Robert and Joyce Milat personally.

I wish you success in this project.

Sincerely,

Mike Milat
Owner/Partner

MILAT VINEYARDS

1091 St. Helena Hwy. South - St. Helena, CA 94574
Phone 707.963.0158 - Fax 707.963.0168



Phone: 707-963-7678

800-969-PORT

E-mail:
ahport@pragerport.com

Fax 707-963-7679

To: Napa County Board of Supervisors
From: Prager Winery & Port Works
Subject: V Sattui Winery,
Use Permit Application #267475UP
Date: October 5, 2005

To Whom It May Concern:

I have reviewed V. Sattui's plans and intent to change the exit and improve overflow parking, and I approve the plan. I agree it should alleviate congestion in that area. The Napa Valley is a destination point. This brings traffic and V. Sattui's plan would help mitigate this event at that location with positive ripple effect of better traffic control mid valley. I, like other Winery owners, want our customers to be safe, educated about food and wine, and entertained.

In short, we want them to come back to the Napa Valley. I support V. Sattui's objective for obtaining County approval for an overflow parking lot in their vineyard.

Very truly yours,

James Prager
Prager Winery & Port Works

Charles Krug
PETER MONDAVI FAMILY

November 28, 2005

To Whom It May Concern:

I support V. Sattui Winery in its appeal to the Napa County Board of Supervisors in order that V. Sattui Winery can continue its seventeen year tradition of hosting weddings at their winery.

If you have any questions, please don't hesitate to contact me at 707-967-2200.

Sincerely,



Marc C. Mondavi
Proprietor

COPY

Alf Burtleson
4147 Heitz Way
Calistoga, CA 94515-9628
Tel(707)942-5834
FAX(707)942-9755
e-mail: alfburtleson@interx.net

August 15, 2005

Heather McCollister, Principal Planner
Napa County Department of Conservation, Development & Planning
1195 Third Street, room 210
Napa, CA 94559

Mr Steve Lederer, Deputy Director

Re: V. Sattui Winery Use Permit Modification, 1111 White Lane, St. Helena,
CA 94574

Gentlemen:

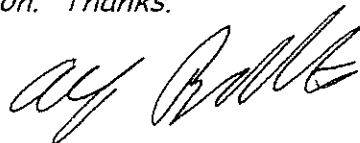
I am writing in support of the County granting the Use Permit Modification.

The project involves improving traffic flow by having the entrance to winery on White Lane (one way), entrance only. The exiting will be via a perimeter road around the winery that will gain access to Hwy 29 to the south of the winery. Also improved parking is to be provided.

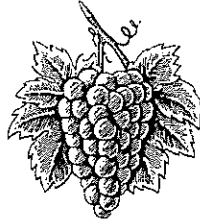
I understand that there has been discussion of the zoning of the property to be used for the access road & additional parking. Wineries are permitted on AP zoning with a conditional use permit. Note that the main use of the site is a winery with direct wine sales. The deli is a draw but its sales are incidental to the winery sales.

In their other Napa Valley projects the Sattui's have a track record of high quality of building.

Please grant the Use Permit Modification. Thanks.



Cakebread Cellars



September 7, 2005

*Brad Wagenknecht
County Supervisor, District 1
1195 Third Street, Suite 310
Napa, CA 94559*

Re: V. Sattui Winery's Major Modification Use Permit Application #267 475 UP

Dear Brad,

I am writing in support of Daryl Sattui's proposal to decongest traffic at White Lane and Hwy 29. His suggestion to reroute traffic to an alternative egress point and his willingness to install a center turning lane would significantly alleviate the traffic issues along that stretch of the highway and result in increased community safety for all.

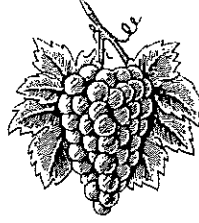
I strongly encourage you to vote in favor of his application as proposed.

Sincerely,

*Jack Cakebread
Chief Executive*

cc: Daryl Sattui

Cakebread Cellars



September 7, 2005

*Mark Luce
County Supervisor, District 2
1195 Third Street, Suite 310
Napa, CA 94559*

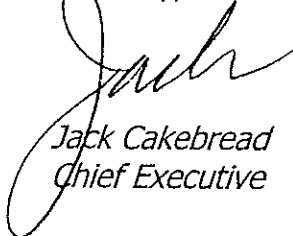
Re: V. Sattui Winery's Major Modification Use Permit Application #267 475 UP

Dear Mark,

I am writing in support of Daryl Sattui's proposal to decongest traffic at White Lane and Hwy 29. His suggestion to reroute traffic to an alternative egress point and his willingness to install a center turning lane would significantly alleviate the traffic issues along that stretch of the highway and result in increased community safety for all.

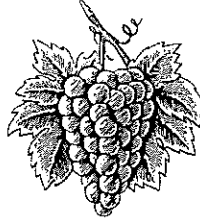
I strongly encourage you to vote in favor of his application as proposed.

Sincerely,


*Jack Cakebread
Chief Executive*

cc: Daryl Sattui

Cakebread Cellars



September 7, 2005

*Diane Dillon
County Supervisor, District 3
1195 Third Street, Suite 310
Napa, CA 94559*

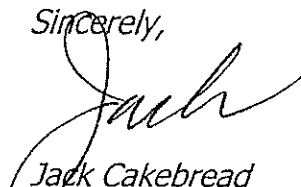
Re: V. Sattui Winery's Major Modification Use Permit Application #267 475 UP

Dear Ms. Dillon,

I am writing in support of Daryl Sattui's proposal to decongest traffic at White Lane and Hwy 29. His suggestion to reroute traffic to an alternative egress point and his willingness to install a center turning lane would significantly alleviate the traffic issues along that stretch of the highway and result in increased community safety for all.

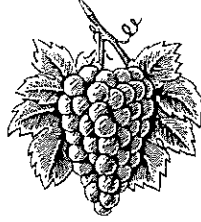
I strongly encourage you to vote in favor of his application as proposed.

Sincerely,


*Jack Cakebread
Chief Executive*

cc: Daryl Sattui

Cakebread Cellars



September 7, 2005

*Bill Dodd
County Supervisor, District 4
1195 Third Street, Suite 310
Napa, CA 94559*

Re: V. Sattui Winery's Major Modification Use Permit Application #267 475 UP

Dear Bill,

I am writing in support of Daryl Sattui's proposal to decongest traffic at White Lane and Hwy 29. His suggestion to reroute traffic to an alternative egress point and his willingness to install a center turning lane would significantly alleviate the traffic issues along that stretch of the highway and result in increased community safety for all.

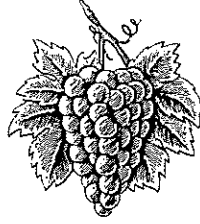
I strongly encourage you to vote in favor of his application as proposed.

Sincerely,

Jack
*Jack Cakebread
Chief Executive*

cc: Daryl Sattui

Cakebread Cellars



September 7, 2005

*Harold Moskowitz
County Supervisor, District 5
1195 Third Street, Suite 310
Napa, CA 94559*

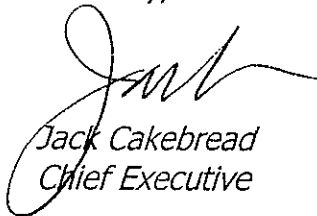
Re: V. Sattui Winery's Major Modification Use Permit Application #267 475 UP

Dear Harold,

I am writing in support of Daryl Sattui's proposal to decongest traffic at White Lane and Hwy 29. His suggestion to reroute traffic to an alternative egress point and his willingness to install a center turning lane would significantly alleviate the traffic issues along that stretch of the highway and result in increased community safety for all.

I strongly encourage you to vote in favor of his application as proposed.

Sincerely,


*Jack Cakebread
Chief Executive*

cc: Daryl Sattui

November 29, 2005

Napa County Supervisors

RE: Major Modification use permit application #267 475 UP

Dear supervisors:

Thank you for your hard work in behalf of the people of Napa Valley. You have many issues before you that are complex and very strenuous and the decisions you make affect many families. The issue before you regarding the V. Sattui Winery approval or denial of request for a certificate of legal non-conformity is one of these issues.

If V. Sattui Winery has been having wedding events since 1987, before the 1990 winery definition ordinance was adopted and now the county has restrained the business and stopped it, the County in effect has taken a stance against the ideals American wineries were founded upon, free enterprise.

Some Board members may believe V. Sattui Winery has created too much traffic because it has become a super successful destination for many coming to Napa Valley. In reality, the rules created by the county have created the problems. If you restrict all winery permits so people can't picnic or eat food and they all have to visit one winery with that permit for unlimited people with picnicking and food sales, then in essence, haven't you created the problem? Restraining trade always creates more problems than free enterprise.

Picture all wineries in Napa County being able to have weddings, unlimited tastings, picnicking and food. The traffic would be spread across the board. All neighbors buying property in Napa Valley would be notified that they are living in a winery destination area and tourists will be around spending money, increasing the County tax coffers and driving up real estate values. If they don't like it, they shouldn't live here. There are many beautiful, peaceful areas in Mendocino County and other places in California.

Napa Valley is funded by tourism. People are here to visit small family owned wineries and meet the vintners who make a living on small farming operations. People are not here to see Mobil-Exxon type processing conglomerates.

The Board should not penalize V. Sattui Winery because they are successful. They should embrace them and help them solve the problems that the county rules have caused.

The Del Dotto Family will always stand on the side of free enterprise and less government regulation and sincerely request the Board to consider restoring V. Sattui Winery's permit to have weddings.

David Del Dotto
Del Dotto Family Winery



November 29, 2005

To: Napa County Board of Supervisors

Re: V. Sattui Winery, Use Permit Modification #267 475Up

From: David I. Freed, Chairman
UCC Vineyards Group

UCC Vineyards Group strongly supports the V. Sattui Modification to its Use Permit #267 475UP.

As a major supplier of Napa valley grapes to Napa Wineries we support V. Sattui's continued use of an existing vineyard road for overflow parking. We also support the legalization of their prior practice of hosting of weddings and receptions at their winery.

It seems to me that as a county we should support our established wineries, especially those like V. Sattui that have succeeded in marketing Napa wines to a broad spectrum of wine drinkers.

As someone involved with the Wine Market Council's effort to broaden the base of wine drinkers, I fully appreciate the wine industry's need to reach out and market in non-traditional ways to the American consumer. The last 10 years have taught us that if we don't pay attention to our customer base other countries will.

I trust you will give careful consideration to approving this modification of use permit for the V. Sattui Winery.

A handwritten signature in black ink, appearing to read "David I. Freed", is written in a cursive style.



Tel 707 963 4726
Fax 707 963 2967
Cel 707 332 9995
2955 White Sulphur
Springs Rd. 94574

Ernest Van Asperen

St Helena Star

July 8,05

"LETS LIGHTEN UP ON DARYL SATTUI"

My wife, Virginia and I move^d to St Helena in 1968, opened up the wine shop across the street from Sattui winery. "Ernie's Wine Warehouse"

I have watched the winery grow, pouring free wines to taste with Daryl behind the counter, day after day, building one of the finest winerys in the valley.

Like everyone else, I dislike the long lines of traffic, people coming in to St Helena. Watched to changes in the retail stores in town. We do have one of the most exciting areas to live in. That this attracts thousands of tourest, its the price we pay.

The winery has done a few weddings as long as I can remember, and how many winery today pour wines to taste for free? So some customers parked in the employee area, --Lets lighten up.

Think of the thousands of people that enjoy fine wine, go home and talk about there visit. Groups can enjoy a sandwich, wine, picnic and not spend a bundle of money.

Thank you Daryl,

Ernie Van Asperen

E Van Asperen

REGUSCI

Est.

1932

WINERY

STAGS LEAP
DISTRICT

NAPA VALLEY
CALIFORNIA

November 30, 2005

Mr. Brad Wagenknecht
Napa Valley Supervisor District 3
1195 Third Street, Suite 310
Napa, CA 94559

Supervisor Wagenknecht:

Regusci Winery endorses the V. Sattui Use Permit application that you have before you. On many occasions, the congestion of traffic flow between V. Sattui and Dean and Deluca during peak periods during the day has generated a very serious traffic safety concern. Not only are the vehicles exiting from both sides of the highway at the same time, you often have to be aware of visitors that are trying to walk across the highway from one facility to another.

I have reviewed the "Proposed Traffic Circulation Plan" dated August 2005 that V. Sattui has put before you and I feel that this proposal is a positive solution that will benefit all. The V. Sattui Winery has demonstrated its value as a member of the Napa Valley community and it is for those reasons I strongly recommend that you endorse this plan.

On another topic, V Sattui has been hosting weddings since 1985 and I believe that they should be "grandfathered in" and allowed to host weddings at their winery facility. Prior to the adoption of the "W.D.O." policy that prohibits weddings at winery facilities in the Napa Valley, this has been another avenue for V. Sattui to market and promote their wines. I feel that they should not be restricted or deprived of conducting business as they have done for the last 20 years.

Sincerely,



Jim Regusci
President
Regusci Vineyard Management and Winery



5584 Silverado Trail
Tel. 707-254-0408
www.reguscivinery.com
Napa, California 94558
Fax 707-254-0417

Kelly & Michael Wheaton
1335 Inglewood Ave.
St. Helena, CA 94574
October 30, 2007

Napa County Planning
Attn: Chris Cahill
1195 Third St. Suite 305
Napa, CA 94559

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NOV 01 2007

Re: V. Sattui Use Permit Mod

Dear Planning Commissioners and concerned parties,

DEV
EPT

We have several comments regarding the V. Sattui Use Permit Mod. The first are generally positive, but the latter are concerns that are extremely important but quite probably will be overlooked or dismissed, but that should be raised and addressed by the Planning Commission.

First, we believe the new traffic circulation plan will improve traffic conditions for residents of White Lane and Inglewood Ave neighborhoods.

Second, we would encourage the Planning Department to require pervious surfaces in the new and expanded vineyard parking areas. We have a real problem in this area with the recharging of groundwater stores. Everything that can be done to lengthen the time water has to soak into the ground rather than being diverted in the way of runoff should be undertaken.

Third, it is to be commended that both the County and V. Sattui Winery are undertaking a modification of their Use Permit which will codify the requirements that the public would hope that the County enforces. However, everyone is aware of longstanding abuses of V. Sattui's Use Permit. From a public perspective this is a bit like giving amnesty to illegal immigrants. Everyone realizes the need but no one likes condoning illegal activity and past abuse.

Fourth, we have a real problem with the proposed numbers of visitors and the vastly expanded Marketing Events. Although we understand where these numbers were derived we believe they are grossly overstated and incorrect. Taking V. Sattui's self-reported glass count and adding 40% is absurd at best. To illustrate this let us take V. Sattui's current stated use on their 2003 Use Permit Modification application and compare that with their 2003 proposal and the current 2007 Proposal:

| | EXISTING 10/03 | PROPOSED 10/03 | PROPOSED 10/07 |
|--------------------------|-------------------|-------------------|-------------------|
| Visitors busiest day | 2000 | 2000 | 2625 |
| Visitors average/week | 3500 | 5800 | 18,375 |

This is over a 900% increase over the existing numbers in 2003 and over 300% increase over the 2003 proposal. Now the County may think that 18, 375 visitors a week is okay but anyone living in the area will know this is absurd. This would amount to nearly 1 million visitors over the course of a year (955,500). The majority of this increase is due to a huge expansion in marketing events. Even though the Deli is on commercial property its number of visitors is constrained by its parking. In allowing V. Sattui to expand its parking into surrounding Ag/vineyard land and increasing the convention center aspects of V. Sattui's Use Permit the county is setting some dangerous precedents. This may allow other wineries to sue the County for allowing an unfair advantage to V. Sattui.

Frankly the neighborhood is tired of trying to protect their interests against insurmountable odds. This issue will probably get little more than lip service if it is raised at all, but we are writing so that the historical record will reflect a real concern with outrageously high numbers of events and visitors allowed under this proposal.

The current proposal includes:

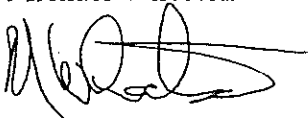
3 X 200 person events per week = 10,400 visitors a year
10 X 700 person events per year = 7,000 visitors a year
100 X 250 person dinners per year = 25,000 visitors a year
175 X 200 person events per year = 35,000 visitors a year

TOTAL Special Events Visitors possible =104,400 visitors a year

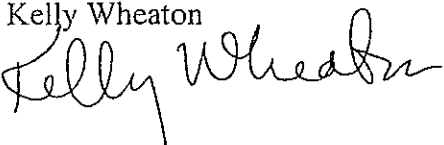
We would argue that this excessive expansion should not be approved. This is in stark contrast with the Hall Winery use Permit for Special Events which included a total of 4,260 Special events visitors per year. We hope that the County will seek a more prudent and realistic number.

Thank you for your consideration,

Michael Wheaton



Kelly Wheaton



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NOV 01 2007



Allied Grape Growers

A California Wine Grape Growers Cooperative Serving California

Executive Office: 3475 W. Shaw Ave. Suite 103 • Fresno, CA 93711 • Fresno (209) 276-7021 FAX (209) 276-7129
North Coast Office: 347 Healdsburg Ave. Suite J • Healdsburg, CA 95448 • (707) 433-6525 • FAX (707) 433-1354

October 30, 2007

Terry Scott
Planning Commissioner
1195 Third Street, Room 210
Napa, CA 94559

RE: V. Sattui Winery's Major Modification Use Permit Application #P05-0184-MOD

Dear Mr. Scott,

I am writing on behalf of Allied Grape Growers, a California winegrape marketing association serving its members since 1951 through the effective and equitable marketing of their grapes. Allied represents over 500 members throughout California with 19 grower/members in Napa County.

I have been a member of the Fresno City Planning Commission for over 16 years and understand the need for planning and policies intended to protect residences, businesses and the general public. There have been many times when items have come before me that appear to be black and white yet they have gray areas of interpretation. I respect your responsibility and ability to try and make things work out for all parties involved.

After reading the request from V. Sattui Winery, I am asking you to support Sattui's efforts to reduce traffic congestion at Highway 29 and White Lane by redirecting the winery's exiting traffic 900 feet south to an area of less density and installing approximately 1,300 feet of center lane from Inglewood Lane to Stice Lane. The additional over-flow parking along the vineyard road will also benefit neighbors and visitors.

I have reviewed the other components of the use permit modification and fully support those elements as well, including the additional marketing events.

It is vitally important that we continue to support agriculture in Napa County, and I believe Sattui's use of the vineyard road for exiting traffic and overflow parking is consistent with Napa County land use regulations and zoning. Thank you for your consideration of the use permit modification.

Sincerely,

Nat DiBduo
President CEO

DARIOUSH

October 30, 2007

Chairman James King;
Commissioners Bob Fiddaman, Rich Jager,
Heather Phillips and Terry Scott,
Napa County Conservation,
Development & Planning Commission
1195 Third Street, Room 210
Napa, CA 94559-4336

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OCT 30 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: V. Sattui Winery Modification

Dear Chairman King and fellow Commissioners:

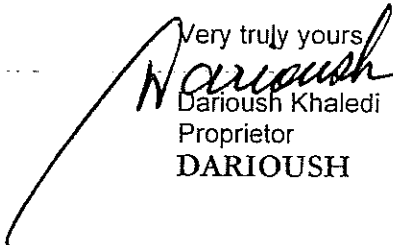
I am writing to advise you that I wholeheartedly support V. Sattui Winery's use permit major modification to legalize its previous visitation levels, increase its marketing events and approve its traffic circulation plan and additional parking.

It is my understanding that V. Sattui Winery has located and forwarded its glass count information to the Planning Staff that establishes its baseline visitation. This type of information has been allowed at other wineries and is an appropriate tool for wineries who have not been required to count visitors in the past, but who have recently been requested to document their historic visitors. The increase in marketing events is not uncommon and is the only way this winery markets its wine since it is not sold outside the winery. In order to address the valid concerns of the neighbors regarding extreme delays experienced exiting and entering White Lane, the sole entrance and exit for the winery, V. Sattui Winery proposes to use a road south of the winery for all existing winery visitors. This should alleviate the wait time for those using White Lane and make circulation much better on Highway 29 – a benefit to everyone in the area!

We should thank V. Sattui Winery for all its efforts encouraging visitors to visit the Napa Valley and taste their wines. We all benefited from their efforts over the years.

If you have any questions regarding this letter, please do not hesitate to contact me.

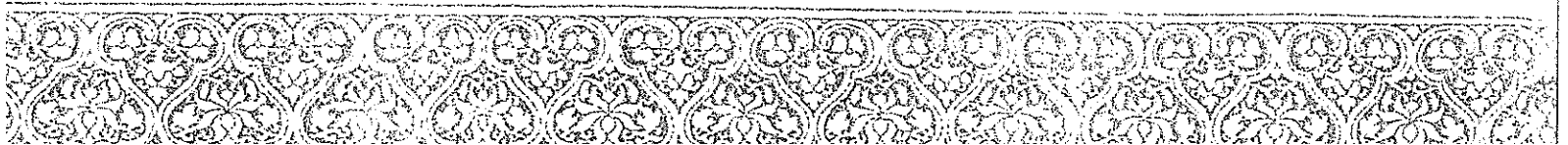
Very truly yours,


Darioush Khaledi
Proprietor
DARIOUSH

4240 SILVERADO TRAIL
NAPA, CA, 94558 USA

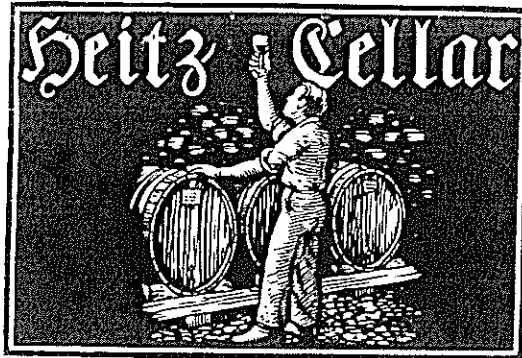
INFO@DARIOUSH.COM
WWW.DARIOUSH.COM

T 707.257.2345
F 707.254.3132



HEITZ WINE CELLARS

500 TAPLIN ROAD
ZIP CODE 94574



ST. HELENA, CALIF.

TELEPHONE: 707 963-3542
FAX: 707 963-7454

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November 1, 2007

NOV 05 2007

Hillary Gitelman
Napa County Conservation
Development and Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

DEV

PLANNING DEPT.

Re: Comments on V. Sattui Winery – Use Permit Modification Request

Dear Ms. Gitelman:

This letter is in reference to the current proposal by V. Sattui for a use permit modification. As a long time resident of and current business owner in the Napa Valley, I want to express my concern regarding the scale of modifications in advance of the Planning Commission Hearing on Wednesday, November 7, 2007.

The area surrounding the named parcels at St. Helena Highway and White Lane has experienced a significant increase in transportation and traffic issues, contributed to in part by the onset of numerous recent construction projects. As such, I anticipate that the extent of the modifications requested may unduly contribute to already sensitive infrastructure issues.

I would like to encourage public officials in Napa County to consider a modified alternative to the existing request. I believe a compromise is the most reasonable solution to meet the needs of V. Sattui Winery while minimizing the potential environmental impacts. If you have any question or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen Heitz Myers".

Kathleen Heitz Myers
2486 Spring Mountain Road
St. Helena, CA 94574
(707) 963-8787

UCC VINEYARDS GROUP

855 Bordeaux Way, Suite 100
Napa, California 94558

November 1, 2007

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NOV 02 2007

DEV .CO CONSERVATION
NIN DEPT.

To: Napa County Planning Commission

Re: V. Sattui Winery, Use Permit Modification P05-0184

From: David I. Freed, Chairman
UCC Vineyards Group

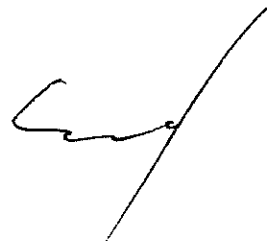
UCC Vineyards Group strongly supports the current V. Sattui Use Permit Modification P05-0184.

As a major supplier of Napa Valley grapes to Napa wineries we support V. Sattui's proposed modifications to the adjacent Highway 29 and the winery which will improve and enhance ingress and egress and parking at the winery for its visitors.

As I stated in my previous letter of November 29, 2005 pertaining to U-267475 we should fully support our established wineries, especially those like V. Sattui that have been successful in marketing Napa wines to a broad financial spectrum of wine drinkers.

The California wine industry needs to continue to reach out and market wine in a myriad of ways to the American consumer. According to a recent Gallup Poll there are now more wine drinkers than beer drinkers. It's wineries like V. Sattui that have contributed directly to building the U.S consumer base. The last 10 years have taught us that if we don't pay attention to our customer base other countries will.

I trust you will give careful consideration to approving the requested modification of use permit for the V. Sattui Winery.



FAX MEMO:

TO: Chris Cahill & Hillary Gitelman
Napa County Planning
FAX 707-253-4336

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NOV 02 2007

DEV: CO. CONSERVATION
NIN DEPT.

RE: Sattui USE PERMIT MOD #P050184-MOD

Attached find a copy of the Sattui Application for USE PERMIT dated 10/13/2003. I respectfully request that the information attached be used to update the staff report (including worksheets) to reflect the inflation in numbers that happened between 2003 and the present request. I do not suspect that Chris overlooked this material but rather it may have gone astray during Heather McCollister's tenure or during the transition. I think this warrants at least an attempt to locate the missing documents on your end. (And yes I realize the file is huge in large part do to the number of complaints over the years.) The skewing of numbers is much more evident when this material is included.

From: Kelly Wheaton
707963-9609

FILE # C13446-MOD



**NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION**
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4416

RECEIVED

OCT 31 2003

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

ZONING DISTRICT: CL 9 ALW
REQUEST: MAJOR MOD TO ADD 120 parking
SPACES, ADD TO MARKETING, R.O.W.
IMPROVEMENTS I ADD TO'S RECOGNIZE
WEDDINGS, I (SEE ATTACHED PROJECT
DESCRIPTION)

Date Submitted: 10/31/03

Date Complete: _____

Date Published: _____

ZA CDPC BS APPEAL

Hearing _____

Action _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: V. SATTUI WINERY

Telephone #: 707 963-7774 Fax #: 707 963-4324 E-Mail: info@vsattui.com

Mailing Address: 1111 White Lane St. Helena CA 94574
No. Street City State Zip

Status of Applicant's Interest in Property: V. Sattui Winery Corporation

Property Owner's Name: V. Sattui Winery

Telephone #: 707 963-7774 Fax #: 707 963-4324 E-Mail: info@vsattui.com

Mailing Address: 1111 White Lane St. Helena CA 94574
No. Street City State Zip

Site Address/Location: 1111 White Lane St. Helena CA 94574
No. Street City State Zip

Assessor's Parcel #: 030-020-029 ;
030-260-035 - Existing Parcel Size: 23.27 (2 parcels)

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

[Signature] V. SATTUI WINERY BY:
10-30-03
Signature of Applicant Date
TOM C. DAVIES
Print Name

[Signature] 10-30-03
Signature of Property Owner Date
TOM C. DAVIES
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Total Fee: \$2350.00 Receipt No. 203-003617 Received by: [Signature] Date: 10/31/03

2004

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): Refer to enclosed project statement
- B. Project Phases: one two more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: 1 month Phase 2: _____
- D. Actual Construction Time Required for Each Phase: less than 3 months
 More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: None
- F. Additional Licenses/Approval Required: None
District: _____ Regional: _____
State: _____ Federal: _____

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 107,249 sq. ft.
Proposed total floor area on site: 32,723 sq. ft.
Total development area (building, impervious, leach field, driveway, etc.) 122,416 sq. ft.
New construction: roadway

existing structures or portions thereof to be utilized: 32,723 sq. ft. existing structures or portions thereof to be moved: 0
- B. Floor Area devoted to each separate use (in square ft):
living: N/A storage/warehouse: 11,917 offices: 2,200
sales: 4300 caves: N/A
other winery - 17,400 septic/leach field: 29,500 sq. ft.
roads/driveways: 86,030
- C. Maximum Building Height existing structures: 10' - 24' new construction: N/A
- D. Type of New Construction (e.g., wood-frame): roadway improvements
- E. Height of Crane necessary for construction of new buildings (airport environs): N/A
- F. Type of Exterior Night Lighting Proposed: N/A
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes _____ No x
- H. Fire Resistivity (check one; if not checked, Fire Department will assume Type V - non rated):

III. PARKING

| | Existing | Proposed |
|----------------------------------|------------|------------|
| A. Total On-Site Parking Spaces: | <u>134</u> | <u>254</u> |
| B. Customer Parking Spaces: | <u>116</u> | <u>218</u> |
| C. Employee Parking Spaces: | <u>18</u> | <u>36</u> |
| D. Loading Areas: | <u>1'</u> | <u>1'</u> |

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

| | |
|--|--|
| All paved or impervious ground surface areas of the production facility: | |
| Footprint of all winery structures | 17,400 sq. ft. |
| Outside work areas | 3,072 sq. ft. |
| Tank areas | 6,502 sq. ft. |
| Storage areas (excluding caves) | 11,917 sq. ft. |
| All paved areas: | |
| Parking areas | 57,100 sq. ft. |
| Loading areas | 341 sq. ft. |
| Walkways | 4,975 sq. ft. |
| Access driveways to the public or private rd | 13,100 sq. ft. |
| Above-ground wastewater and run-off treatment systems: | |
| Wastewater pond or SDDS | 0 |
| Spray disposal field | 0 |
| Parcel size: <u>23.27</u> acres | Percent of winery coverage of parcel size: |
| Total winery coverage: <u>2.63</u> acres | <u>11.3</u> % |

2. PRODUCTION FACILITY

| | |
|---|--------------------------|
| Total square footage within structures and caves utilized for the following: | |
| Crushing | 3,072 sq. ft. |
| Fermenting | 8,523 sq. ft. |
| Bottling | 640 sq. ft. |
| Bulk & bottle storage-warehouse | 13,938 sq. ft. |
| Shipping | incl. above in warehouse |
| Receiving | 341 sq. ft. |
| Laboratory | 98 sq. ft. |
| Equipment storage & maintenance facilities (excludes fire protection facilities) | 1,520 sq. ft. |
| Employee-designated restrooms | 0 |
| Total square footage of production facility: | <u>28,137</u> sq. ft. |

3. ACCESSORY USE

| | |
|--|----------------------|
| Total square footage within structures and caves utilized for the following: | |
| Office space | 1,250 sq. ft. |
| Lobbies/waiting rooms | 0 |
| Conference/meeting rooms | 0 |
| Non-production access hallways | 200 sq. ft. |
| Kitchens | 0 |
| Tasting rooms (private & public areas) | 2560 sq. ft. |
| Retail space areas | 0 |
| Libraries | 0 |
| Visitor restrooms | 576 sq. ft. |
| Art display areas | 0 |
| Any other areas within the winery structure not directly related to production | 0 |
| Total square footage of accessory use space: | <u>4,586</u> sq. ft. |
| Percent of accessory use to production use: | <u>16.3</u> % |

5. **Production Capacity.**
 a. existing capacity: 96,000 gal. date authorized: 1986
 b. current maximum actual production (year): 96,000 gal. (1999)
 c. proposed capacity: n/a
6. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area and include with application form.)
7. **Winery Development Area.** (see a below - for existing winery facilities)
 Will the project involve construction of additional facilities beyond the winery development area? No
8. **Total Winery Coverage.** (see b below - maximum 25% of parcel or 15 acres, whichever is less)
 a. square feet/acres: 2.63
 b. percent of total parcel: 6.99
9. **Production Facility.** (see c below - include the square footage of all floors for each structure)
 a. square feet: 28,132
10. **Accessory Use.** (see d below - maximum permitted 40% of the production facility)
 a. square feet: 4,586
 b. percent of production facility: 16.3

Marketing Definition: (paraphrased from County Code)

Marketing of Wine - Any activity conducted at the winery shall be limited to members of the wine trade, persons, who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development but shall not include cultural and social events unrelated to such education and development.

Coverage and Use Definitions: (paraphrased from County Code)

- a. **Winery Development Area** - All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.
- b. **Winery Coverage** - The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.
- c. **Production Facility** - (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.
- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.

**USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES**

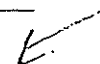
1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

- a. E crushing
 - b. E fermentation
 - c. E barrel ageing
 - d. E bottling
 - e. E case goods storage
 - f. N caves:
 - N storage Underground
 - E other Cellars
 - g. E underground waste disposal
 - h. N above-ground waste disposal
 - i. E administration office
 - j. E laboratories
 - k. N day care
 - l. E⁺ tours/tastings:
 - E public drop-in (In tasting room & N public by appointment deli)
 - N wine trade
 - m. E retail wine sales
 - E public drop-in
 - N public by appointment
 - n. E public display of art or wine-related items
 - o. E picnic areas
 - p. E food preparation
 - q. N custom production
- *Existing for private tasting in winery

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary): Refer to enclosed marketing plan.

3. **Napa Valley Wine Auction Activities.** (Describe the size and type of event that you may conduct as part of the annual Wine Auction): Proposed wine auction dinner in the wine cellar for thirty (30) people.

4. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): Refer to page that follows.

| IV. TYPICAL OPERATION | <u>Existing</u> | <u>Proposed</u> |
|--|------------------------|---|
| A. Days of Operation: | <u>Daily</u> | <u>Daily</u> |
| B. Expected Hours of Operation: | <u>9am-6pm</u> | <u>9am-6pm</u> |
| C. Anticipated Number of Shifts: | <u>1</u> | <u>1</u> |
| D. Expected Number of Full-Time Employees/Shift: | <u>14</u> | 25 winter/30 summer |
| E. Expected Number of Part-Time Employees/Shift: | <u>6</u> | 5 winter/2 summer |
| F. Anticipated Number of Visitors | | |
| • busiest day: | <u>2000</u> | <u>2000</u> |
| • average/week: | <u>3500</u> | <u>5800</u>  |
| G. Anticipated Number of Deliveries/Pickups | | |
| • busiest day: | <u>3</u> | <u>5</u> |
| • average/week: | <u>10</u> | <u>20</u> |
| V. SUPPLEMENTAL INFORMATION FOR SELECTED USES | | |
| A. Commercial Meeting Facilities | | |
| Food Serving Facilities | | |
| • restaurant/deli seating capacity: | <u>450 picnic area</u> | |
| • bar seating capacity: | _____ | |
| • public meeting room seating capacity: | _____ | |
| • assembly capacity: | _____ | |
| B. Residential Care Facilities (6 or more residents) | | |
| Day Care Centers n/a | | |
| • type of care: | _____ | <u>Existing</u> |
| • total number of guests/children: | _____ | <u>Proposed</u> |
| • total number of bedrooms: | _____ | _____ |
| • distance to nearest existing/approved facility/center: | _____ | _____ |

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5505
FAX (510) 286-5559
TTY 711

PKIS C



Flex your power!
Be energy efficient!

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November 5, 2007

05 2007

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GENERAL DEPT.

NAP029693
NAP-029-27.16

Mr. Christopher Cahill
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Mr. Cahill:

SATTUI WINERY PROJECT – USE PERMIT MODIFICATION

Thank you for continuing to include the California Department of Transportation (Department) in the early stages of the CEQA process for the Sattui Winery project. The following comments are based on the Use Permit Modification Application. Our previous comments still apply and are incorporated here by reference.

Landscape Maintenance Site plan sheet 5 should clearly indicate whether or not there are any trees or plantings within the State Right of Way (ROW). If there are any trees and/or plantings in the ROW, mitigation will be required. Since this is a conventional highway, the applicant will need to maintain any landscaping per an agreement with the local agency.

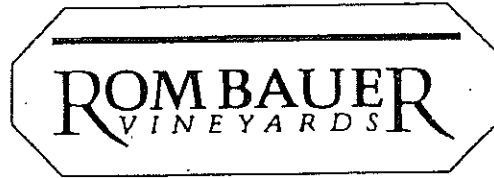
Design There is an exiting two-way left turn lane (TWLTL) in the median within the project limits. The project proposes left turn pockets in the median. When the left turn pockets are in place, the TWLTL in the median will be in conflict with the left turn pockets and the TWLTL will need to be removed.

The standard traveled way cross slope is between 1.5% and 3%. If this is not attainable, a mandatory design Exception Fact Sheet needs to be processed under Index 301.2(2)(b).

Please feel free to call or email Sandra Finegan of my staff at (510) 622-1644 or sandra_finegan@dot.ca.gov with any questions regarding this letter.

Sincerely,

TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA



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NOV 5 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

October 31, 2007

Mr. Terry Scott
Napa County Conservation,
Development and Planning Department
1195 Third Street
Napa, CA 94559

Dear Commissioner Scott:

As the owner of a vineyard east of and adjacent to the V. Sattui Winery on Highway 29 in St. Helena, I am aware of the overflow parking issues at this location. Darryl Sattui has informed me of the new traffic circulation plan that he is proposing to the planning commission therefore I wish to express my support for this forward thinking project.

If you have any questions, please contact me at 707-963-5170. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be "Koerner Rombauer", written over the word "Sincerely,".

Koerner Rombauer

CLOS PEGASE

P.O. BOX 305

1060 DUNAWEAR LANE

CALISTOGA, CA 94515

WWW.CLOSPEGASE.COM

707.942-4981

FAX 707.942-4993

E-MAIL: INFO@CLOSPEGASE.COM

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NOV 07/07

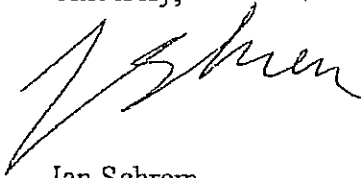
10/29/07

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Planning Commissioner,

I have reviewed the proposal by V. Sattui Winery asking for expanded parking in its vineyard, and I am wholeheartedly in support. As a winery owner I know how difficult it is to sell wine. V. Sattui has developed a successful formula for doing so over the years and wish to have sufficient parking for all their loyal customers. They should be allowed to expand their parking lot in their vineyard, especially as they will remove virtually no vines. This is a clear case of ag land supporting ag – wine sales of wine produced by them. It is also clear that this expanded parking and exiting customer cars closer to Stice Lane will alleviate not only traffic congestion but safety concerns along the highway as well.

Sincerely,



Jan Schrem

Founder/Proprietor

Clos Pegase Winery.

P. O. Box 305, Calistoga, CA 94515

707.942-4981 Direct 737-1407 Fax 942-4993

jshrem@clospegase.com

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NOV 5 2007

Cahill, Christopher

From: Kelly Wheaton [a4est42@sbcglobal.net]
 Sent: Friday, November 02, 2007 12:38 PM
 To: tkscottco@aol.com; jjager@napanet.net; heathertp@comcast.net; chance@napanet.net; Bob Fiddaman
 Cc: Dillon, Diane; Cahill, Christopher; Gitelman, Hillary
 Subject: RE: Restaurants and Convention Centers in the AG Preserve?

THE AG CONSERVATION
 DEVELOPMENT & PLANNING DEPT.

RE: USE PERMIT MOD #P05-0184

Dear Commissioners,

First, my apologies for the scary title of this email! I have put in calls to some of you and would be happy to discuss this with you in more detail (963-9609). To cut to the chase somehow relevant information disappeared or was not included in the staff report for decision on the Sattui Winery Use Permit Modification which you will be hearing next Wed. This material is Sattui Winery's Use Permit MOD dated 10/31/2003. I have faxed the copy that I have to The Planning Dept. but I am unsure as of this writing whether it will be included. I suggest you ask for it if you have not received it. Without this application my previous communication with the Department will not make much sense.

Second, V. Sattui Winery is asking for **100 private dinners per year for up to 200 guests at each dinner**. That is one every 3 1/2 days! Most restaurants in the valley would be ecstatic with that kind of business and I am deeply concerned at this number and the kind of activities that V. Sattui Winery is asking for in the Ag Preserve as well as the possible legal precedents this may set. This is in addition to three 200 person private wine tours per week (156 per year) AND 175 private 200-person picnics per year. The expansion of marketing events to include these numbers further erodes the definition of a winery and preservation of agriculture. V. Sattui Winery is asking for permission to legally have **461 special events per year** with numbers of between **200-700 guests**. This is in stark contrast to Hall winery that received permission for 3 marketing events per week for 30 persons and twelve 100 person events per year.

The staff report states:

"Staff has no particular objection to the requested additional private dinners, however, as is the case with the club member events, we are concerned that the comings and goings associated with guests and service staff may lead to conflict with the Noise Ordinance. "

I am hoping that you the Commission members will share my concern that this many dinners and special events turns V. Sattui Winery into a restaurant and convention center. I hope you will be raising questions about where these meals are being prepared. Where seating is to be located. Whether tables and chairs will be set up and broken down daily in order to accommodate the 461 events or will they be left up permanently. If meals are being prepared for 200 person on site shouldn't they be seeking a restaurant Use Permit? Does their current Deli use permit include dinners and does it include seating for 200 guests? If meals are being prepared off site what are the ramifications of this level of catering in the Ag Preserve and surrounding neighbors?

I applaud the County's attempt to legitimize V. Sattui Winery's long standing abuses of their Use Permit, but I hope you on the Commission will exercise due diligence in insuring that the Ag lands are indeed preserved and quality of life for all residents is considered. By the numbers V. Sattui Winery is asking for approval for 955,500 deli/winery guests per year plus 20,000 dinner guests (not included in the 955, 500)! Adjacent Hall Winery received permission for 182,000 visitors plus 1,500 special event guests. I hope that the commission can reach a more reasonable number.

11/05/2007

As we stated in our earlier letter we support the traffic circulation plan being proposed by V. Sattui Winery. I would support the expansion of parking to accommodate buses and limos and perhaps approval of the vineyard parking currently being employed. However the approval of a total of 197 new parking spaces (331 total) again seems excessive and should not include the removal of existing vines.

Thank you for your time and consideration,
Kelly Wheaton
1335 Inglewood Ave.
St. Helena, CA 94574
707-963-9609

Cahill, Christopher

From: David Ainsworth [dainsworth@comcast.net]
Sent: Saturday, November 03, 2007 3:47 PM
To: Cahill, Christopher
Subject: Re: Staff Report - V. Sattui Winery Use Permit Modification

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NOV 5 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

Chris:

Thank you very much for sending the staff report.

I note that on page 18, opposite the caption "Property Line Setbacks" there is a reference to a lot line adjustment in connection with the illegal non-conforming office trailers and shipping container. I would like the record to reflect that my wife and I, owners of 1039 White Lane and next door neighbors to the Sattui property, are strenuously opposed to any lot line adjustment along the common boundary between the Sattui winery/commercial parcel and the residential/agricultural property at 1049 White Lane. We do not think that a use permit modification proceeding for the Sattui winery is an appropriate proceeding for seemingly giving the Planning Commission's imprimatur of approval for, or even indicating the Commission's indifference to, a lot line adjustment with a wholly different parcel, particularly when it would have the effect of partially rezoning residential/agricultural property to commercial/industrial property. It is enough for this proceeding to simply require that the applicable setbacks violated by the illegal non-conforming uses involving the temporary office trailers and the shipping container be complied with as the staff report has done on pages 6-7 of the report. There is a very great difference, and one in which the County Planning Commission should take a keen interest, between a remedy that requires setback compliance by abatement, a normal and appropriate measure, and one that rewards illegal non-conforming setback violations with a partial rezoning of adjacent residential agricultural property into commercial/industrial property by a lot line adjustment because the winery owner bought the neighboring property. This is especially true since there has been no notice to or invitation of public comment from the affected residential/agricultural neighbors concerning this lot line adjustment and partial rezoning. For these reasons, we believe that all reference to potential lot line adjustments with the adjacent parcel as a potential cure for the illegal non-conforming setback violations should be omitted from the report and the Commission's proceedings.

We agree fully with the staff report's conclusions in the report (pages 6-7) that the offending temporary office trailers and shipping container are unattractive, incompatible with the winery use and do not merit retention.

Yours very truly,

David Ainsworth
Carol Ainsworth
1039 White Lane
Saint Helena, CA 94574
Tel: 986 9971
Fax: 986 9981

Cahill, Christopher wrote:

>
> For your reading pleasure...
>
> _____
>

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November 5, 2007

NOV 05 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

1736 Jefferson Street
Napa, CA 94559

Office: 707-252-2733

Fax: 707-252-1390

Auto: 707-486-9621

Home: 707-963-5633

Ca. Insurance Lic. 0659337

Jim King
Planning Commissioner
Napa County Conservation, Development & Planning
1195 Third Street, Room 210
Napa, CA 94559

Dear Jim:

RE: V. Sattui Application PO5-0184-MOD

The City of St. Helena has submitted its reaction to this application many months ago and the City concerns have been incorporated in the application you are now reviewing.

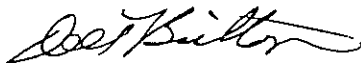
Since then, the City and V. Sattui Winery have met and are having discussion on a water agreement that will be mutually acceptable.

Other than that, I just wanted to add my personal support for this application because I feel it will go a very long way in solving the traffic problems associated with the Inglenook intersection on Highway 29.

On another note, I am personally convinced that the requested uses are important to maintain the economic viability of the Winery which is very important to the Upvalley economy.

Thank you for your time and consideration.

Sincerely,



Del Britton
Mayor of St. Helena

DGB:ggm

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NOV 6 2007

Cahill, ChristopherSANTA CRUZ COUNTY CONSERVATION
DEVELOPMENT & PLANNING DEPT.

From: Rich Auger [rich.auger@toplinesolutions.biz]
Sent: Tuesday, November 06, 2007 10:30 AM
To: lkscottco@aol.com; jjager@napanet.net; heathertp@comcast.net; chance@napanet.net; Bob Fiddaman
Cc: Dillon, Diane; Cahill, Christopher; Gitelman, Hillary
Subject: V Sattui Use Permit Mod P05-0184-MOD

Dear Commissioners:

We are quite concerned about the above referenced use permit modification request from V. Sattui winery that you will be considering on Wednesday. Since we are unable to attend the meeting, we wanted to convey that concern via this email.

We believe that the new traffic circulation plan makes sense and we support it. We do not support the alarming expansion of the existing marketing plan that greatly increases the number of large special events, especially after hours events.

We support the points already made by Kelly and Mike Wheaton in their recent correspondence to you. The increases requested by V. Sattui Winery further aggravate the problems of congestion, noise, pedestrian safety, and general quality of life issues that already exist in the White Lane/Inglewood Avenue area. And we face these issues without the support of a vigorous County enforcement capability.

Until the County and CalTrans can find a way to work together to address the existing traffic congestion and safety problems in the South Saint Helena corridor, it is unconscionable for the County to approve major winery visitation increases at any winery in the area.

Regarding V. Sattui Winery, we think the Wheatons' analogy to a "convention center" is apt. With a certain sense of futility, we wonder when the County will decide enough is enough.

Sincerely,

Mary Radu and Rich Auger
1398 Inglewood Avenue
Saint Helena, CA 94574
707.963.2325

This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

November 5, 2007

Mr. Terry Scott
Napa County Conservation, Development and Planning Department
1195 Third Street
Napa, CA 94559

RE: V. Sattui Winery's Major Modification Use Permit Application #P05-0184-MOD

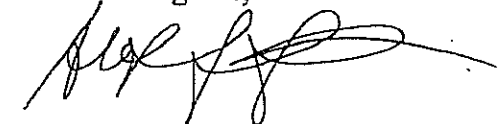
Dear Commissioner Scott:

I am writing to support V. Sattui's efforts to reduce traffic congestion at Highway 29 and White Lane by redirecting the winery's exiting traffic 900 feet south to an area of less density and installing approximately 1,300 feet of center lane from Inglewood Lane to Stice Lane. The additional over-flow parking along the vineyard road will also benefit neighbors and visitors.

I have reviewed the other components of the use permit modification and fully support those elements as well, including the additional marketing events.

It is vitally important that we support agriculture in Napa County, and I believe Sattui's use of the vineyard road for exiting traffic and overflow parking is consistent with Napa County land use regulations and zoning.

Warmest Regards,



Anthony Stratakos
250 Zinfandel Ln. (at the end of White Ln.)

HALL

CHL 5 C.

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NOV 06 2007

DEV. OBSERVATION EPT.

October 31, 2007

County of Napa
Conservation, Development & Planning Department
1195 Third Street
Suite 210
Napa, CA 94559

To Whom It May Concern:

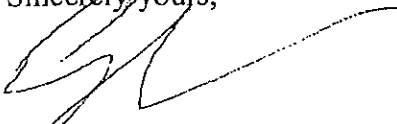
RE: V. Sattui Winery's Major Modification Use Permit Application #P05-0184-MOD

I am writing to support V. Sattui's efforts to reduce traffic congestion at Highway 29 and White Lane by redirecting the winery's exiting traffic 900 feet south to an area of less density and installing approximately 1,300 feet of center lane from Inglewood Lane to Stice Lane. The additional over-flow parking along the vineyard road will also benefit neighbors and visitors.

I have reviewed the other components of the use permit modification and fully support those elements as well, including the additional marketing events.

It is vitally important that we support agriculture in Napa County, and I believe Sattui's use of the vineyard road for exiting traffic and overflow parking is consistent with Napa County land use regulations and zoning.

Sincerely yours,



Craig Hall





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NOV 6 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

April 9, 2004

Steven Lederer
Napa County Conservation, Development &
Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Opinion Letter Regarding the Red Hen Restaurant & Bar

Dear Steve:

I am writing on behalf of my client, Bob Barbarick, to request a written opinion from the Planning Department ("Department") that the entitlements for the Red Hen Restaurant & Bar (also known as Red Hen Cantina and Amigos Cantina at the Red Hen, but referred to for convenience here as the "Red Hen") are governed by existing use permits and, therefore, vested under Napa County Ordinances.

Meanwhile, since a response to this request may take some time to prepare, I need to take any action necessary to protect against an adverse determination on this issue and the possibility that the County will determine that some of the uses are subject to abandonment as legal nonconforming uses. Therefore, I would like to request an immediate response to a question regarding whether actions already undertaken by my client since the temporary closing of the Red Hen would be adequate to avoid the cessation of a legal non-conforming use under Section 18.132.040 (B) of the Napa County Zoning Ordinance regarding "voluntary abandonment" of a legal non-conforming use. Moreover, if these actions are not sufficient, we would like to request specific written instructions on the types of actions that must be taken to protect against abandonment, should that issue be considered to be applicable.

THE RED HEN'S USE PERMITS AND MODIFICATIONS

Prior to 1955, when the Napa County Zoning Ordinance went into effect, the Red Hen was legally engaged in commercial activity. When the Zoning Ordinance was adopted, apparently the Red Hen property was zoned agriculture. At that point it was apparently assumed that the Red Hen was a legal non-conforming use.

But, in 1968, the owner of the property received approval to re-zone the Red Hen property to Planned Development ("PD"), in essence a form of commercial zoning. As part of this re-zoning application, the property owner was allowed to construct the Red Hen Antique Shop in conjunction with the commercial activities already occurring

at the Restaurant.

The Red Hen Restaurant was expanded by 300 feet in 1975 through an approved use permit (U-607475). One of the findings made regarding this use permit was that the Napa County Zoning Ordinance required off-street parking for 120 vehicles based on a ratio of 2 square feet of parking for each 1 square foot of building. In addition, according to the findings, Planning was well aware of the history of the Red Hen zoning changes, noting the legal non-conformity in 1955, and the subsequent re-zoning to PD. Notwithstanding the original zoning, but apparently in reliance on the subsequent re-zoning to PD, this requested expansion of commercial activities was approved.

The Red Hen Restaurant was expanded again in 1984 under the provisions of another use permit (U-308384). In this use permit application, the seating capacity is listed as 295. Of these seats, 210 were inside the building, but an additional 80 seats were allowed on the outside deck which had previously not been approved for any dining or other activities. This use permit was approved and authorized the expansion of the Red Hen operations by allowing outside dining on an existing deck (built under a building in 1983), increasing the hours of operation, constructing an additional restroom, modifying the parking area, and permitting live entertainment. The Planning Commission found that those proposals were in conformance with the Zoning Ordinance requirements. The Planning Commission specifically re-approved the 120 parking spaces as the appropriate parking requirement for all of the commercial uses in the vicinity of the Red Hen. It is our position that this express expansion of the seating capacity of the Red Hen, and the allowance of dining on the expanded deck area, resulted in the entire restaurant being governed by and vested by this use permit, notwithstanding the subsequent adoption of the CL zoning at the site in 1985, which zoning district presently contains a 100 seat limit per restaurant per parcel.

In 1991, the Napa County Zoning Administrator subsequently approved a further expansion of the Red Hen (Modification No. 1 to U-30834) by the construction of new 270 sq. ft. restrooms. Although six (6) conditions are listed for this use permit, two (2) are relevant. One of the conditions of approval required that no parking spaces be eliminated as a result of this addition. A second condition required no further increase in the seating capacity of the restaurant.

Although other use permits were subsequently issued for the Red Hen property since 1991, the only other use permit issued pertaining directly to the operations of the Red Hen under the provisions of UP-91182, which established a balloon excursion business in other buildings located on the Red Hen property. This modification (UP-92406-MOD) authorized the relocation of a parking area on the Red Hen property for the balloon excursion business. One of the listed findings from the Zoning

Administrator during its review of this modification is that the Red Hen had an allowed seating capacity of 295 seats, the same seating level approved by the Planning Commission in 1984.

THE RED HEN IS GOVERNED AND VESTED BY ITS USE PERMITS AND SUBSEQUENT MODIFICATIONS

The Red Hen is governed and vested by its use permits and subsequent modifications because, since its re-zoning to PD, it has been recognized and evaluated by the Department, the Zoning Administrator, and the Planning Commission as a restaurant with a 295 seat capacity. Moreover, these use permits and modifications are vested because they have been used.

The use permits and subsequent modifications have legitimized the current level of commercial operations, and, most importantly, the Red Hen's current seating capacity. The use permits and modifications issued after the property was zoned PD contemplated the expanded commercial activities. These permits included increases in the physical size of the buildings, hours of operation, recognition of the current seating capacity of 295, and increases in parking requirements. Moreover, even after the Red Hen was re-zoned CL, the Zoning Administrator acknowledged the seating capacity despite the fact that the Red Hen exceeded the seating limits placed on restaurants and taverns located on property zoned CL.

In addition, these use permits and modifications are vested because they have been "used" as that term is set forth in Section 18.124.080 of the Napa County Zoning Ordinance.

As you know, a use permit will automatically expire unless there is substantial evidence that the use permit has been used. This includes securing a building permit, wastewater or sewage disposal permit, or other construction permit. Or, if no permit is required, it includes a showing that substantial funds have been expended, or liabilities incurred, in preparing the site for construction. All of the construction and permits required for the previously approved expanded commercial operations have been completed. Moreover, during the last year alone approximately \$200,000 was expended on upgrading the condition of the Red Hen as a 295 seat restaurant, including correcting environmental health code violations that were in existence under the prior tenant. Thus, the use permits and modifications relevant to the Red Hen commercial operations have been used.

Therefore, we request a written opinion from Planning that the Red Hen is governed and vested by its use permits and subsequent modifications. We realize this

opinion may take some time to process. As a result, we request a quick response from the Department regarding the adequacy of my client's efforts to avoid the cessation of a legal non-conforming use, should it be determined that one exists.

ACCEPTABLE MEASURES TO AVOID THE CESSATION OF A LEGAL NON-CONFORMING USE

In an excess of caution my client has taken steps to protect against an argument that its activities constitute a legal non-conforming use that has been abandoned. Notwithstanding, in order to protect ourselves, we request to know whether these measures are acceptable to Planning.

Section 18.132.040 states, in pertinent part:

"A legal nonconformity or portion thereof shall lose that status and thereafter the land and all structures involved therein shall be used only in conformity with the regulations then in effect for the zoning district where the legal nonconformity is located if . . . :

(B). The legal nonconformity or portion thereof has been voluntarily abandoned. For purposes of this subsection, "voluntary abandonment" shall mean cessation of the use or portion thereof for six consecutive months . . ."

My client closed the Amigos Bar and Grill around October 21, 2003. But, since that time it has maintained all furniture, fixtures, and equipment, including liquor inventory. It has also maintained its ABC liquor license. During the holidays the Red Hen was opened for a party with food and bar service, although there were no cash register transactions. Most importantly, the owner has entertained a number of lease negotiations regarding having this space taken over by another operator with the expectation that the operator could commence operations within a short period of time. We believe my client's activities are sufficient to preclude the abandonment of a legal nonconforming use, aside from the vesting argument discussed above.

The six month period allowed for the cessation of use could end as early as April 21, 2004. Therefore, we would appreciate your immediate response about whether the actions taken to date will be enough to avoid cessation of a legal non-conforming use. If these efforts are not sufficient, could you provide specific criteria which would apply?

Your speedy response to this question is critical as my client is currently in negotiations for the lease of the Red Hen for use as a restaurant. The lease may be signed in the near future.

April 9, 2004
Page 5

Again, your prompt response, in particular regarding the sufficiency of the activities to date, would be greatly appreciated. For your convenience, I have attached all previously referenced use permits, modifications, and staff reports. In the meanwhile, if you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Charles W. Meibeyer". The signature is written in a cursive style with a large initial "C" and "M".

Charles W. Meibeyer

cc: Bob Barbarick

1111 WHITE LANE, ST. HELENA, CA 94574
(707) 963-7774 FAX: (707) 963-4324

V. SATTUI WINERY

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NOV 6 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Fax

To: Chris From: Tom

Fax: _____ Pages: 7

Phone: _____ Date: 11/6/07

Re: PICNIC TABLES ON AW CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

• Comments:



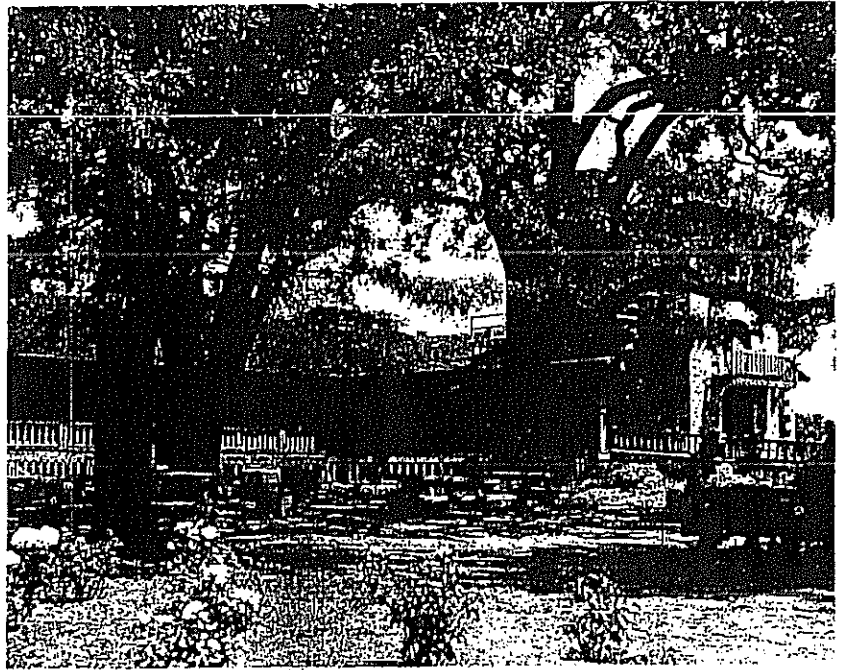
SUMMER

Centennial Issue

1985



Throughout 1985 all of our current wines will have special Centennial neck labels and bottle hangers commemorating our 100th birthday. Five of our current offerings are shown here with their special Centennial packaging.



Picnicers are already enjoying our new picnic area in the shade of the giant oaks by the watch tower of the new winery. It will be here, on the outdoor sunken patio and in the wine cellar of our new building that we will host our Centennial dinner extravaganza on Saturday evening, July 20. Your personal invitation is inclosed.

Centennial Wines



For Sale This Year Only!

In special celebration of our Centennial, we have designated all of our current releases as Centennial Wines. Each bottle is now appointed with a special shoulder label indicating it as a Centennial wine with the signature of Vittorio Sattui, the winery's founder. Also, a small folder

depicting the history of the winery will be hung on each bottle throughout 1985.

These specially labeled Centennial wines will be sold during this year only, making each bottle a collector's wine.

Commemorative Gold Medal Madeira

In addition to our Centennial designations, we have released for sale a Limited Commemorative Bottling of our Gold Medal California Madeira. This wine will contain some of the

Centennial Dinner Extravaganza your personal invitation is enclosed!

Don't forget! On Saturday evening, July 20 at 7:15 p.m. we will be hosting our Centennial Dinner celebration at the new winery preceded by a special champagne reception at 6 p.m.

Your personal invitation is enclosed with this newsletter. Hot air balloon rides for the adventuresome (weather permitting), live music and a tour of the new winery will also be part of the festivities!

Don't miss out on the fun! Enjoy the fine food, wines and camaraderie with your fellow oenophiles. Seating is limited, so to ensure a reservation for you and your spouse — and friends, please complete and return the reservation portion of your invitation with your check as soon as possible.

If you will be coming from any distance that will require overnight accommodations, may we suggest that you make room reservations now — or within the next few weeks — since July



On your next visit to our tasting room we think you will be pleasantly surprised. As shown here, the tasting room has been expanded to allow us to increase the length of the tasting bars, display our wines better and provide more room for visitors without the crowding we have had on busy weekends.

Continued from page 3...Muscat

*****BRONZE MEDAL** — Intervin 1986

Our most highly-rated MUSCAT to date, don't miss out on this last chance to buy this light, sweet fragrant dessert wine. Only 75 cases remain in stock!

LAST CHANCE TO BUY AT CURRENT PRICE

CALIFORNIA MADEIRA

Current Price \$13.75 per Bottle 6 Bottle Maximum Purchase

Price effective April 1, 1987 \$14.75 per Bottle

(10% Discount when mixed with other wines)

*****GOLD MEDAL** — 5th International Wine Competition, Czechoslovakia

*****GOLD MEDAL** — Orange County Fair

*****GOLD MEDAL** — Los Angeles County Fair, also SPECIAL AWARD "BEST OF CLASS"

Since its release almost 10 years ago, we have extolled every virtue that has been said or judged about our MADEIRA. Most people never leave V. SATTUI without a wee sip of the Madeira, it's that good.

Our Madeira is a lot more than just a dessert wine to us, it's a tradition. When one mentions V. SATTUI, usually our Madeira comes to mind too.

This liqueur-like Port will always be given top billing at the winery. We invite you to call ahead and make an appointment to visit our solera in our underground cellar. It is only here where we can really show you the magic that surrounds the caring of this old port wine. We'll even let you sample a little of the old master blend from barrels, which is as close as you can get to heaven-from a barrel, that is!

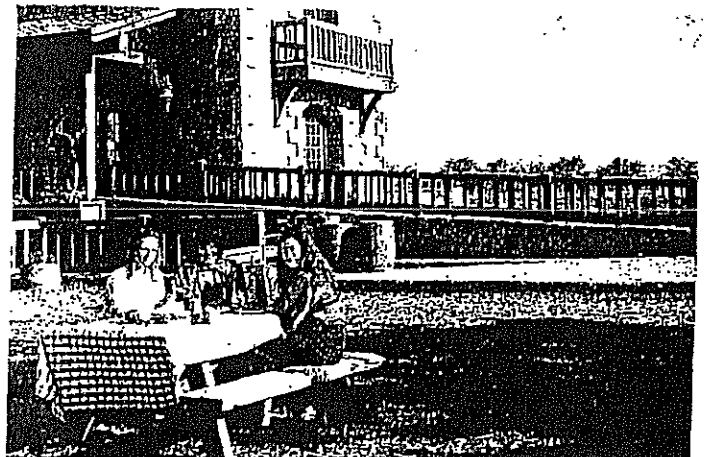
New Gifts & Goodies in our Cheese Shop

Along with the expansion of the tasting room, our cheese shop is also undergoing some additions and renovations. New deli cases are soon to be installed including a special pastry case.

Over the years we have added many domestic and imported cheeses that have created a wonderful variety that will satisfy just about any palate, and now with our new display cases we will be able to better present our complete selection of over 200 cheeses along with all the delicious homemade desserts, salads and condiments prepared by our local confectioners.

On your next visit you will also find some new gift items that are soon to be added including a porcelain bottle stopper with the V. Sattui logo that now being produced in Germany.

And with spring just around the corner, our picnic grounds have been manicured and planted with new spring flowers. What better way to savor wine country than to picnic with friends and enjoy some fine wine and cheese? Remember, if you would like to arrange a private picnic for 25 or more, call the winery and we will be happy to have your selected picnic foods fresh, ready and waiting when your group arrives at the winery.



About our Mailing List

We feel we are currently selling some of the finest wines the winery has produced. Your enthusiastic response to our Holiday Newsletter proved this. (Mailing list purchases accounted for over 40% of our total holiday sales.)

Because this publication is so important to us, we are always looking for ways to improve it. If any of you have comments on our newsletter...

The Spring of Life Comes Back to the Napa Valley

My dictionary gives 27 different definitions for the word spring. It can mean anything from a "spring" mattress to a flow of water from the ground. My dictionary also says that spring is the time of year when plants begin to grow after lying dormant all winter; hence it is any period of beginning or newness as, the spring of life.

And so, once again, on March 20, the spring of life will officially return to the Napa Valley bringing a newness and fresh rebirth to the vineyards and surrounding hillsides. At this writing the winter rains have been less than usual, but still the Valley floor has turned a bright green and the California poppies and blue lupin wild flowers are just beginning to appear in the fields and along highway 29.

The ubiquitous golden mustard weed, which replenishes nitrogen to the soils, is still knee deep in most of the vineyards but will soon be disked under within the next few weeks. Although most of the pruning has been completed, crews can still be seen here and there moving quietly down the long rows of vines. If you are a photography buff, now is a wonderful time to photograph in this valley with the lush green and yellow ground cover contrasting with the dark, bare vines.

I have always wondered why more people don't come to the Valley in March and April. To me, it is the most beautiful season to visit. The pace is slower, the roads are less crowded, the winter rains are over and the weather is mild, sunny and clear. Over the winter months restaurants and inns have spruced up and welcome your return.

Here at V. Sattui Winery we are completing a few changes



This black and white version of early spring in the Napa Valley was painted by Valley artist, Mel Amaral. The scene is a familiar one with a knarled vine surrounded by mustard weed and green grass.

that should make your visits more pleasant and enjoyable. In our old winery building we have moved some walls and expanded the tasting room and made some additions to the cheese shop. We are also continuing to complete some finishing touches and landscaping around the new winery, which was recently cited by the St. Helena Chamber of Commerce as an outstanding addition to the town of St. Helena.

As always, we look forward to seeing you here at the winery and hope your visits will continue to be informative, fun and most importantly, provide an opportunity for you to sample some of the world's finest wines.

'82 Reserve Cab...Continued from page 1

top American wine!

In 1981, we decided not to make a reserve. We felt the vintage did not quite measure up to our reserve stock standards. Ironically, in 1985 the San Francisco National Wine Competition awarded the 1981 Preston Vineyard Cabernet Sauvignon the coveted Sweepstakes Trophy, rating it above 2,000 entries as the **BEST WINE IN AMERICA!** (Even a winemaker can be fooled.)

In 1982, we knew we had the makings for a reserve vintage. Even before fermentation was complete, the framework was

there for an outstanding wine. (Our assessment of this vintage was most recently re-confirmed by the tasting panel of the Wine Spectator. In a tasting that compared 1978 through 1982 California Cabernets, they rated 1982 the best!)

Five years later, we are very proud to release the 1982 Preston Vineyard RESERVE STOCK Cabernet Sauvignon. A **GOLD MEDAL WINNER** in its first competition (American Wine Championships, New York), this wine is already exhibiting the virtues of classic Cabernet Sauvignon and collector's wine. Destined to be one of our greatest, don't miss this special release price of \$25.00 per bottle. Only 400 cases produced.

You Are Invited... Continued from page 1

On Saturday evening, April 25, we will celebrate a third happening of the '87 season with a Wine and Food Extravaganza also to take place in the cellar of the new winery.

This event will pair a selection of V. Sattui wines with epicurean gourmet foods prepared by The Bay Area's renowned chef, Andre Mercier. Working together with Andre, we have planned 7 different "stations" where a selected wine, or wines, will be tasted while sampling an appropriately matched gourmet dish. Station 2, for instance, will match our Chardonnay with Bay Scallops in Ginger and Lime and Gravlax of King Salmon! See your invitation for the other match-ups!

This evening of pairing delectable cuisine with fine wines should prove both educational and most certainly, enjoyable to the palate!

Both of these two special events will provide an opportunity to discuss our wines with myself and my staff, and make purchases of futures, new and current releases at special discount prices. As in past events, our accommodations are limited, so please complete and return your reservations as soon as possible in order not to be disappointed. With one month remaining

Other Special Events for 1987 Season

Other events scheduled for the balance of this season are:

June 20 — 1st Annual Wine and Dance Party

August 15, 22, & September 19 — Second Annual Harvest Dinner Series

October 10 — A Special Vintage Tasting

Our Summer Newsletter will carry more details on these remaining '87 V. Sattui Happenings!



Tom Davies, our Vice President, pours a still aging zinfandel from the barrel

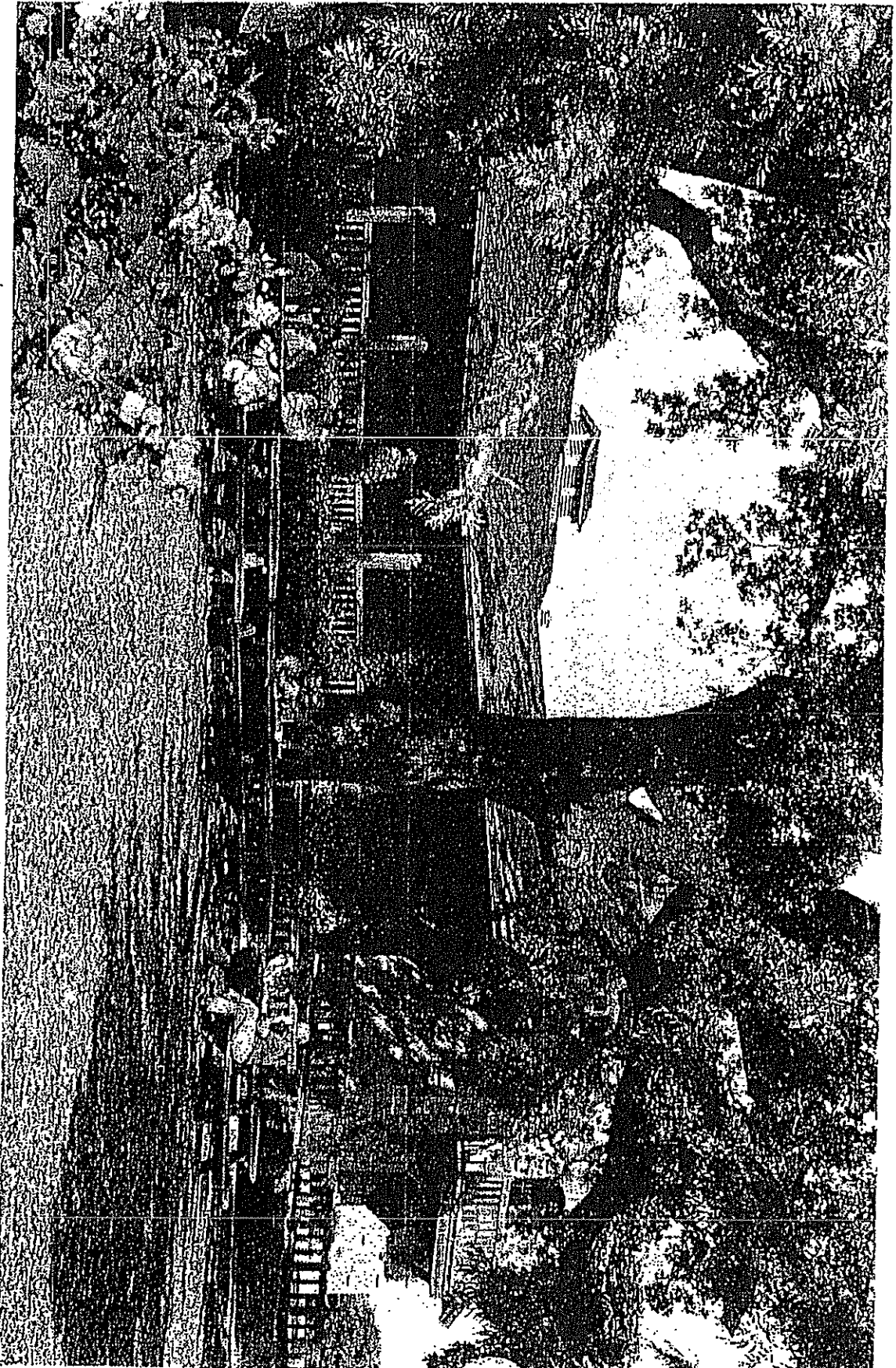
Good-looking guy!

SUMMER NEWSLETTER, 1987

itwui

9 WY

(FAX)



No matter what route you take, a summertime picnic under the oaks at V. Sattui is always a special way to enjoy the Napa Valley.

back to highway 29. Turn right on highway 29 and you are about 1/2 mile

ven top billing at the
ake an appointment
: It is only here where
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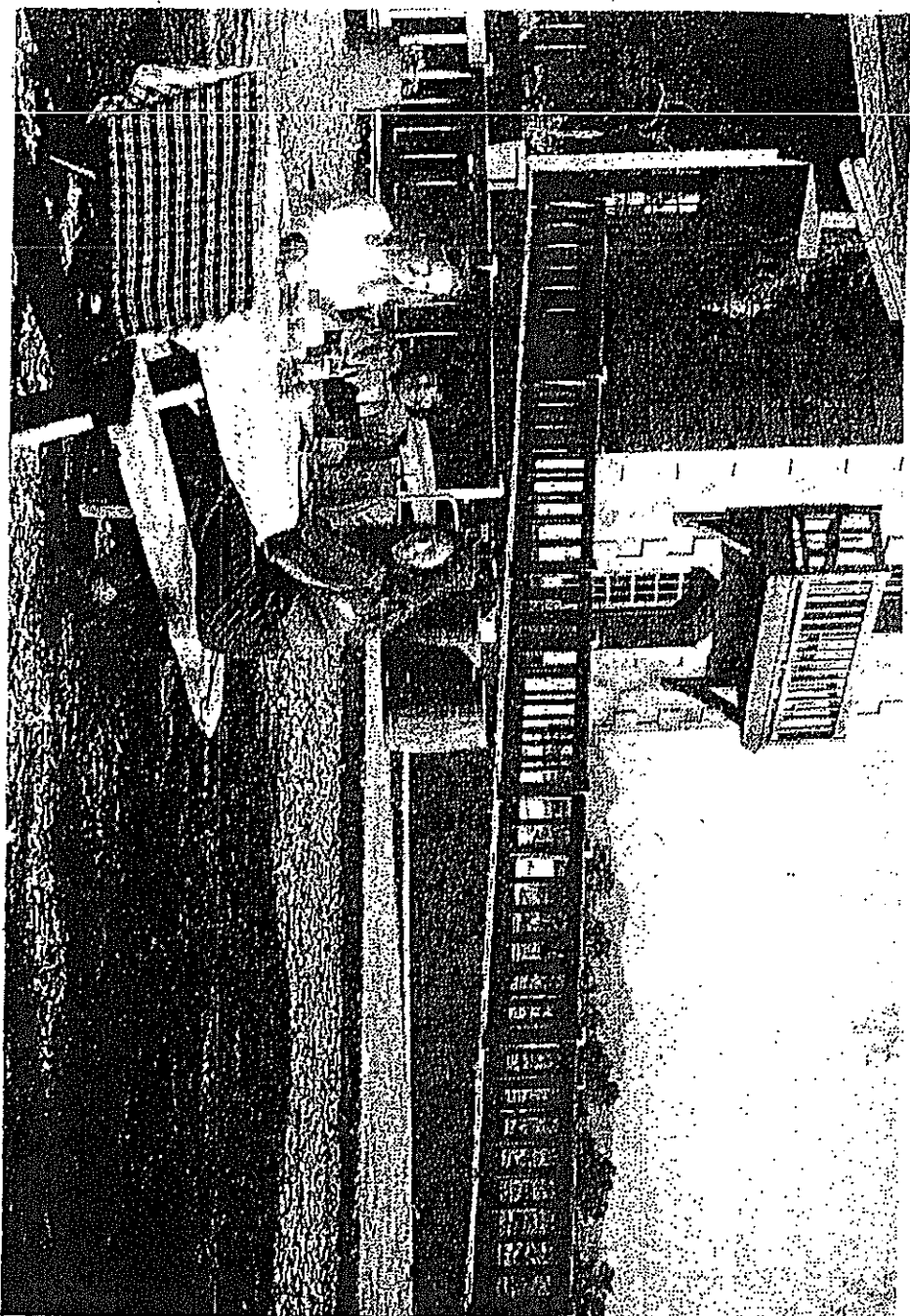
(FAX)

ling List

e of the finest wines
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ling list purchases ac-
(y sales.)

to us, we are always
you have comments
as, please let us know.
ist for you, and what
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winery and we will be happy to have your selected picnic foods
fresh, ready and waiting when your group arrives at the winery.



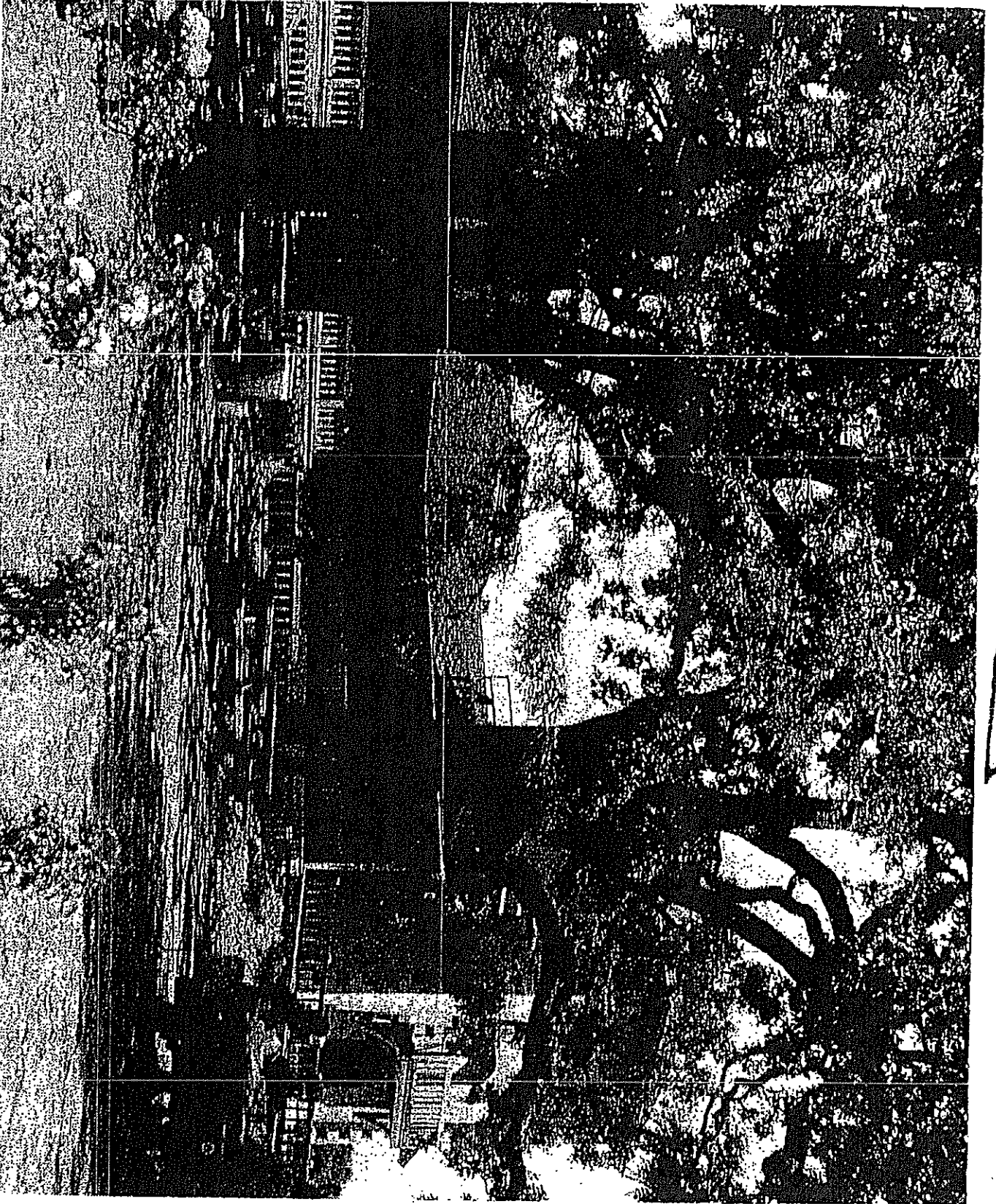
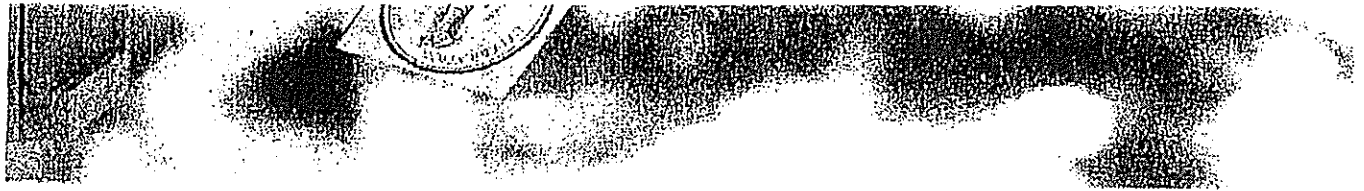
Harbinger of spring — Vanessa Van Dyken form Hawaii and Beverlee
Sagon and Wini Adams of Santa Rosa herald the spring season by pic-
nicing under the giant oak by the winery's watch tower.

SUMMER NEWSLETTER, 1985

PS

ve special
rating our
own here

Picnicers are already enjoying our new picnic area in the shade of the giant oaks by the watch tower of the new winery. It will be here, on the outdoor sunken patio



Diamond Creek
CABERNET SAUVIGNON
Exclusively

RECEIVED

NOV 6 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

October 31, 2007

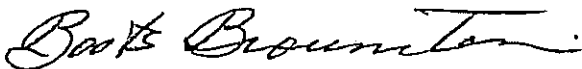
Napa County Conservation
Development and Planning
1195 Third Street
Napa, CA 94559

Jim King
Planning Commissioner

Darryl Sattui has brought to my attention his proposed Use Permit Modification which will be presented to you on November 7. I would like to express my support for his proposal for the following reasons. The traffic circulation plan will improve the traffic flow in the southern part of St. Helena which will be very beneficial to not only the residents but also to our visitors. The expanded parking proposed for V. Sattui's vineyard is also needed to serve his wine customers. As a winery owner, I understand how difficult it can be to market wine and Sattui's model of selling directly to consumers needs to be encouraged.

Finally, I am of the understanding that the Napa County Planning staff has recommended his proposal for approval and I commend them for their support.

Yours sincerely,



Boots Brounstein

Handwritten: H.../FILE

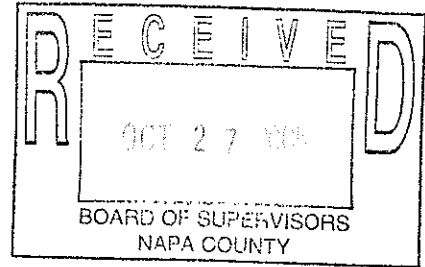
Board of Supervisors
County of Napa
1195 Third Street
Napa, Calif. 94559

October 26, 2005

RECEIVED

OCT 31 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT



cc: BOS
H. Belmont

Dear Board of Supervisors:

We are neighbor's of V. Sattui Winery, residing at 1248 Inglewood Avenue, in St. Helena.

Regarding: Permit Application #267-485 up –submitted by V. Sattui Winery:

We think that this would help eliminate the congestion at White Lane – Hwy 29 – Inglewood Avenue.

We know that this will not solve all the traffic night mare's we are facing here on Inglewood Ave. but anything is worth a Try to help solve these problems.

We are in favor of giving this proposal a try.

Also would like to mention – improvement has been made By V. Sattui Winery with the Tour Buses, Mobil homes and Limo's parking on Inglewood Avenue.

Sincerely,

Harrison F. Brownell

Anita Brownell
Harrison Brownell

Anita Brownell
1248 Inglewood Avenue
St. Helena, Calif.



Heather - P

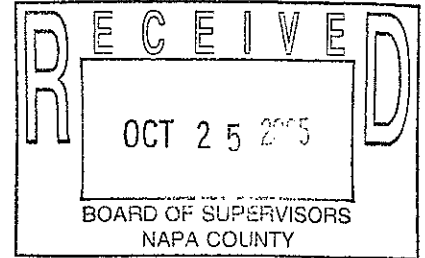
CARLE, MACKIE, POWER & ROSS LLP
ATTORNEYS

100 B STREET, SUITE 400
SANTA ROSA, CALIFORNIA 95401

TEL: (707) 526-4200
FAX: (707) 526-4707

RECEIVED
OCT 26 2005
CO. CLERK

October 24, 2005



VIA FED EX
AND FACSIMILE TRANSMISSION (707) 253-4176

Ms. Diane Dillon, Chairperson
and Members
Board of Supervisors
County of Napa
1195 Third Street, Room 310
Napa, CA 94559

cc. BOS
N Watt
H Helman
JTB/D

Re: Proposed Ordinance No. 1267 Amending Section 18.08.370 of the Napa County Code Relating to Education, Development and Marketing of Wine

Dear Chairperson Dillon and Members of the Board of Supervisors:

This firm represents a number of owners of property near the V. Sattui Winery ("Sattui") in Napa Valley. Our clients oppose the draft Ordinance No. 1267 as submitted to you and recommend that you reject it.

Although the subject of permitting and/or regulating weddings at wineries have been a topic of broad concern throughout Napa Valley, this Ordinance appears to be a thinly veiled attempt by Sattui to legitimize long-standing impermissible and offensive behavior. As you may know, shortly after the issuance of the first Use Permit for Sattui in 1975, neighbors began to complain about traffic, noise and other nuisance activity. In 1983 the County of Napa, which had become a co-defendant with Sattui in a lawsuit concerning impacts, entered into a Stipulation in an attempt to resolve these issues with a number of Sattui's neighbors. We believe that violations of that Stipulation are ongoing, as well as many other impermissible activities. This Ordinance may well create for Sattui the impression that it can continue to avoid any liability for its actions, but may again subject Napa County to legal action. (County Counsel can confirm that the Napa Superior Court retains jurisdiction to enforce the Stipulation, including its attorney's fee clause.)

The objectives of the County in implementing ordinances such as this must necessarily be broad. We are confident that you seek to enact and enforce ordinances that are fair and uniform for similarly situated citizens. However, we believe that this Ordinance has been strongly supported by, if not sponsored by, Sattui in its long-standing attempt to legitimize its own

Board of Supervisors

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Page 2

specific activities. Though others may benefit as well, those other beneficiaries do not seem to be as active or as evident.

It has been suggested that this Ordinance is intended to clarify existing policies. However, the press and even Sattui's attorney, in his recent presentation before the Zoning Administrator, concede that this is really intended to legitimize weddings being held at wineries in AW and AP zones, such as Sattui. Sattui is one of the foremost practitioners of this activity. As you know, weddings and similar activities have historically been restricted or prohibited. The Ordinance language concerning pre-WDO wineries, which we believe was recently amended at the suggestion of Sattui, will simply continue the ambiguity under which the current misbehavior might continue. It memorializes vagueness and uncertainty as to what was or will be permitted for these wineries.

Stretching over twenty years, Sattui seems to have followed a five-pronged strategy in attempting to legitimize its activities: 1) Since 1975, it has continuously increased through amendments to its Use Permit, the volumes of processing, visitors and traffic to its site. Significantly, however, it has never been granted permission to conduct weddings at the winery, and until last year, apparently never disclosed their existence to the County, much less asked for approval. Sattui has always had the opportunity to obtain a finding on the permissibility of weddings, but has always chosen not to. 2) Sattui recently applied for a Certificate of Legal Nonconformity. As you may know, your Zoning Administrator recently denied this application. The basis for denial was a finding that legal nonconformity implied that the activity was legal at some point in the past. The Zoning Administrator found that weddings at Sattui, among other activities, were never permissible. Furthermore, the Zoning Administrator noted that a finding of the absence of nuisance would also be necessary and that the files are replete with allegations of nuisance. (However, because the primary test was not met, a finding on nuisance was not made. We believe there is evidence of sufficient nuisance for a denial on that basis alone.) Sattui is appealing this finding. 3) Sattui often attempts to negotiate strongly with any neighbor whose complaints reach the level of litigation (such as the Stipulation) or appears to be getting the attention of Napa County. There are many tales of offers, inducements, withdrawals and unending discussions. 4) A newer prong of the strategy is what you see before you, a proposed ordinance. Although it cannot be read to directly permit weddings at Sattui, it could be used as a cover to prevent prosecution for previous violations. It purports to "grandfather" past activities. 5) A final prong of the strategy, unfortunately, appears to be the most commonly pursued: Sattui simply violates its use permit. That is, when all else fails, Sattui has, according to records in your staff's files, repeatedly violated the rules of Napa County, failed to pay and seek application fees for appropriate permits, created nuisances and relied on the fact that the County would not enforce its own ordinances or use permits. Obviously any ambiguity and vagueness in a use permit or ordinance lends strength to this strategy.

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Page 3

Your staff's files reveal that the complaints about Sattui have been wide-ranging and long-standing. They include, among other things, objections to impermissible activities such as weddings (Sattui advertised itself as potentially accommodating up to 600 people for events), the impact of excessive visitors to the site in violation of Sattui's use permit, excess parking and parking in vineyards, traffic congestion, the inability of the current waste water system to handle the activities, the noise created by large events, the late hours of operation. These were in violation of and contrary to the representations used in the application for use permits, as well as being nuisances to the neighborhood.

If Sattui were subject to the first part of the new Ordinance, there might be some hope of reasonable controls (though actual adherence to them is another issue). However, it is our belief that Sattui will want to rely on the recently added language addressing pre-WDO wineries. Sattui will claim, as it did in applying for the Certificate of Legal Non-Conformity, that it has always conducted weddings, and therefore, it is entitled to unfettered and unrestricted rights in the future. Also, please note that Sattui may have already conformed to the literal language of the Ordinance in that it has submitted "an application" for a Certificate, although it has been denied.

In summary, our objections to this draft Ordinance are as follows:

1. The historic and delicate balance between agriculture and more intense commercial activity that Napa County struck for wineries in AW and AP zones, should be maintained. The proposed Ordinance is not a clarification, but rather an expansion of permissible activities. Weddings and similar festivals have particularly negative impacts with crowds, rowdiness, traffic, late hours, noise, etc. In our view, it would strain logic to describe these as the continuation of primarily wine marketing activities.
2. You should not create an ambiguity about inconsistent standards for pre-WDO wineries. This would be a newly expanded right. Your staff has always taken the position that, whether it is pre-WDO or later, weddings were allowed only within specific use permit conditions or not at all. We do not believe that you should allow pre-WDO exceptions for activities that were not permitted. If this is a new policy, as we believe it is, it should be applied consistently with reasonable conditions to all. It should not create unfair advantages. The only way to address potential nuisances from these activities is to allow for reasonable conditions to be imposed and enforced.
3. This Ordinance lacks effective and specific enforcement mechanisms. The 1983 Stipulation has shown the difficulty of trying to enforce even a court-sanctioned obligation to curb activities. The twenty-plus years of complaints by neighbors and your staff also demonstrate how difficult it is to control these activities, even if there is a violation of a use

CARLE, MACKIE, POWER & ROSS LLP

Board of Supervisors

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Page 4


permit or they constitute nuisances. The County recently implemented techniques such as the posting of a bond to strengthen enforcement. You should consider adding similar requirements for any violations of newly permitted use conditions.

4. The vague language concerning pre-WDO wineries needs to be revised. The Zoning Administrator has found that Sattui's activities were not legal. Sattui has argued they are legal. This creates ambiguity and conflict, which you had the opportunity to clarify.

You should not legitimize twenty-plus years of offensive behavior. You should not change policy in the guise of clarification. You should not give carte blanche to wineries such as Sattui. You should regulate those activities at wineries that so significantly impact their neighbors. You should maintain consistency for all similarly situated wineries and impose reasonable and normal conditions that would apply to their activities.

We urge you to reject this proposed Ordinance and direct your staff to work to enforce the existing rules.

Very truly yours,



John G. Mackie

cc: client

McCollister, Heather

From: Gitelman, Hillary
Sent: Thursday, October 20, 2005 5:07 PM
To: McCollister, Heather
Subject: FW: Concerns

For your Sattui file. HG

From: Gitelman, Hillary
Sent: Thursday, October 20, 2005 5:06 PM
To: 'Kelly Wheaton'; Dillon, Diane
Subject: RE: Concerns

Kelly:

It was nice to meet you in person yesterday, and I appreciate the follow-up e-mail. My staff and I are making every effort to be fair and open about ongoing issues with the V. Sattui Winery. It is my hope that the wedding issue will be resolved when the Board considers Mr. Sattui's appeal of the Zoning Administrator's determination, and that other issues (parking, circulation, # of marketing events) will be addressed with the pending use permit modification. As we agreed yesterday, this is a complex situation with lots of history (good and bad), and there are other sources of traffic/parking in the vicinity that further complicate matters.

Please keep in touch, and we'll try to make speedy progress. Your questions regarding potential conflicts of interest should be directed to either Robert Westmeyer (County Counsel) or the individuals involved.

Thanks again,

Hillary

From: Kelly Wheaton [mailto:a4est42@sbcglobal.net]
Sent: Thursday, October 20, 2005 11:05 AM
To: Gitelman, Hillary; Dillon, Diane
Subject: Concerns

Dear Hilary & Diane,

First, I would like to thank both of you for your work in making regulations and Use Permits enforceable.

Second, I would like to thank Hilary for taking the initiative to introduce herself during a break at yesterday's Planning Commission meeting and her willingness to listen and answer questions. Also, thank you Diane for speaking with me during the Harvest Festival.

Third, I wish to bring to your attention something that I and others found highly disturbing at yesterday's meeting. During the discussion of the proposed changes to the WDO's definition of marketing events Patrick Lynch was seated and engaged in conversation with Chuck Meibeyer who represents V. Sattui Winery. At the least I think this shows poor judgment and at its worst might confirm an unseemly relationship between one of your staff and V. Sattui Winery.

If this was an isolated incident I would think nothing of it.

1) However, it was Patrick Lynch who spoke freely of the "gentleman's agreement" with V. Sattui Winery that allowed them to continue with weddings that were on the books and to use a road and parking to access a commercial property in violation of the Ag Preserve zoning and in violation of V. Sattui Winery's Use Permit.

10/21/2005

2) It is also Patrick Lynch who defended V. Sattui Winery in a St. Helena Star article claiming that Sattui was not "in violation" but in "non-compliance".

Lynch also said that neighbors were misinformed when they referred to Sattui as being "in violation" of its use permit. He stressed that while the winery is currently under investigation for alleged "non-conformance," it has yet to be found in "non-compliance." The distinction is critical because the latter case would necessitate immediate enforcement, up to criminal prosecution if required.

V. Sattui Winery has generated complaints from the public since the late 1980s, said county planner Heather McCallister. And the county has dealt with it off and on for years. However, the winery has been under increased scrutiny since owner Daryl Sattui requested an extended use permit asking for more parking, the legalization of weddings, and a water agreement with the City of St. Helena.

For the past three years, county building inspectors have been on the scene, monitoring everything from traffic on White Lane to pedestrians crossing Highway 29. They have focused their efforts on three core issues: weddings, traffic and parking. St. Helena Star 6-3-05

It seems to me that the County has a major problem if they simply identify a violator as being "potentially" in "non-compliance." And in the case of V. Sattui Winery this has continued for many years.

3) In my correspondence with Steve Lederer (my questions in black, Steve's responses in red.)

1) According to Pat Krueger the Winery Event Ordinance is still being drafted. Is that correct?

It is in draft, and will be until the Board adopts it. The most current version is attached. The Planning Commission will review it on 10/19, and the Board on 10/25 (if the PC completes their review).

2) Could you send me updates as they are made available?

I'll try, but its best if you attend the hearings or send me an e-mail. My short term memory is not good.

3) Is Sattui Winery or their agents involved in lobbying for various changes?

I have no idea.

I take Steve at his word as he has been forthcoming and professional in his dealings in these matters. However, what concerns me is that changes in the drafts of the Marketing Ordinance were clearly designed to allow a major loophole through which V. Sattui Winery can grandfather in their illegal activities. This suggests an extraordinary level of access that V. Sattui Winery has enjoyed. It is my goal to press you and other public officials to make the dealings of the Planning Department transparent and publicly accessible. And to remind all our officials that they have a very clear responsibility to protect the general public and not just those of the politically well placed and powerful. In matters such as these that are highly contentious, the public deserves a seat at the table when private negotiations are taking place between the County and aggressive violators like V. Sattui Winery. Heather's assurances that they are looking at Wine glass records provided by V. Sattui Winery to determine the visitor levels may be well intentioned but certainly provides insight in to what has gone wrong. As I mentioned in my earlier email to Diane and Steve Lederer a much more viable option would be to look at septic carrying capacity and available parking (Use Permit records, aerial photographs?) to determine actual visitor numbers permissible rather

10/21/2005

than claims by V. Sattui Winery.

And finally I noted at yesterday's meeting that David Graves recused himself because he is employed in the Wine Industry. Would Harold Moskowitz then need to recuse himself from Tuesday's Hearing of the Board of Supers. because he owns a winery? Would Mark Luce need to recuse himself in the V. Sattui Winery appeal because of his close ties with Daryl Sattui? Where should these questions be directed? Please feel free to forward these concerns to the appropriate parties.

And thank you again for your hard work in service to the citizens of Napa County.

Sincerely,
Kelly Wheaton
963-9609

November 2005

| November 2005 | | | | | | | December 2005 | | | | | | |
|---------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S | S | M | T | W | T | F | S |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | | |

| Monday | Tuesday | Wednesday | Thursday | Friday | Sat/Sun |
|---|---|---|---|------------------------------|---------|
| | November 1 | 2 | 3 | 4 | 5 |
| | 6:30am Water Teri's plants 11:30am Gym/Lunch | 9:00am CPDC 11:30am Gym/Lunch 2:00pm Accela Automation - Status Meeting (Public Works Conference Room (Basement)) | 6:30am Water Teri's plants 7:00am Timecard 7:30am 10-day notice to Trish for Villa Be 9:00am Department "Retreat" 9:00am Project Review 11:30am Gym/Lunch | 11:30am Gym/Lunch | |
| 7 | 8 | 9 | 10 | 11 | 12 |
| 8:30am Staff meeting 11:00am Mamo 11:30 11:30am Gym/Lunch 1:00pm South St. Helena Hwy 29 CALTRANS improvements (Hillary's office) | 6:30am Water Teri's plants 11:30am Gym/Lunch | 7:00am Davis-Sacramento 11:30am Gym/Lunch | 6:30am Water Teri's plants 7:00am Davis-Sacramento 7:00am Timecard 9:00am Project Review 11:30am Gym/Lunch | Flexday 11:30am Gym/Lunch | |
| 14 | 15 | 16 | 17 | 18 | 19 |
| 8:30am Staff meeting 8:30am Staff Meeting 11:30am Gym/Lunch | 6:30am Water Teri's plants 11:30am Gym/Lunch | 9:00am CPDC 11:30am Gym/Lunch 2:00pm Accela Automation - Status Meeting (Public Works Conference Room (Basement)) | 6:30am Water Teri's plants 7:00am Timecard 9:00am Project Review 11:30am Gym/Lunch | 11:30am Gym/Lunch | |
| 21 | 22 | 23 | 24 | 25 | 26 |
| 8:30am Staff meeting 11:30am Gym/Lunch | 6:30am Water Teri's plants 11:30am Gym/Lunch | 9:00am ZA Villa Berryessa 11:30am Gym/Lunch | 6:30am Water Teri's plants 7:00am Timecard 9:00am Project Review 11:30am Gym/Lunch | Flexday 11:30am Gym/Lunch | |
| 28 | 29 | 30 | | | 27 |
| 8:30am Staff meeting 8:30am Staff Meeting 11:30am Gym/Lunch | 11:30am Gym/Lunch | 7:00am Pay Mortgage (Citibank or on-line) 8:00am Class in Fairfield 9:00am CPDC 11:30am Accela Automation 2:00pm Accela Automation - Status Meeting (Publ | | | |

McCollister, Heather

From: Lederer, Steven
Sent: Monday, October 17, 2005 8:21 AM
To: McCollister, Heather; Briseno, Rosa
Subject: FW: Expansion of Napa Valley wineries' use permits to allow weddings

Heather--For the Sattui File.

Rosa---For the marketing ordinance hearing on Wednesday.

From: grassrootssales@comcast.net [mailto:grassrootssales@comcast.net]
Sent: Sunday, October 16, 2005 5:08 PM
To: Wagenknecht, Brad; Luce, Mark; Dillon, Diane; Dodd, Bill; Moskowite, Harold
Cc: Lederer, Steven; Trippi, Sean
Subject: Expansion of Napa Valley wineries' use permits to allow weddings

Dear Sirs and Madams,

As you consider allowing wineries in the Valley to host weddings, and specifically V. Sattui, I would appreciate your consideration of the following:

1) The Ag. Preserve is a unique and somewhat fragile arrangement. To alter any part of it is to weaken the whole and open it up for continued erosion.

2) The businesses in the South St. Helena community-Dean and Deluca, Inglewood Village, Mobil Gas, Press, 29 Joe's, V. Sattui- impact all of us from truckers and commuters to neighbors and tourists at all times of every day. The current number of parking spaces allotted is somewhere around 400. With V. Sattui asking for another 150 and the Hall Winery opening in the future plus the 117 spaces given to Inglewood Village, the net increase could be double what it is now. And now is not good.

The County needs to have a plan for the big picture before it hands out any expansion on an individual basis.

3) In terms of V. Sattui, if the county allows it to double its' use permit and host weddings, how does it plan to increase its' water and septic? Again, the Ag. Preserve will be further diluted by cutting back vinyards to allow for leach fields and additional parking.

4) I understand there is an gentleman's agreement between V. Sattui and Patrick Lynch to double his use permit on parking until such a time as the issue is resolved. This was agreed to 2 1/2 years ago without any consideration for the impact it would have on the neighbors or the people who have to drive by on a daily basis. Is the county in the position to allow this to continue? What about an E I R? What about us?

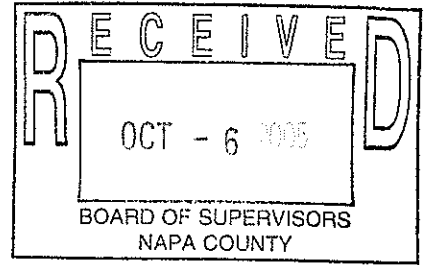
5) V. Sattui has a Napa County Court order against it that specifically addresses the abuses it has inflicted on the neighbors over the years by not adhering to its' use permit which does not allow for weddings. Traffic, cars on White Lane, foot traffic, hours of operation, over use of the picnic area etc. which V. Sattui knowingly flaunts on a daily basis. So, now you are considering going against the Court order. Again, what about us?

When is it equitable that one entity be given special circumstances to make a profit overriding the Napa County Court and disregarding the quiet enjoyment of its' neighbors and the safe, well-being of the general population of our county?

Thank you for your consideration. I hope to be able to meet you at your October 19 meeting.

Jeff Jeanes

10/19/2005



RECEIVED

OCT 11 2005

September 23, 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Board of Supervisors
Napa County

LEGISLATIVE SERVICES

cc: N. Watt
K. DeLmar
S. Ledera
~~H. McCalister~~

We are residents of St. Helena who have access to Highway 29 on White Lane, at the point at which traffic turns to enter and leave the V. Sattui Winery.

The traffic at the corner of White Lane and Highway 29 is frequently highly congested as a result of turns in and out of several businesses on Highway 29. We have been advised that you are considering granting egress from V. Sattui through the existing egress road through the vineyard, and strongly support your approval of this use. It should reduce traffic and improve safety at the White Lane corner and along the entire 29 corridors in both directions.

We further suggest that the rear access to White Lane that is currently used as the primary exit, be closed to all but emergency traffic so that two exits do not exist.

We have also reviewed the plan for overflow parking and support it so long as the new exit is approved, and the current exit shut.

Sattui is a good neighbor and we appreciate their efforts to improve traffic flow and eliminate dangerous egress for the benefit of all. We sincerely hope you will support and approve these efforts.

George and Kim David
250 Zinfandel Lane
St. Helena CA 94574

Alf Burtleson
4147 Heitz Way
Calistoga, CA 94515-9628
Tel(707)942-5834
FAX(707)942-9755
e-mail: alfburtleson@interx.net

RECEIVED
AUG 18 2005
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

August 15, 2005

Heather McCollister, Principal Planner
Napa County Department of Conservation, Development & Planning
1195 Third Street, room 210
Napa, CA 94559

Mr Steve Lederer, Deputy Director

Re: V. Sattui Winery Use Permit Modification, 1111 White Lane, St. Helena,
CA 94574

Gentlemen:

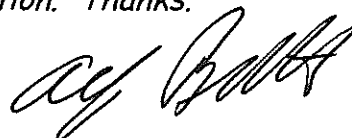
I am writing in support of the County granting the Use Permit Modification.

The project involves improving traffic flow by having the entrance to winery on White Lane (one way), entrance only. The exiting will be via a perimeter road around the winery that will gain access to Hwy 29 to the south of the winery. Also improved parking is to be provided.

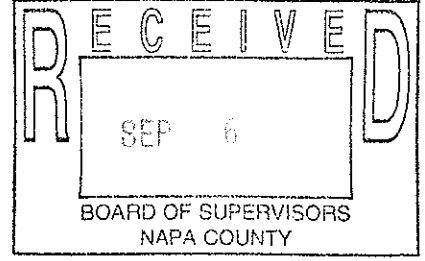
I understand that there has been discussion of the zoning of the property to be used for the access road & additional parking. Wineries are permitted on AP zoning with a conditional use permit. Note that the main use of the site is a winery with direct wine sales. The deli is a draw but its sales are incidental to the winery sales.

In their other Napa Valley projects the Sattui's have a track record of high quality of building.

Please grant the Use Permit Modification. Thanks.



SEAN



cc: BOS
N. Watt
H. Hielman

RECEIVED

SEP 1 2 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

September 1, 2005

Supervisors Office
1195 3rd Street
Napa, 94559, Ca.

Dear Board Member,

As White Lane neighbors of V. Sattui Winery, we have been closely following the events of the past couple of years with the traffic, parking and congestion on Highway 29 through the corridor from Stice Lane to Sulfur Springs Road.

It has always made sense to us, that cars entering V. Sattui should exit through the existing egress road in the vineyard. That is a vast improvement both from a safety point of view and a traffic congestion point of view for everyone concerned in this overly populated area. We would encourage the County to approve the proposed circulation plan that V. Sattui has presented.

We have been homeowners on White Lane since 1998, and have found V. Sattui to be extremely sensitive neighbors to those of us living there. We have never been disturbed or inconvenienced by their events, parking patterns, or activities on their grounds. We understand that V. Sattui has applied for a modified Use Permit for its overflow parking, and we have seen the drawings of these proposals. We have no objections to any of these proposed plans, nor have we ever had any objections to the after hours events (ie, weddings, rehearsal dinners, non profit fund raisers, etc) that have been held there in the past.

We feel, it is in the best interest of all the neighbors, businesses along that Route 29 section, and the continuing operation of V. Sattui that the County legalize their proposed overflow parking and traffic circulation plan to the benefit of everyone along with their continued marketing events, and we urge the County to do so.

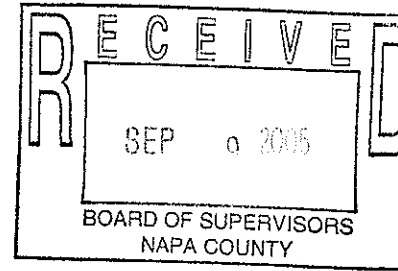
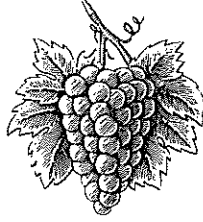
With many thanks for your kind attention to this matter,

Peter and Bonnie Lind
1031 White Lane

Bonnie Lind Peter M Lind

Henner

Cakebread Cellars



cc: BOS
N. Watt
~~H. Helma~~

September 7, 2005

Diane Dillon
County Supervisor, District 3
1195 Third Street, Suite 310
Napa, CA 94559

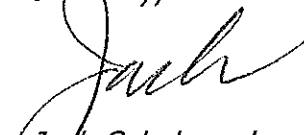
Re: V. Sattui Winery's Major Modification Use Permit Application #267 475 UP

Dear Ms. Dillon,

I am writing in support of Daryl Sattui's proposal to decongest traffic at White Lane and Hwy 29. His suggestion to reroute traffic to an alternative egress point and his willingness to install a center turning lane would significantly alleviate the traffic issues along that stretch of the highway and result in increased community safety for all.

I strongly encourage you to vote in favor of his application as proposed.

Sincerely,


Jack Cakebread
Chief Executive

cc: Daryl Sattui

Est.



1885

V. Sattui Winery

NAPA VALLEY, CALIFORNIA

September 24, 2005

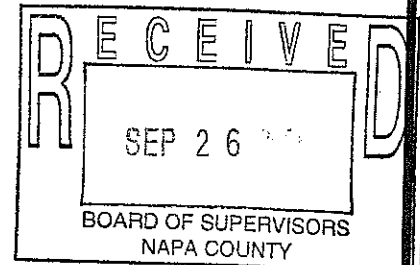
Dear Diane,

If we are as bad as some Inglewood Ave. neighbors and two White Lane neighbors the Jeanes and Sitters would have you believe, how can it be explained that the four neighbors closest to us (including the one we own) have no problem with us, and in fact have written favorable letters in support of us? Could it possibly be that they really have another agenda than the one they are promulgating? It is obvious to anyone that the neighbors who would be most adversely impacted by us would be those closest to the winery.

Enclosed please find letters from all the closest neighbors, all of whom support us.

Sincerely,

Daryl Sattui
Daryl Sattui



ALL BOS RECEIVED

cc. N. Watt
H. Hitelman
S. Lederer
H. McCollister

1111 White Lane, St. Helena, Napa Valley, California 94574
2 miles south on St. Helena highway
(707) 963-7774 www.vsattui.com Fax (707) 963-4324

Dear Board of Supervisors,

September 1, 2005

As White Lane neighbors of V. Sattui Winery, we have been closely following the events of the past couple of years with the traffic, parking and congestion on Highway 29 through the corridor from Stice Lane to Sulfur Springs Road.

It has always made sense to us, that cars entering V. Sattui should exit through the existing egress road in the vineyard. That is a vast improvement both from a safety point of view and a traffic congestion point of view for everyone concerned in this overly populated area. We would encourage the County to approve the proposed circulation plan that V. Sattui has presented.

We have been homeowners on White Lane since 1998, and have found V. Sattui to be extremely cooperative neighbors to those of us living there. We have never been disturbed or inconvenienced by their events, parking patterns, or activities on their grounds. We understand that V. Sattui has applied for a modified Use Permit for its overflow parking, and we have seen the drawings of these proposals. We have no objections to any of these proposed plans, nor have we ever had any objections to the after hours events (ie, weddings, rehearsal dinners, non profit fund raisers, etc) that have been held there in the past.

We feel, it is in the best interest of all the neighbors, businesses along that Route 29 section, and the continuing operation of V. Sattui that the County legalize their proposed overflow parking and traffic circulation plan to the benefit of everyone along with their continued marketing events, and we urge the County to do so.

With many thanks for your kind attention to this matter,

Peter and Bonnie Lind
1031 White Lane
St. Helena, 94574, Ca.

Bonnie Lind
Peter M. Lind

David and Carol Ainsworth
1039 White Lane
Saint Helena, CA 94574
Tel: 707.968.9971
Fax: 707.968.9981

September 17, 2005

Board of Supervisors
County of Napa
1195 Third Street
Napa, CA 94559

Re: Use Permit Modification Application # 267 475 UP
V. Satui Winery

Dear Board of Supervisors:

We are the new owners of residential/agricultural property adjacent to the V. Satui winery on White Lane. We have lived in Saint Helena for two years, and are intimately familiar with the traffic patterns and problems in the corridor along Highway 29 between the driveway at Press restaurant north of White Lane and the Mobil Station south of Inglewood.

The management of V. Satui contacted us as part of an outreach effort to educate the neighbors concerning the above-referenced application. We reviewed the proposed redirection of visitor traffic entering on White Lane and exiting on the access road to the Satui warehouse south of the winery. The overflow parking along the existing vineyard road that would be approved by a grant of the application was also explained to us.

As property owners adjacent to the winery on White Lane, we would like to urge the Board of Supervisors to grant the requested application because of the substantially beneficial contribution that the Satui proposal would make to a chaotic traffic situation along the corridor in question. The county has permitted development along the west side of Highway 29 in a manner that has resulted in multiple entry and exit points for land uses that attract many vehicles throughout the day. That traffic, together with the Satui traffic, has created a high volume of uncontrolled vehicular traffic entering and leaving on both sides of the street, but without the benefit of a continuous turning lane.

The Satui proposal would cut the Satui traffic in that problem corridor by half and would feed the redirected winery visitor exit traffic into Highway 29 via a safer and less confusing new driveway well south of Inglewood

Road. Also, the extended turning lane on Highway 29 will make that stretch of Highway 29 much safer. The Satui winery's undertaking of such a beneficial circulation improvement is to be commended and, we believe, expeditiously approved.

With respect to the upcoming hearing on November 1st for the Satui winery's request for a CVN to continue to host weddings and receptions, we would like to say that we have no objection to such activities. In fact, we recently had a wedding in our family and quickly learned of the excess of demand over supply for suitable facilities for weddings in the Valley. We are certain that the county's staff is aware that this shortage is forcing weddings into unlicensed facilities operated by opportunistic and sometimes disreputable people at inflated prices (which was our experience.) County regulatory policy that tends to remove scarce facilities that are suitable for weddings and receptions and force such gatherings into residential neighborhoods ill suited for amplified music, high density parking, and substantial food and alcohol consumption seems contrary to the public interest. Napa County's primary commercial interests, viz., agriculture and tourism, are better served by allowing such activities to be conducted in wineries - often the first choice of venue for the participants. Wineries in general, and the Satui winery in particular, tend to possess the facilities to accommodate weddings and receptions on a substantially non-nuisance basis. They should be allowed to meet this demand where they can demonstrate the requisite capacity.

Yours very truly,

→ DAVID AINSWORTH
TELLS US A SIGNED
ORIGINAL WAS
SENT TO THE BOARD
OFFICE - BUT JUST
IN CASE

September 7, 2005

Tom C. Davies, President
V. Sattui Winery
1111 White Lane
St. Helena, CA 94574

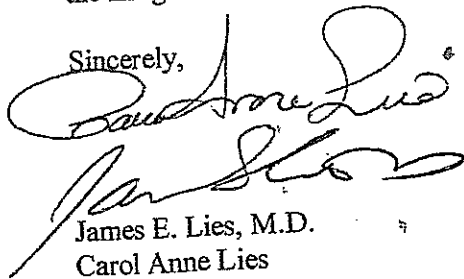
Dear Mr. Davies,

My wife and I have resided on White Lane since early 1999. We are the fourth house located east of V. Sattui Winery. We have been requested to write this letter on their behalf, as we have been very happy with the winery as our close neighbor. They have always treated us respectfully and hospitably. The winery and their employees have gone the extra mile to be certain that they have as little negative impact as possible on White Lane. It is not a perfect world, but in my opinion V. Sattui Winery has responded excellently to the desires of the people on White Lane. At times there is a problem on exiting White Lane because of the traffic that is ever increasing on Hwy 29. This is also the same exit of other businesses on the west side of Hwy 29. However, this is really a minor point.

Daryl Sattui and Tom Davies did meet with my wife and me, and discussed the new plan to control traffic by having winery-goers exit only on the private road a couple hundred yards south of the Sattui Winery. If Hwy 29 is increased to a three-lane at this location, I feel that would go a very long way in improving the traffic control pattern on White Lane and Hwy 29, and also for the people exiting the businesses on the west of Hwy 29.

As far as special functions such as weddings are concerned, noise has really never been a factor for us. At times, we are able to enjoy music in the distance but rarely are the sounds of any crowd or voices audible. I feel that we live in an ideal location, and are able to hear the whistle from the wine train and the occasional music from V. Sattui Winery. We feel that this location is as serene and pleasant as any place that we have had the pleasure to live. I feel the winery has been most responsible in handling all of their functions. There has really never been a negative impact for us. I feel that the entire community is indebted to the wine industry for the prosperity that many are enjoying, and I do feel that the V. Sattui Winery is one of the leaders in enhancing the image of the Napa Valley to the rest of the world.

Sincerely,



James E. Lies, M.D.
Carol Anne Lies

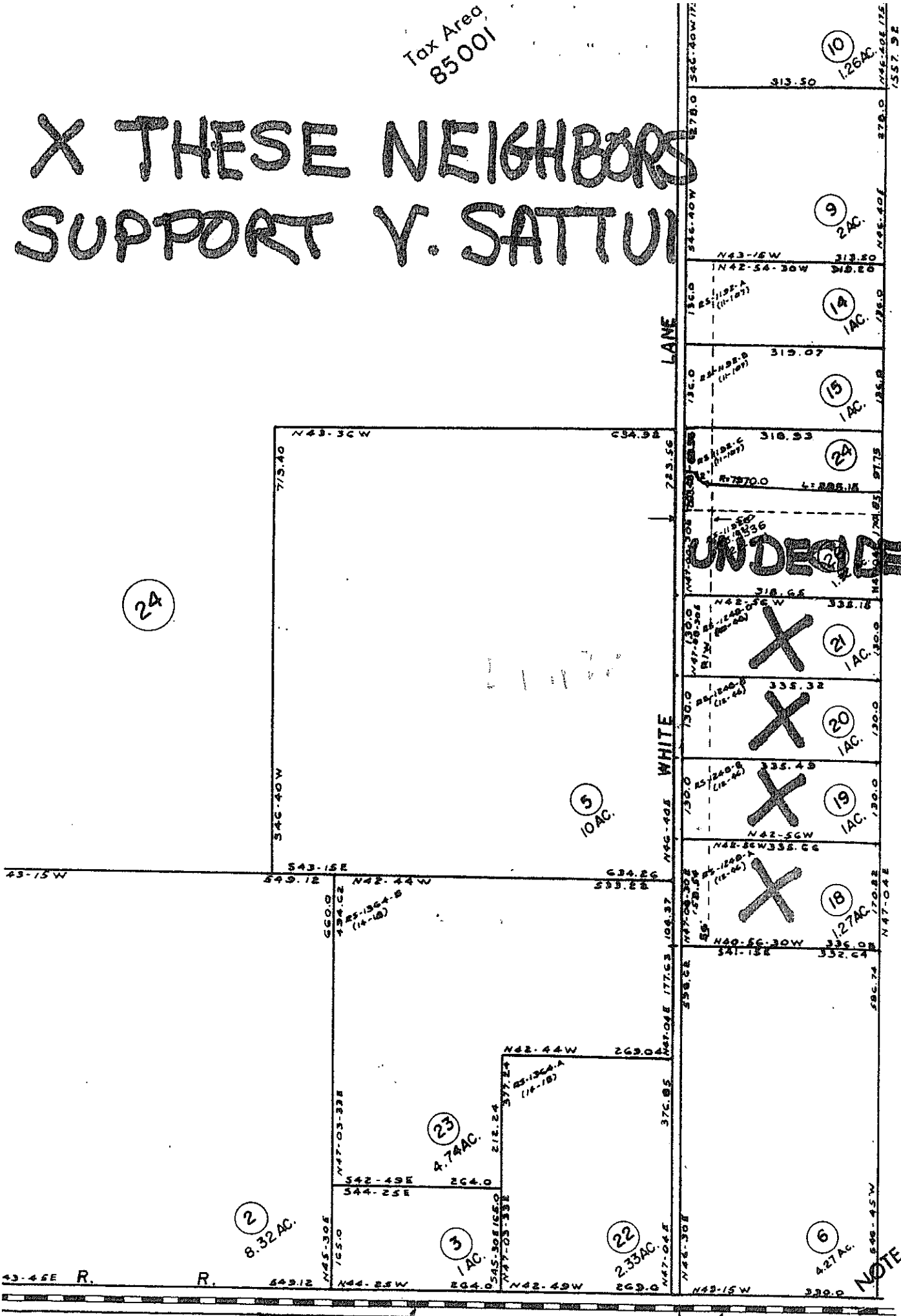
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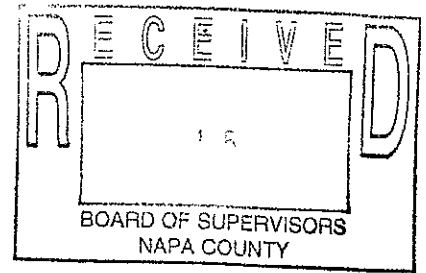
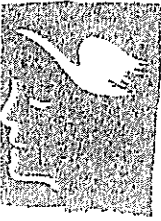
X THESE NEIGHBORS
SUPPORT Y. SATTUI

24

UNDECIDED



NOTE



Board of Supervisors
 Napa County
 1125 3rd Ave.
 Napa, CA. 94558

cc: BOS
 N. Watt
 H. Hitehman
 H. McCollister
 S. Federer

September 12, 2005

Re: V. Suttui Winery

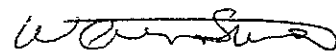
Dear Supervisors: Brad Wagenknecht, Mark Luce, Diane Dillon, Bill Dodd, Harold Moskowitz,

This letter is written in support of the application of V. Suttui Winery to streamline its traffic circulation plan for traffic to and from its facility, off and onto Highway 29; to obtain recognition of its historical marketing plan and minor revision thereof; to obtain minor modifications of Suttui's use permit in order to provide for the requested approvals.

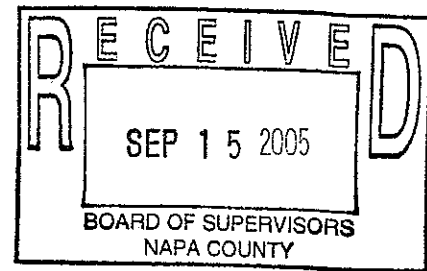
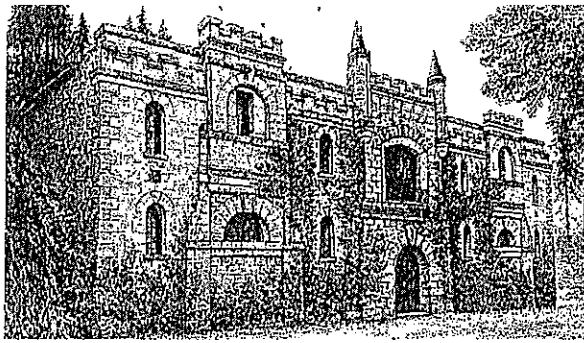
I have read the complete text of Suttui's application and wish to add the name of Swanson Vineyards to the list of other wineries in support of Suttui's petition.

Due to the economic challenge presented by the globalization of the domestic and international wine markets and the growing concentration of ownership within the industry, it is vital that small wineries be able to promote and sell wine directly to consumers. Without the ability to sell directly, small wineries, such as Suttui and Swanson will be fatally handicapped. Napa will simply become one vast corporate production facility for international companies with little interest or concern for this unique and beautiful valley.

It's to the Counties interest and the interest of it's citizens to maintain an economic environment in which small wineries can promote and develop direct sales to consumers. That can only be done by putting the county's support behind policies that preserve and expand wineries right to sell directly to the public. Toward that end, I ask for the Planning Commissioner and Board of Supervisor's approval of the Suttui Winery petition.


 W. Clarke Swanson
 Swanson Vineyards





CHATEAU MONTELENA WINERY

September 13, 2005

cc: BOS
N. Watt
H. Montelena
H. McCollis
A. Federa

To: The Napa County Board of Supervisors

Re: V. Sattui Winery Use Permit
Application #267475UP

From: James L. Barrett
Chateau Montelena Winery

Chateau Montelena strongly endorses the V. Sattui Use Permit Application.

For over 34 years I have driven up and down Highway 29 and seen traffic conditions become worse and worse. This congestion of cars, trucks, semis, motorcycles & bicycles is something we are all well aware of. Six out of seven days a week I drive past Dean & DeLuca, also I have entered (and exited) from there onto the highway so I have had many frustrating/harrowing experiences doing so. My experience is not unique; it happens to locals and tourists alike every day as they visit these businesses or the V. Sattui Winery across the way.

The problem is that the entrance/exit to the highway that services Dean & DeLuca, Press Restaurant, Flora Springs Winery and The Roastery Coffee Shop is directly across from the Whitehall Lane/V. Sattui Winery Road. There is high volume traffic entering and exiting Highway 29 from both sides – directly opposed. Clearly, this is an uncontrolled (no stop lights or stop signs) four-way intersection with high-density traffic. It is a potentially dangerous situation.

Hundreds have worked to pass and improve the Green Belt Ordinance in the 70's, 80's and 90's so as to protect our Valley from having it become another Silicon Valley/San Jose Megopolis. I've been one of those people working to protect our Valley and our vineyards so any intrusion of business other than farming in our Greenbelt is suspect.

There are times, however, when it makes sense to allow vineyard land to be used for parking to make sure that a winery provides adequate parking for its visitors.


Two examples come to mind (there are, as you know, others):

1. The Rudd Winery and Vineyard was permitted to move its Silverado Trail entrance to Oakville Cross Road and convert its vineyard land for parking.
2. The Duckhorn Vineyards was allowed to convert vineyard land to parking to insure adequate parking for its visitors.

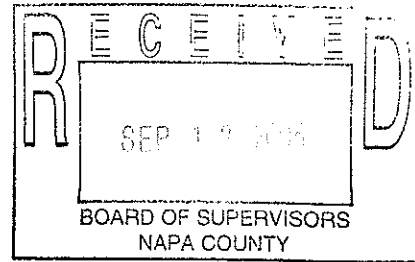
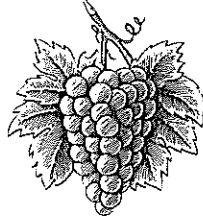
It seems to me that this Use Permit Application works to the benefit of all the involved parties:

1. The homeowners - will no longer have to share the use of Whitehall Lane with V. Sattui customers who will only be allowed to exit to Highway 29 Down Valley 900 feet. As a result, the homeowners will have the exclusive use of exit from Whitehall Lane resulting in less congestion or waiting to enter Highway 29.
2. The Dean & DeLuca, Press Restaurant, Flora Springs Winery Sales Room and The Roastery businesses; by relieving traffic congestion at their one entrance/exit and reducing the probability of a serious traffic accident.
3. The General Public (all the thousands of people who drive on Highway 29). The major question to be asked here is, "Is this of benefit to the Napa Valley"? The answer to this question is without question the overriding consideration as to whether to approve or deny this Application. Manifestly, to allow traffic to flow more smoothly with less congestion is highly desirable. To reduce the possibility/probability of a serious traffic accident is of major benefit.

It is for the reasons stated above that we strongly recommend Approval of this Permit Application.


Jim Barrett – Owner/Operator
Chateau Montelena Winery

Cakebread Cellars



cc: BOS
N. Watt
N. Stielma
N. McCollu
S. Leclere

September 7, 2005

RECEIVED

SEP 16 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

*Mark Luce
County Supervisor, District 2
1195 Third Street, Suite 310
Napa, CA 94559*

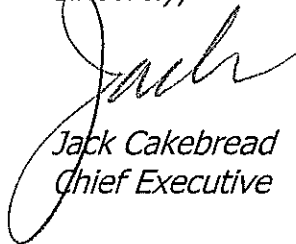
Re: V. Sattui Winery's Major Modification Use Permit Application #267 475 UP

Dear Mark,

I am writing in support of Daryl Sattui's proposal to decongest traffic at White Lane and Hwy 29. His suggestion to reroute traffic to an alternative egress point and his willingness to install a center turning lane would significantly alleviate the traffic issues along that stretch of the highway and result in increased community safety for all.

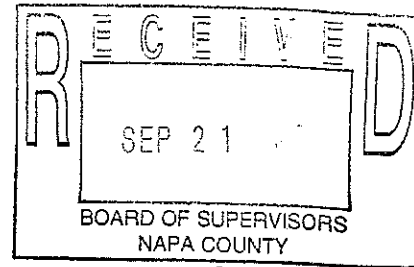
I strongly encourage you to vote in favor of his application as proposed.

Sincerely,


*Jack Cakebread
Chief Executive*

cc: Daryl Sattui

David and Carol Ainsworth
1039 White Lane
Saint Helena, CA 94574
Tel: 707.968.9971
Fax: 707.968.9981



cc: BOS

N. Watt
H. Kitalma
S. Ledere
H. McColle

September 17, 2005

Board of Supervisors
County of Napa
1195 Third Street
Napa, CA 94559

Re: Use Permit Modification Application # 267 475 UP
V. Satui Winery

Dear Board of Supervisors:

We are the new owners of residential/agricultural property adjacent to the V. Satui winery on White Lane. We have lived in Saint Helena for two years, and are intimately familiar with the traffic patterns and problems in the corridor along Highway 29 between the driveway at Press restaurant north of White Lane and the Mobil Station south of Inglewood.

The management of V. Satui contacted us as part of an outreach effort to educate the neighbors concerning the above-referenced application. We reviewed the proposed redirection of visitor traffic entering on White Lane and exiting on the access road to the Satui warehouse south of the winery. The overflow parking along the existing vineyard road that would be approved by a grant of the application was also explained to us.

As property owners adjacent to the winery on White Lane, we would like to urge the Board of Supervisors to grant the requested application because of the substantially beneficial contribution that the Satui proposal would make to a chaotic traffic situation along the corridor in question. The county has permitted development along the west side of Highway 29 in a manner that has resulted in multiple entry and exit points for land uses that attract many vehicles throughout the day. That traffic, together with the Satui traffic, has created a high volume of uncontrolled vehicular traffic entering and leaving on both sides of the street, but without the benefit of a continuous turning lane.

The Satui proposal would cut the Satui traffic in that problem corridor by half and would feed the redirected winery visitor exit traffic into Highway 29 via a safer and less confusing new driveway well south of Inglewood

Road. Also, the extended turning lane on Highway 29 will make that stretch of Highway 29 much safer. The Satui winery's undertaking of such a beneficial circulation improvement is to be commended and, we believe, expeditiously approved.

With respect to the upcoming hearing on November 1st for the Satui winery's request for a CVN to continue to host weddings and receptions, we would like to say that we have no objection to such activities. In fact, we recently had a wedding in our family and quickly learned of the excess of demand over supply for suitable facilities for weddings in the Valley. We are certain that the county's staff is aware that this shortage is forcing weddings into unlicensed facilities operated by opportunistic and sometimes disreputable people at inflated prices (which was our experience.) County regulatory policy that tends to remove scarce facilities that are suitable for weddings and receptions and force such gatherings into residential neighborhoods ill suited for amplified music, high density parking, and substantial food and alcohol consumption seems contrary to the public interest. Napa County's primary commercial interests, viz., agriculture and tourism, are better served by allowing such activities to be conducted in wineries - often the first choice of venue for the participants. Wineries in general, and the Satui winery in particular, tend to possess the facilities to accommodate weddings and receptions on a substantially non-nuisance basis. They should be allowed to meet this demand where they can demonstrate the requisite capacity.

Yours very truly,

David A. Smith
Carol A. Stewart

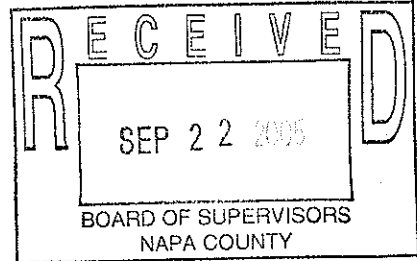
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SEP 2 6 2005

NAPA CO. CONSERVATION
DEVELOPMENT & LANDFILL DEPT.



JOSEPH PHELPS
VINEYARDS



FILES RECEIVED

CC: *A. Watt*
H. Stelman
H. Mc Colister
J. Lederer

September 19, 2005

Ms. Diane Dillon
Napa Valley Supervisor District 3
1195 Third Street, Suite 310
Napa, CA 94559

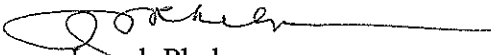
Dear Supervisor Dillon:

I am writing to urge your favorable consideration of the proposed revisions to parking and to the traffic circulation plan of the V. Sattui Winery, south of St. Helena.

I have personally visited the site and have carefully reviewed the "Proposed Traffic Circulation Plan" dated August 2005. In my opinion, V. Sattui has proposed a credible and positive solution to a number of on-going problems, not all of which are of their own making.

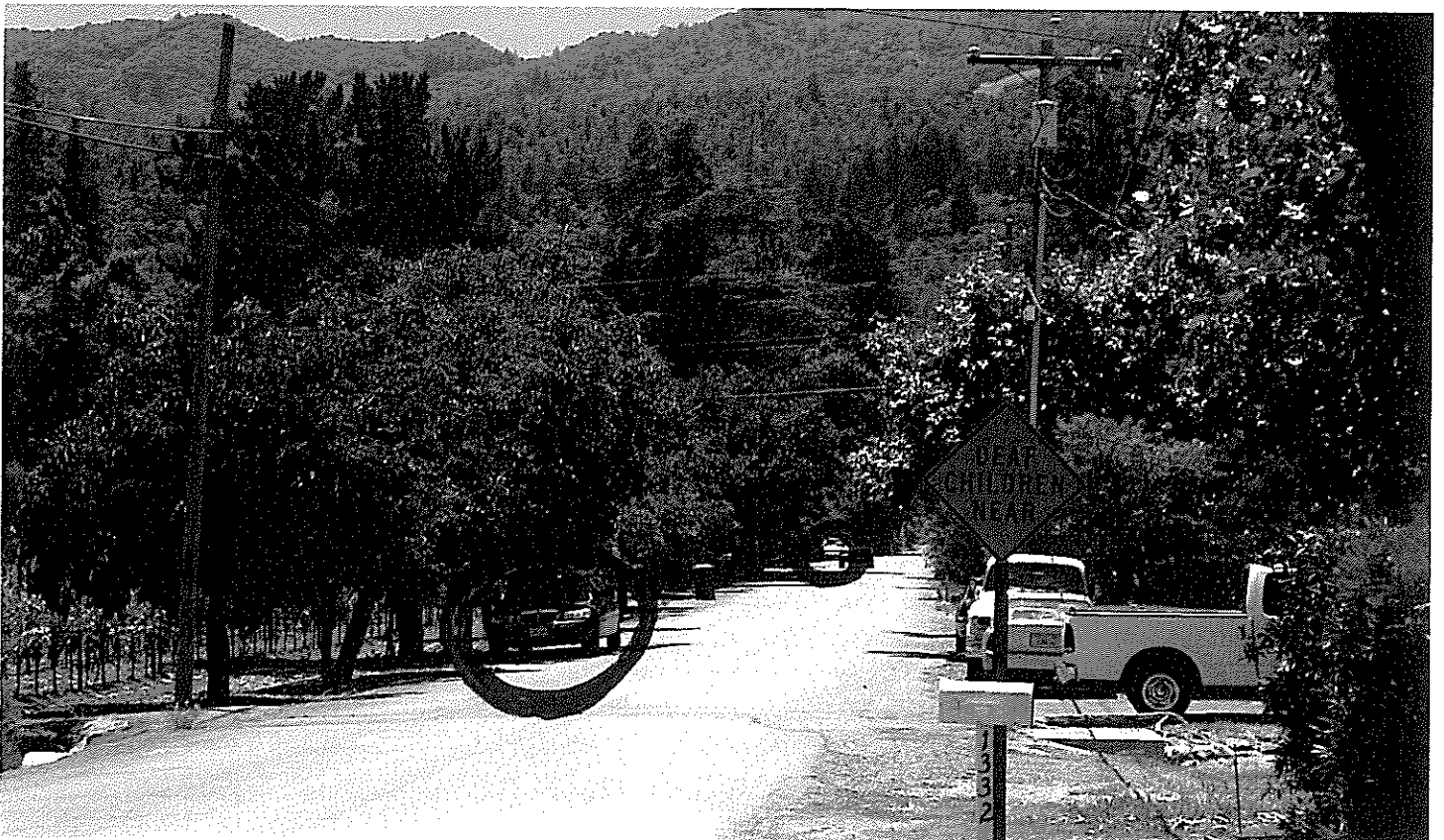
I sincerely believe the Sattui organization has once again demonstrated its merit as a "dues paying" member of the Napa Valley community.

Respectfully,


Joseph Phelps



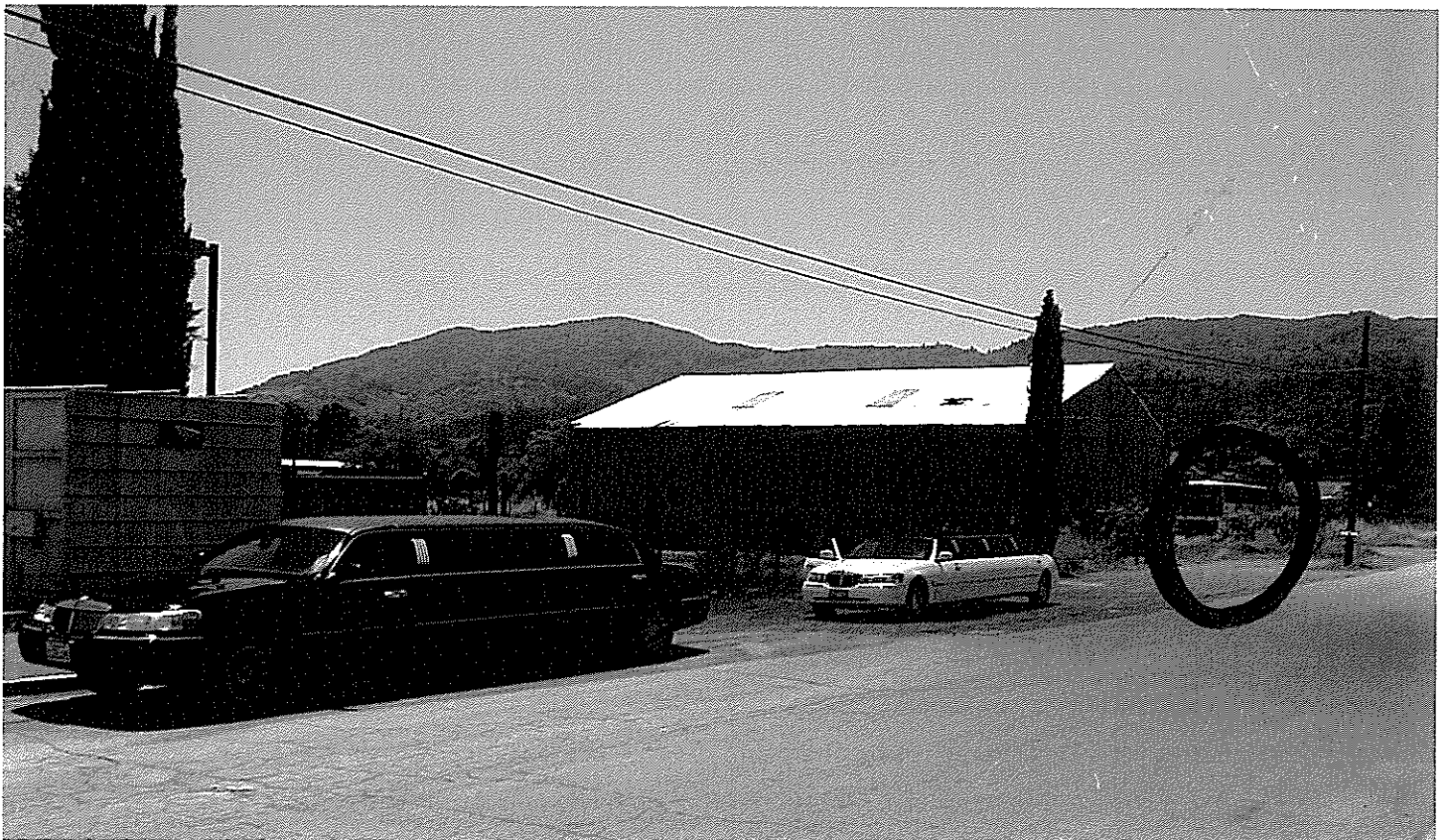
Tour bus parked illegally on the future site of Inglewood Village



Looking West further down Inglewood Ave. 6-11-05



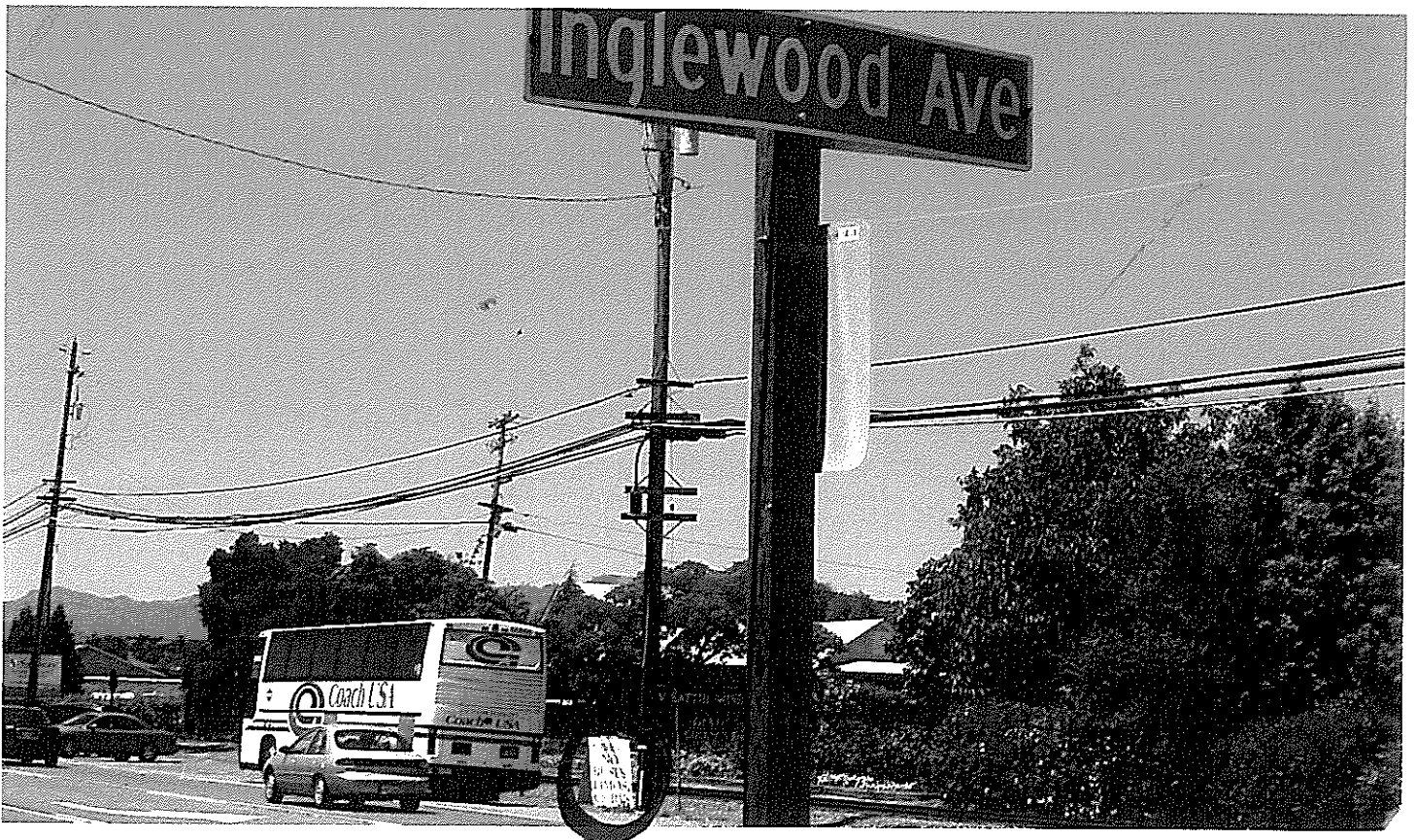
Intersection of Inglewood Ave. & Hwy. 29 Looking East 6-11-05



Inglewood Ave. Looking West 6-11-05



Sattui Parking lot showing Limos and Vans and customers headed.....



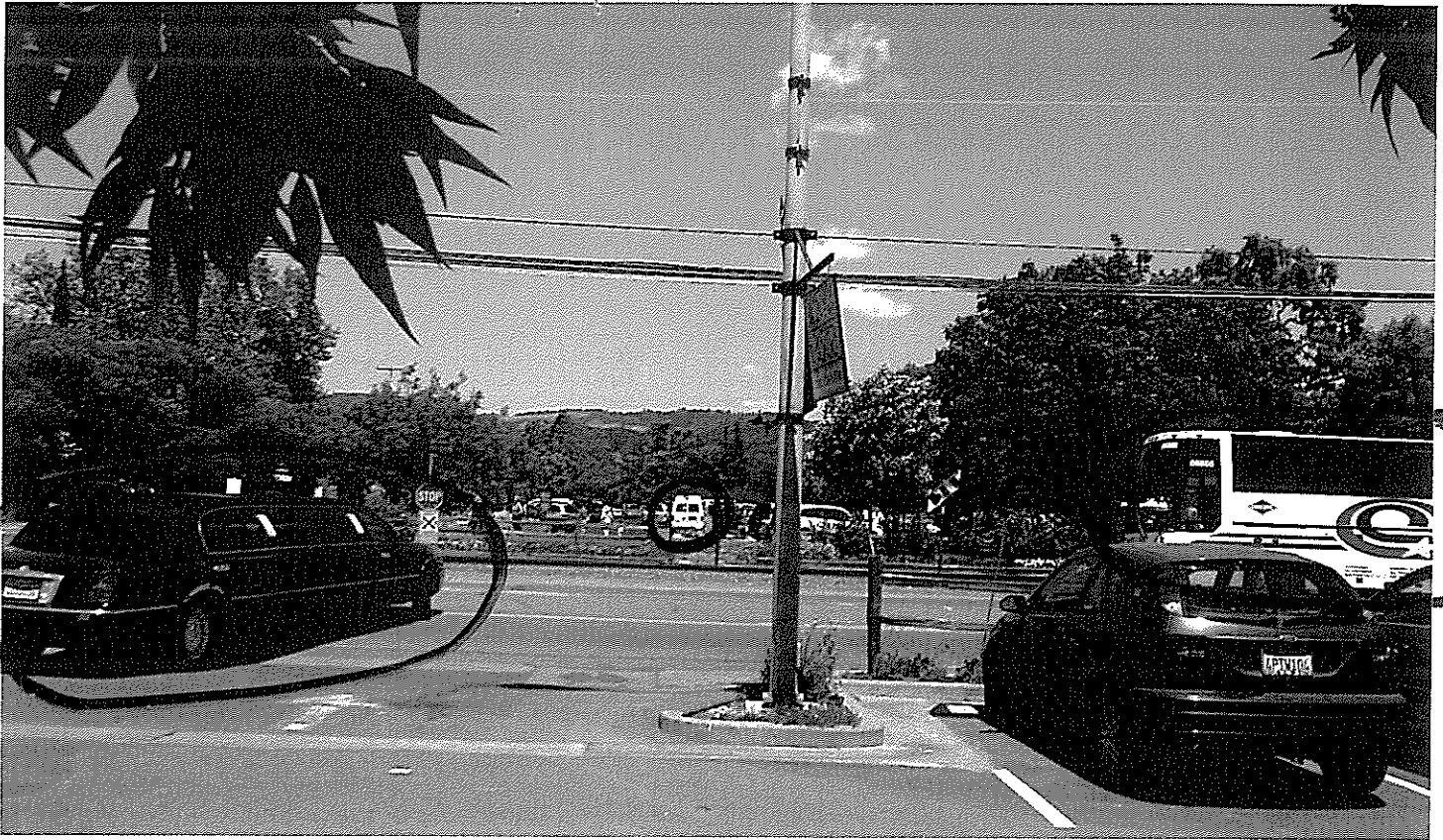
to the Bus now Illegally parked in front of Sattui on Hwy 29



Pedestrians crossing Hwy & Tour bus leaving Sattui for.....



Inglewood Ave, of course! (note: RV lurking behind the bushes)



Limo leaving Dean & DeLuca.....



pulls into Sattui as another Limo leaves after discharging passengers



Coach USA



68886

Coach USA

SOME NO
BUS LINC
OR R...



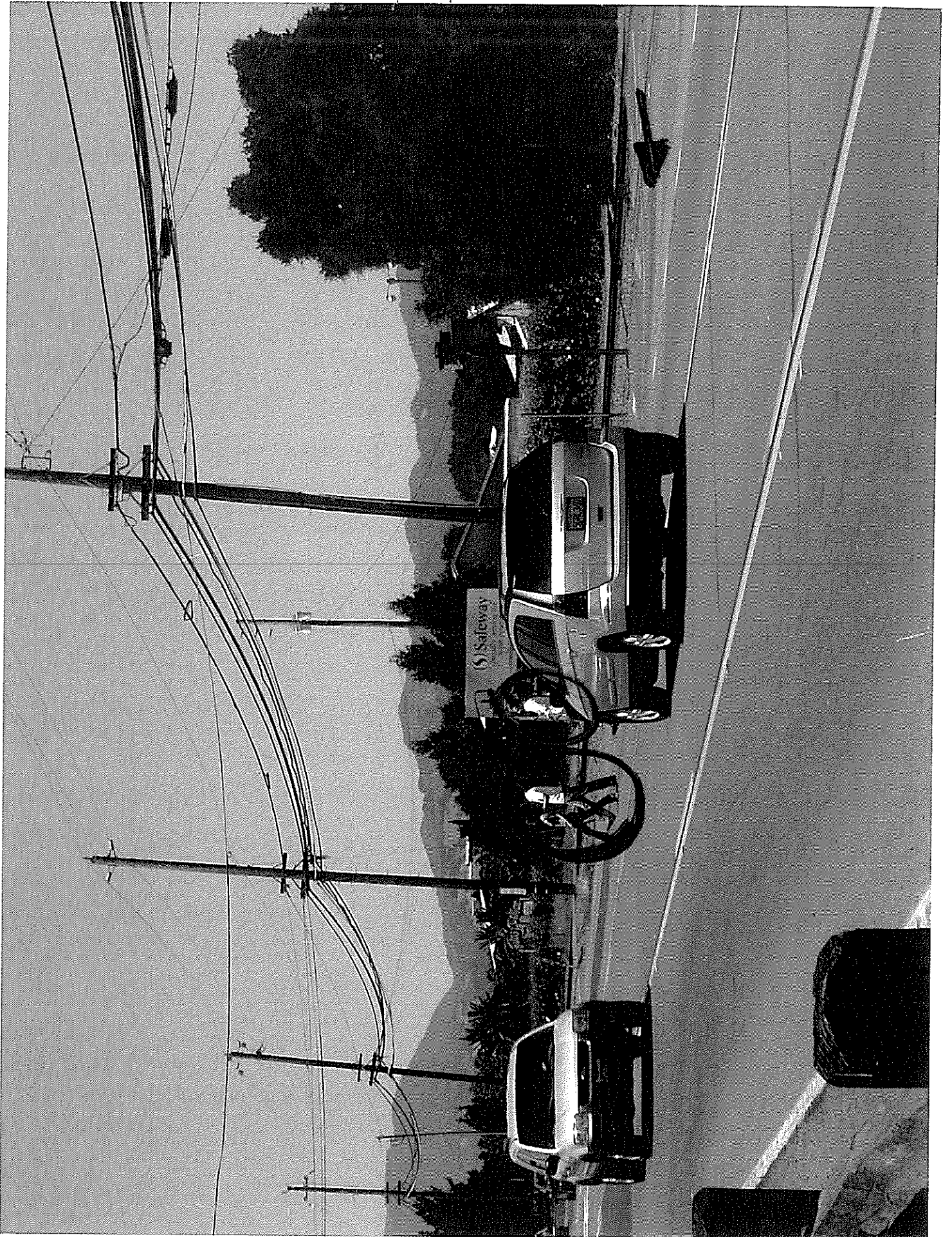
SORRY...
NO
BUSES,
LIMOS,
OR RVs

NO
PARKING
ANY
TIME

SATTUI WINERY

DELICIOUS
CHEESE

OPEN
VISIT
AVIAR



McCollister, Heather

From: Diane Beltrami [diane@sthelenaca.net]
Sent: Monday, June 13, 2005 10:51 AM
To: Trippi, Sean; McCollister, Heather
Subject: copy of letter I sent to St. Helena City Council

Dear St. Helena City Council Members,

My name is Diane Beltrami. I was in attendance at the St. Helena Planning Commission meeting last week because my property on Inglewood Ave. (1362) is directly adjacent to the Hall winery property and I like to stay informed regarding their plans. I cannot attend the St. Helena City Council meeting this week but I want you to understand my concerns.

I did not feel compelled to speak at the planning commission meeting because I don't have huge concerns over the water and traffic issues and other neighbors covered those areas of concern. The Halls have negotiated with our neighbors, and me, and, in general, I am not opposed to their project. You should be aware though, that two neighbors took it upon themselves to negotiate privately with the Halls, without informing the rest of us, and the results directly affected our home in a negative way. We may end up with a huge warehouse building right behind our home, blocking a nice view which we enjoy now. I would just like to make sure that concerns such as traffic, noise, and size of building structures are taken into account before final decisions and plans are approved. I was, however, shocked when commissioner Shott suggested the Halls divert their truck traffic to Inglewood Avenue.

I feel it was both ignorant, and irresponsible for commissioner Shott to make this suggestion without researching previous agreements, and understanding exactly where the Hall property comes out onto Inglewood Avenue.

If truck traffic were diverted to the Inglewood entrance, I would have huge semi trucks passing directly past my little house and I have four children who live there and play outside. The Inglewood entrance is directly between two little houses and there is currently vineyard planted on it. It's bad enough having vineyard workers outside my windows very early in the mornings at certain times of the year, talking and making noise. We have negotiated with the Halls to cut down on this problem. If this entrance were used by trucks the noise would be awful and my property value would go down significantly.

If I had known there was a risk that this could occur I would definitely have spoken during the public comment time, at the Planning Commission meeting. It also surprised me that commissioner McCrae thought the neighborhood presence was sparse. There were at least six neighbors in attendance and many others didn't even know this was on the agenda for this meeting.

I sent an email to Carol Poole to confirm her assumption that no ingress/egress on to Inglewood is a part of the 1998 Golden State Use Permit that was negotiated by Diane Heldfond (now Morris). It is also my understanding that the Hall's have no intention of using this access point. I am extremely opposed to truck traffic onto and off of Inglewood Avenue. With the addition of Inglewood Village traffic, in the near future, and the V.

Sattui Winery project, the dangerous traffic situation which already exists will become worse.

I just want you to know that I would like the St. Helena City Council to request a comprehensive, cumulative traffic study, including vehicular and pedestrian safety. The traffic along Highway 29 near Inglewood Ave. and V. Sattui Winery and Hall Winery is terribly congested now and will only become worse as these projects evolve. We also have limos and buses parking illegally on Inglewood Ave. and off of Hwy.29, at this time, after they drop off their customers at V. Sattui Winery. It is my opinion that many tourists will travel on foot between V. Sattui Winery, Dean and DeLuca, Hall Winery, and Louis M. Martini Winery and someone will definitely get hurt. To say that this probably won't happen is like saying that someone would go to Disneyland and not visit California Adventure. It is highly unlikely.

The winery owners have a right to develop their properties and I am not opposed to that. However, neighbors also have a legitimate right to protect our properties and views and to be able to travel safely along Hwy.29. I feel if we work together we can end up with a better outcome for everyone involved.

Sincerely,

Diane Beltrami

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CITY OF CALISTOGA

1232 Washington Street • Calistoga, CA 94515

Dec 13, 2005 707.942.2800

Andrew G. Alexander, M.D.
Mayor, City of Calistoga

Board of Supervisors
County of Napa

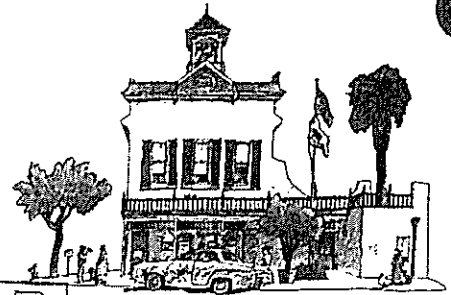
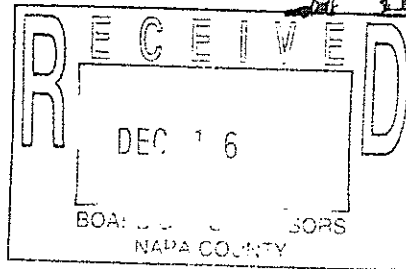
Dear Friends:

I have been asked to comment upon the traffic and parking changes recently proposed by the V. Sattui Winery, south of St. Helena. Given that the proposal closely dovetails two of my common themes for improvement in the valley, I am pleased to have an opportunity to voice an opinion on this issue.

The economic vitality of the Napa Valley is at risk from global themes as well as local competition. Visitor TOT and sales taxes are the lifeblood of our city services, and must be courted actively. Wines from outside the county and outside the state are now quite drinkable, and far cheaper than those of the Napa Valley. Visitors no longer come here for the wine. They come for the experience. The aura of romance and luxury must drive repeat business for our employers and our residents. Anything we as government can do to encourage the upgrading of the physical plants of our wineries and hotels is a step towards protecting our jobs and services.

The V. Sattui Winery is proposing to upgrade their overflow parking lot. This lot has sufficed for over 20 years. It should now be upgraded to meet the expectations of the next generation of visitors. The proposed upgrade will enhance the visiting experience of our TOT and sales tax paying guests. Remember, the Napa Valley is not in the wine business—we are in the romance and luxury business. Wine can be purchased in Modesto or Idaho. The Napa Valley food and wine experience, on the other hand, should only be experienced in the Napa Valley. I would hope that the local government entities would support improvement to all winery, hotel, B & B, and spa facilities... V. Sattui included.

Another of my themes these past 3 years has to do with the difficulty of arriving for the up valley wine experience. Calistoga is farther from Napa with each additional north Napa stoplight. Without success, I've asked that the lights be timed. I've highlighted the hypocrisy of spending over \$50,000,000.00 to speed traffic through the old Trancas intersection, only to see a new light added at Oak Knoll. Each impediment to traffic makes Calistoga less competitive and threatens the jobs of our good citizens in the north county.



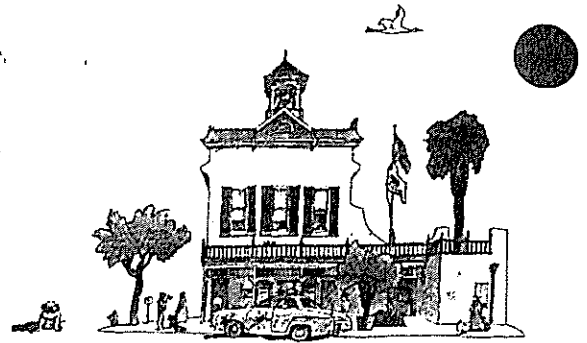
cc: BOS
H. Gitelman
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DEC 22 2005

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

CITY OF CALISTOGA

1232 Washington Street • Calistoga, CA 94515
707.942.2800



The V. Sattui Winery is proposing to streamline a problematic intersection without costing anyone fifty million dollars. The winery will withdraw its twenty-year tradition of exiting onto White Lane and improve the highway south of White Lane with a center lane for its new exit onto Highway 29. This will, of course, improve the Napa Valley experience for the winery's guests. It will also improve the transit time for every other Napa Valley business' guests, as well as the transit time for us locals who live north of White Lane.

As a Calistogan, I am in favor of allowing local improvements to business that also improves the quality of life for our residents. As the mayor who appointed good citizens to the Economic Vitality Group in Calistoga, I applaud any business that can combine goodwill to the community with an enhancement of the Napa Valley experience.

It is my understanding that the V. Sattui Winery has applied for use permit #267 475 UP. Please apply a favorable viewpoint towards the application's intents and goals. They seem to be the goals of us all.

Sincerely,

Andrew G. Alexander, M.D.
Mayor, City of Calistoga

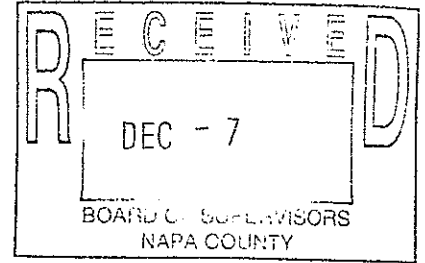


SIERRA NEVADA
CARDIOLOGY
ASSOCIATES

75 Pringle Way, Suite 401, Reno, NV 89502 • 775 688-8000
704 W. Nye Lane, Suite 102, Carson City, NV 89703 • 775 687-8570
Business Office: • P.O. Box 30033, Reno, NV 89520 • 775-823-3060
Fax (Pringle): 775 688-8031 • Fax (Carson): 775 687-8461 • Fax (Business): 775 823-3066

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DEC 22 2005



December 3, 2005

Napa County Board of Supervisors
1195 Third St., Ste. 310
Napa, CA 94559

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Sirs:

cc: BOS
H. Nadelman
R. Westmeyer

I am writing in reference to two issues that I feel are important for the Napa Valley. First, the recent victim about not allowing weddings at Napa Valley wineries I believe to be absurd. This is not only losing revenue for Napa Valley, but it has very low impact on the residents in this valley. Most wineries are very discrete about this including limiting the noise factor and I believe all wineries should be allowed to have weddings certainly allowing for deference to their residential neighbors.

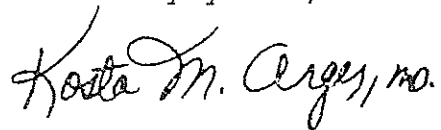
In addition, I have a significant concern on highway 29 where it exits from Inglewood Lane. I believe the traffic is getting increasingly congested there and I whole heartily support Mr. Darryl Sattui's proposal to have a turn lane in the middle extending all the way to Stice Lane to allow parking at the rear of his facility. This would allow far less congestion on 29 and in addition would lower the potential for traffic accidents in the Inglewood and 29 intersection. Again, I believe the parking at the rear of his winery will help considerably in not only decongesting the amount of cars in the location of the Sattui Winery, but it will also, I believe benefit the rest of us in the area.

osta M. Arger, M.D. • Richard H. Bryan, Jr., M.D., F.A.C.C. • Frank P. Carrea, M.D., F.A.C.C. • Ram M. Challapalli, M.D., F.A.C.C.
ridevi Challapalli, M.D., F.A.C.C. • Joe Chavez, M.D., F.A.C.C. • Basil E. Chryssos, M.D., F.A.C.C. • Christopher J. DiPaolo, M.D., F.A.C.C.
ric M. Drummer, M.D., F.A.C.C. • Colin M. Fuller, M.D., F.A.C.C. • Gerrie Gardner, D.O., F.A.C.C. • Francis P. Kelley, M.D., F.A.C.C.
andace M. McNulty, M.D., F.A.C.C. • Michael J. Newmark, M.D., F.A.C.C. • Velisar L. Rill, M.D. • Donald A. Spring, M.D., F.A.C.C. • Joseph P. Stevenson, D.O., F.A.C.C.

December 3, 2005
Napa County Board of Supervisors
1195 Third St., Ste. 310
Napa, CA 94559
Page 2

I hope you will look at these considerations favorably.

Sincerely yours,

A handwritten signature in cursive script that reads "Kosta M. Arger, MD".

KOSTA M. ARGER, MD
Co-owner Arger-Martucci Winery
1455 Inglewood Avenue
St. Helena, California 94574

Cc: Mr. Darryl Sattui
c/o V. Sattui Winery
1111 White Lane
St. Helena, California 94574
Fax: 707-963-4324

KMA/ekj
T: 12/5/05 5:31:51 AM

October 4, 2004

Patrick Lynch, Acting Planning Director
Napa County Planning Commission
1195 Third Street
Napa CA 94559

Dear Patrick:

On behalf of the neighbors impacted by current South St. Helena Hwy 29 planning projects we wish to communicate our appreciation for the thorough and professional work performed by your staff planner, Sean Trippi. Members of our community have been in contact with Mr. Trippi regarding both the R&R Lands restaurant and bakery Very Minor Modifications (File # P04-0403-MOD) and the Hall Winery Use Permit Modification (APN 027-120-061 & 027-120-062). Sean has demonstrated attention to detail in addressing concerns which were documented or discussed with neighbors. His independent analysis is very specific and provides protections and clarifications for all concerned. In addition, he has communicated professionally to requests for status and information.

We also would like to take this opportunity to alert you to the USPS package that we are mailing. Regarding our conversation with you after the County Planning Commission meeting on Aug 18th we are providing you with our mailing list. In that conversation we requested and you agreed to broaden the noticing regarding all projects in the South St. Helena Hwy 29 corridor to residents on our mailing list. In the meantime we have communicated to our members the recent notices received by those within 300 ft. of the R&R Land and Inglewood Village Projects. Your assistance in broadening the County notices for this area, with its high level of current/proposed development, will ensure that the planning process includes a balanced view of community as well as developer input.

Sincerely,

South St. Helena Neighbors

| | |
|-------------------------|---------------------|
| Diane Beltrami | Inglewood Avenue |
| Jane and Bill Dickerson | West Zinfandel Lane |
| Sharon Dellamonica | City of St. Helena |
| Cindy Deutsch | Davis Lane |
| Johnsye Elliott | Inglewood Avenue |
| Meryll Gobler | Tokay Lane |
| Jeff Jeanes | White Lane |
| Majorie Markel | Inglewood Avenue |
| Don & Lidia McGrath | Sulphur Springs |
| Mary Radu & Rich Auger | Inglewood Avenue |
| Melissa and Tom Sitter | White Lane |
| Katie & Ron Somple | Stanton Lane |
| Carolyn Thatcher | West Zinfandel Lane |
| Kelly & Mike Wheaton | Inglewood Avenue |

cc: Steve Lederer, Deputy Director Napa County Planning Department
Bob Fiddaman, County Planning Commissioner
Sean Trippi, Napa County Planner

Michela Alioto
1819 Zinfandel Ln
Saint Helena, CA 94574

James & Barbara Annas
366 Crest Ave
Alamo, CA 94507

Auger-radu
1398 Inglewood Ave
Saint Helena, CA 94574

Annie Barbettini
1920 Lydia Ln
Saint Helena, CA 94574

Ralph & Cheryl Baxter Jr.
1772 Vallejo St
San Francisco, CA 94123

Robert James & Linda Beckstrom
1388 Zinfandel Ln
Saint Helena, CA 94574

Daniel & Diane Beltrami
1362 Inglewood Ave
Saint Helena, CA 94574

Lula Boblett
1516 Sulphur Springs Ave
Saint Helena, CA 94574

Salvatore & Barbara Bommarito
1586 Arrowhead Dr
Saint Helena, CA 94574

Richard & Morene Bradley
1270 Ole Moana Blvd #100
Honolulu, HI 96814

Eleanor Buckley
199 Zinfandel Ln
Saint Helena, CA 94574

Dale & Delores Butler
1075 Atlas Peak Rd
Napa, CA 94558

Glenn & E Elaine Buller
1508 Main St
Saint Helena, CA 94574

Frank & Constance Burrow
400 Zinfandel Ln
St Helena, CA 94574

Robert & Aimee Butler
555 Zinfandel Ln
Saint Helena, CA 94574

Paul & Nancy Caffo
1578 Arrowhead Dr
Saint Helena, CA 94574

Oliver & Karen Caldwell
2865 Vallejo St
San Francisco, CA 94123

Margaret Callinan
1504 Zinfandel Ln
Saint Helena, CA 94574

David & Bobbee Clark
PO Box 92
Saint Helena, CA 94574

Angelica Colombo
1671 Sulphur Springs Ave
Saint Helena, CA 94574

Stanley & Carole Cook
955 White Ln
Saint Helena, CA 94574

Michael Cravea
1788 Sulphur Springs Ave
Saint Helena, CA 94574

George & K David
250 Zinfandel Ln
Saint Helena, CA 94574

James G B & Linda Demartini III
265 Sierra Dr
Hillsborough, CA 94010

Daniel Denton
7879 Butts Canyon Rd
Pope Valley, CA 94567

Richard & Patricia Dettman
PO Box 453
Saint Helena, CA 94574

Gladys Donaldson
PO Box 690
Napa, CA 94559

Grace Duggan & Robert Duggan
2619 Sonoma Way
Pinole, CA 94564

Mary Edano
1286 Inglewood Ave
Saint Helena, CA 94574

Melvin & Gertrude Eisan
PO Box 386
Saint Helena, CA 94574

Stephen & Cristy Fekc
1480 Zinfandel Ln
Saint Helena, CA 94574

Lynne Freeman
449 Zinfandel Ln
Saint Helena, CA 94574

Robert Frescura
1416 Sulphur Springs Ave
Saint Helena, CA 94574

Jennifer & David Garden Jr.
2727 Sulphur Springs Ave
St Helena CA 94574

Lisa Giannone
3360 Laguna St
San Francisco, CA 94123

Katherine Giugni
1232 Zinfandel Ln
Saint Helena, CA 94574

Ardys Grindheim
1532 Sulphur Springs Ave
Saint Helena, CA 94574

Josephine & Raymond Cushing Guiducci Jr.
1306 Sulphur Springs Ave
Saint Helena, CA 94574

Leo & Lillian Harrison
Carolyn Lawrence
1475 Sulphur Springs Ave
Saint Helena, CA 94574

John & Betsy Hartnett
2880 Foothill Blvd
Calistoga, CA 94515

William Alston & Elisabeth Hayne
1832 Sulphur Springs Ave
Saint Helena, CA 94574

Anna Hernandez
555 Tokay Ln
Saint Helena, CA 94574

Reid Hoffman
132 Marion Ave
Mill Valley, CA 94941

Beverly Holden
1166 Zinfandel Ln
Saint Helena, CA 94574

Grant James Hunt Jr. & Mchre Elizabeth
1582 Sulphur Springs Ave
Saint Helena, CA 94574

Stephen Janeck
1378 Inglewood Ave
Saint Helena, CA 94574

Kimberlee & Jeffrey Jeanes
757 White Ln
Saint Helena, CA 94574

Richard & P Kane
1700 Zinfandel Ln
Saint Helena, CA 94574

Charles & Carleen Butler Keating Jr.
2477 Jackson St
San Francisco, CA 94115

Susanna Kelham
PO Box 2707
Yountville, CA 94599

Matthew Kelly
1671 Zinfandel Ln
Saint Helena, CA 94574

Jeffrey & Christina Kennedy
808 Zinfandel Ln
Saint Helena, CA 94574

Keith & Jamie Kennon
1039 White Ln
Saint Helena, CA 94574

Walter & Donna Kuntz
1268 Zinfandel Ln
Saint Helena, CA 94574

William Land
1585 Arrowhead Dr
Saint Helena, CA 94574

James & Molly Larkin
1201 E Jefferson St
Phoenix, AZ 85034

Giorgio Lazzerini
1401 Zinfandel Ln
Saint Helena, CA 94574

Mary Ellen Lemke
1049 White Ln
Saint Helena, CA 94574

Vera Lewelling & Lewelling
2093 Sulphur Springs Ave
Saint Helena, CA 94574

Peter & Bonnie Lind
1031 White Ln
Saint Helena, CA 94574

Charles & Marian Macdonald
1266 Zinfandel Ln
Saint Helena, CA 94574

Richard Markel
24 Twin Oaks Ave
San Rafael, CA 94901

Alfonso Marquez
544 Zinfandel Ln
Saint Helena, CA 94574

Mccarthy
79 Greenwood Way
Mill Valley, CA 94941

Kenneth Mee
1599 Arrowhead Dr
Saint Helena, CA 94574

Verino & Louise Menegon
1766 Sulphur Springs Ave
Saint Helena, CA 94574

Bruce & Mary Miroglio
1377 Lewelling Ln
Saint Helena, CA 94574

Elizabeth Mitchell & Winifred Zellmer
1601 Sulphur Springs Ave
Saint Helena, CA 94574

John & Karen Mitchell II
1550 Inglewood Ave
Saint Helena, CA 94574

Brenda & Thomas Mixson
18 Field Point Rd
Greenwich, CT 06830

Elmer Moccattini
633 Tokay Ln
Saint Helena, CA 94574

Carolyn Moe
333 Zinfandel Ln
Saint Helena, CA 94574

Lydia Money
1322 Sulphur Springs Ave
Saint Helena, CA 94574

Monroy
1446 Sulphur Springs Ave
Saint Helena, CA 94574

Barbee Morbidelli
1156 Clarendon Cres
Oakland, CA 94610

Milton & Violet Mund
625 Mund Rd #14
Saint Helena, CA 94574

Dorothy & Leo Nachbar
1833 Sulphur Springs Ave
Saint Helena, CA 94574

Jeanne Nagy
1644 Inglewood Ave
Saint Helena, CA 94574

Peter & Kathy Nolden
177 Zinfandel Ln
Saint Helena, CA 94574

Sherry O'Brien
213 Garfield Dr
Henderson, NV 89074

Alice Ogletree
760 Zinfandel Ln
Saint Helena, CA 94574

Rudolph & C Papale
1701 Zinfandel Ln
Saint Helena, CA 94574

Jerry & Diane Payton
Dba Zinfandel Inn
800 Zinfandel Ln
Saint Helena, CA 94574

Paul & Nancy Pelosi
235 Montgomery St #610
San Francisco, CA 94104

Ezequiel Perez & Perez & Sons Dba
1940 Lydia Ln
Saint Helena, CA 94574

Ronald & Yolanda Pincus
1621 Sulphur Springs Ave
Saint Helena, CA 94574

Solange Pirio
1610 Sulphur Springs Ave
Saint Helena, CA 94574

Richard & Marjorie Preston
8490 Saint Helena Hwy
Napa, CA 94558

Price
2999 Pacific Ave #5
San Francisco, CA 94115

Dennis Questa & Dennis & Carr Questa
1870 Zinfandel Ln
Saint Helena, CA 94574

Ramos
3461 Twin Oaks Dr
Napa, CA 94558

Brent Randol
1791 Sulphur Springs Ave
Saint Helena, CA 94574

Mary Reavis
1641 Sulphur Springs Ave
Saint Helena, CA 94574

Monty & Susan Reedy
1535 Inglewood Ave
Saint Helena, CA 94574

Fitch & Geraldine Robertson
3 Zinfandel Ln
Saint Helena, CA 94574

Robinwood Vineyards
Robinwood Vineya Dba
2610 Sulphur Springs Ave
Saint Helena, CA 94574

Larry Ronayne
1388 Sulphur Springs Ave
Saint Helena, CA 94574

Betty Roudebush
365 Zinfandel Ln
Saint Helena, CA 94574

Satoshi Sakamoto
1343 Lewelling Ln
Saint Helena, CA 94574

James Schon
1505 Inglewood Ave
Saint Helena, CA 94574

Robert Sexton
1958 Inglewood Ave
Saint Helena, CA 94574

Michael & Sarah Simpson
PO Box 75
Hood, CA 95639

Thomas & Mary Melissa Sitter
1125 Taylor St #5
San Francisco, CA 94108

Tracy Skytt
333 Presidio Ave #5
San Francisco, CA 94115

George & Sharon Steinauer
1860 Lydia Ln
Saint Helena, CA 94574

Louise Switzer
1688 Inglewood Ave
Saint Helena, CA 94574

Frances Tagliaferri
PO Box 283
Saint Helena, CA 94574

Richard Tanaka & James Tanaka
PO Box 407
Saint Helena, CA 94574

Christine Tanner
1748 Inglewood Ave
Saint Helena, CA 94574

Melinda & Stephen Taplin
A William
1677 Lewelling Ln
Saint Helena, CA 94574

William Taplin & Melinda Monez
PO Box 57
Saint Helena, CA 94574

Rose Taylor
1322 Inglewood Ave
Saint Helena, CA 94574

Carolyn Thatcher
1750 Zinfandel Ln
Saint Helena, CA 94574

Manuel & Ema Jean Thomas
1597 Arrowhead Dr
Saint Helena, CA 94574

Helgi & Marlene Tomasson
2941 Washington St
San Francisco, CA 94115

Anthony & Debbie Torres
488 Zinfandel Ln
Saint Helena, CA 94574

Robert & Michele Torres
1765 Zinfandel Ln
Saint Helena, CA 94574

Rodger & Anna True
1590 Arrowhead Dr
Saint Helena, CA 94574

John & Susan Vowell
1880 Lydia Ln
Saint Helena, CA 94574

Ranona Webster
PO Box 311
Rutherford, CA 94573

Edward Weller
1316 Sulphur Springs Ave
Saint Helena, CA 94574

Marilyn Wharton
5088 Calle Real #A
Santa Barbara, CA 93111

Michael Francis & Kelly Margaret W.
1335 Inglewood Ave
Saint Helena, CA 94574

Alan Wight & Douglas Wight
1951 Olive Ave
Saint Helena, CA 94574

Douglas Wight
PO Box 154
Oakville, CA 94562

Russel & Janice Wight
Russ & Janice Wight
1945 Lewelling Ln
Saint Helena, CA 94574

Robert & Celeste Williamson
1044 Zinfandel Ln
Saint Helena, CA 94574

James & Barbara Jane Wright
1597 Sulphur Springs Ave
Saint Helena, CA 94574

Bernice York
1582 Arrowhead Dr
Saint Helena, CA 94574

Marjorie Markel
1665 Inglewood Avenue
St. Helena CA 94574

Johnsye Elliott
PO Box 13
Rutherford CA 94573

James & Molly Larkin
493 Zinfandel Lane
St Helena CA 94574

~~Jane & Bill~~ Dickerson *Ann*
37 Seminary Cove Dr
Mill Valley CA 94941

Carol Hennessey
1444 Inglewood Ave
St Helena CA 94574

Joyce & Bob Milat
1217 S St Helena Hwy
St Helena CA 94574

Diane Morris
2550 Scott St.
San Francisco CA 94115

Marilyn Walters
1616 Inglewood Ave
St Helena CA 94574

Lawrence & Stephanie Zuntz
1500 Inglewood Ave
St Helena CA 94574

Giancarlo Bettinelli
1928 Inglewood Ave
St Helena CA 94574

Paul & Marjorie Milani
2083 Alameda
Redwood City CA 94061-3213

Katie & Ron Somple
Stanton Ln
St Helena CA 94574

Carol and Mike Milat
1091 S St Helena Hwy
St Helena CA 94574

Barbara Stanton
729 Dowdell Lane
St Helena CA 94574

Jeff Ulin & Eve Kanne Ulin
1478 Inglewood Ave
St Helena CA 94574

Don and Lidia McGrath
1925 Sulphur Springs Ave
St Helena CA 94574

Meryll Gobler
577 Tokay Lane
St Helena CA 94574

Anita & Harrison Brownell
1248 Inglewood Ave
St Helena CA 94574

Cindy Deutsch
1237 Davis Lane
St Helena CA 94574

Terry Salinger
660 Stanton Lane
St Helena CA 94574

Frank & Sheri Borgers Jr
1855 Lydia Lane
St Helena CA 94574

Sheila Kelly
500 Tokay Ln
St Helena CA 94574

September 8, 2003

Mr. Charles Wilson et al

We are writing to bring several issues to your attention regarding our neighbor on White Lane in St. Helena, V. Sattui Winery.

As the attach summary indicates, the winery should be operating according to use permits, modifications and entitlements therein as issued to V. Sattui by the County of Napa. After reviewing the history of this winery with information provided to us by the County, we are making several presumptions.

Presumably, these permits were issued with the health, safety and convenience of patrons, residents and property owner who is subject to those permits in mind.

Presumably, the County of Napa issued these permits and entitlements with awareness of any negative impacts on the environment, traffic, health and safety of residents, patrons and property owner, *should those entitlements be exceeded.*

And, finally, we presume that the County of Napa is responsible for enforcement should violations of these permits occur.

It is our position that V. Sattui Winery is consistently and egregiously exceeding their use permits in at least (4) areas:

- **Overflow parking in the vineyard.** Permit allows 34 cars, including employees, in designated parking spaces on the mapped blacktop area. Patrons of winery consistently use all space in the allowable parking and are encouraged to park in the vineyard adjacent to the south, up to 120 cars on weekends and holidays (see photos).
- **Special events, specifically weddings.** These events are advertised and promoted for up to 600 people and held at the winery facility (see V. Sattui website). Per the County, weddings and other private events are never allowed at wineries, only wine-related promotional events by special use permit are allowed.
- **Hours of Operation.** Consistently exceed allowable.
- **Facilities for patrons.** Consistently exceed allowable for seating, etc.

All of the above violations have resulted in an unhealthy and unsafe impact on the little area surrounding our home. In recent conversation with us and other neighbors, Mr. Daryl Sattui admitted to exceeding his permits today and for many, many years in the past.

How can Napa County have allowed these offenses go on and on? Per your own Planning Dept. staff, "...just for a little background, this department has had an ongoing enforcement problem with V. Sattui Winery with relation to their events and daily tours and tasting." (see attached)

Although no one can change the past, the Napa County Planning and related departments can certainly change the way you enforce these permits going forward.

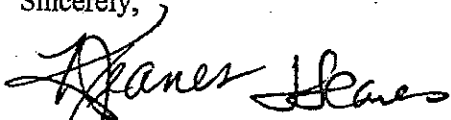
For your information, our neighbor group has met to hear from one neighbor who has an active complaint on file with the County regarding these matters. In fairness, our group also met to hear first hand from the owner of V. Sattui Winery. We have scheduled a meeting with our elected representative, Ms. Diane Dillon, this week. Now that we have done our research, we are appealing to you.

This letter serves as our formal demand to enforce the use existing use permits which govern the activities of V. Sattui Winery.

We are not litigious people. But we have been told that our most effective course of action is to bring suit against the County and the winery to enforce operations within existing use permits.

Please respond as the appropriate enforcement agency in a timely manner so that any such unpleasantness can be avoided.

Sincerely,



Kim and Jeff Jeanes
707/757 White Lane
St. Helena, CA 94574
(707) 963-4635

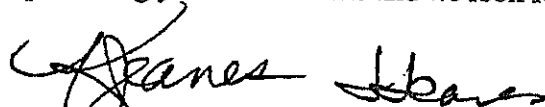
September 20, 2003

Supervisor Bill Dodd
Supervisor Mike Rippey
Supervisor Mark Luce
Supervisor Brad Wagenknecht, Chairman
1195 Third Street Suite 310
Napa, California 94559

Dear Supervisors:

Earlier this month, we sent the enclosed complaint re: V. Sattui Winery to several Napa County personnel in the Planning and Enforcement Departments, along with our District Supervisor, Ms. Diane Dillon. Upon reflection, we are also sending the letter to each of you as the concern is relative to Napa County in general, not just to the St. Helena area, and therefore, of concern to you.

Please review at your earliest convenience and respond. Thank you in advance for representing your constituents and we look forward to hearing from you.



Kimberlee and Jeffrey Jeanes
707/757 White Lane
St. Helena, CA 94574
(707) 963-4635 home
(707) 963-2123 fax
napakim@attbi.com

cc: Supervisor Diane Dillon

June 2, 2004

To: City of SH Planning Commission
County of Napa Planning Commission
Ms. Carol Poole

From: Kimberlee and Jeff Jeanes
707 White Lane
757 White Lane

RE: Joint Meeting of (2) Agencies Referenced Above
Agenda Item re: Traffic on Hwy. 29
Agenda Item re: Pending Use Permit/Modifications w/in jurisdiction of both
Planning Commissions and other Government Bodies

We regret that we are out of town today and cannot attend your scheduled 2:30pm joint meeting. Please read this correspondence into the record at today's meeting.

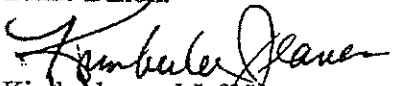
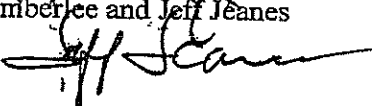
As residents of White Lane off Hwy. 29 since 1987 we are well versed in the proliferation of commercial development and pending commercial development in our neighborhood and the negative impact including traffic, congestion, personal security, health and safety issues which this proliferation has caused and will continue to cause in the future.

Please review the enclosed documents and the documentation on file at the County of Napa re: complaints lodged and demands made but never enforced as to the V. Sattui Winery's disregard for their allowable uses per permit and their over 20 year history of ignoring their allowed use.

Today we face not only an application for Modification of Use Permit by V. Sattui but potentially addl. Modification apps from Dean and Deluca, Hall Winery and others. In addition, there will be major impact if and when the Inglewood Business Park development goes forward.

The (11) homeowners on White Lane and other neighboring residential streets bear the brunt of this commercial proliferation. Our security and safety, not to mention affect on property values, is at risk, based on your actions or inactions as to enforcement and your decisions to approve additional commercial use, including parking and events.

Isn't it time to take the burden off of the residents of this area? Please respond at your first convenience. We are sensitive to the fact that the majority of our letters and calls seem to have fallen on deaf ears, with the exception of our representative, Supervisor Diane Dillen.


Kimberlee and Jeff Jeanes


Lynch, Patrick


From: Sharon [dellamam@i-cafe.net]
Sent: Saturday, September 11, 2004 8:38 AM
To: Lynch, Patrick
Subject: Moratorium and EIR's

Dear Mr. Lynch,

I am writing to ask that you join with us in asking for a moratorium on all projects along the South St. Helena corridor of Hwy. 29 until the Joint Traffic Study can be completed.

And, also ask that Environmental Impact Reports be required for all new Use Permits or modifications along this corridor, addressing the extent of cumulative traffic, groundwater, drainage and safety.

Thank you,
Sharon Dellamonica
Member, South St. Helena Neighbors
927 Charter Oak Ave.
St. Helena, CA 94574

 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the In

9/17/2004

Lynch, Patrick

From: dmcgrath@pobox.com
Sent: Saturday, September 11, 2004 8:23 AM
To: dmcgrath@pobox.com
Cc: sthelenaneighbor@aol.com
Subject: Highway 29 - South St. Helena Corridor

I live at 1925 Sulphur Springs Avenue, St. Helena.

I am concerned about the traffic situation near the intersection of Highway 29 and Inglewood Avenue. I formerly resided on Inglewood Avenue and frequently use that street. North and south of the intersection, the situation is dangerous and congested for both drivers and pedestrians, as I documented in my DVD movie "Danger at the Crossroad", aka "Fahrenheit 29". Further development in the area will only aggravate the situation.

I wish to urge county authorities to establish a moratorium on all projects along the South St. Helena corridor of Hwy. 29 until the Joint Traffic Study is completed. I also ask that Napa County require Environmental Impact Reports for all new use permits or modifications along this corridor.

I ask St. Helena authorities to support the above request.

Don McGrath
St. Helena



NAPA COUNTY

CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

1195 Third Street, Room 210 • Napa, California 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

NOTICE

Daryl Sattui
V. Sattui Winery Inc.
1111 White Lane
St. Helena, CA 94574-1551

April 17, 2003

SUBJECT: NAPA COUNTY CODE VIOLATION
LOCATION: 1111 WHITE LANE APN 30-260-035

Dear Mr. Sattui:

The customer service policy of this department is to be responsive to public concerns regarding alleged code violations of a land use and building safety nature. With this in mind, it is our intention to familiarize you with said codes and to assist you to promptly resolve any unsafe, substandard or unauthorized conditions at the above identified location. It has come to our attention that the following conditions and/or discrepancies exist on the subject property. This is being brought to your attention to give you the opportunity to respond and take prompt and appropriate action to correct the violations.

NAPA COUNTY CODE -

- Chapter 18.20 (Uses Allowed in the Agricultural Watershed Zoning District)= Public parking not a permitted use in the AW zone.
- Section 18.112.080 (Application of Zoning District Regulations) = Use of land must conform to all Zoning District Regulations.
- Chapter 18.144.040 (Nuisance) = Use of property contrary to the provisions of Chapter 18 (Zoning Ordinance) shall be declared to be unlawful and a public nuisance.

Winery Use Permit #U-408081 limits the total number of parking spaces to 134, as designated on the approved site plan. Periodic observations w/photos indicate on-going violations of this condition of approval. Also note that an approved Temporary Event License is required for on-site events. Continued violations of the winery's conditions of approval and the Napa County Code will cause this office to request that the Planning Commission initiate proceedings to revoke your use permit.

Please call me at (707) 259-8226 within **ten (10) days** of the date of this letter to discuss the resolution of this matter. Failure to respond in a positive manner within the time specified will result in the issuance of Administrative Citations and/or a referral to the District Attorney.

Sincerely, 
Edward S. Colby, Planner III
Code Compliance Unit

cc: Diane Dillon, Supervisor District #3
Charley Wilson, Director
Patrick Lynch, Assistant Director
Gary Brewen, Building Codes Administrator

RECEIVED

SEP 11 2003

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

September 8, 2003

Mr. Charles Wilson
Director of Conservation, Development and Planning
1195 Third Street
Suite 210
Napa, California 94559

We are writing to bring several issues to your attention regarding our neighbor on White Lane in St. Helena, V. Sattui Winery.

As the attached summary indicates, the winery should be operating according to use permits, modifications and entitlements therein as issued to V. Sattui by the County of Napa. After reviewing the history of this winery with information provided to us by the County and V. Sattui Winery, we are making several presumptions.

Presumably, these permits were issued with the health, safety and convenience of patrons, residents and property owners in mind.

Presumably, the County of Napa issued these permits and entitlements with awareness of any negative impacts on the environment, traffic, health and safety of residents, patrons and property owner, *should those entitlements be exceeded.*

And, finally, we presume that the County of Napa is responsible for enforcement should violations of these permits occur.

It is our position that V. Sattui Winery is consistently and egregiously exceeding their use permits in at least (2) areas:

- **Overflow parking in the vineyard.** Permit allows 134 cars, including employees, in designated parking spaces on the mapped blacktop area. Patrons of winery consistently use all space in the allowable parking and are encouraged to park in the vineyard adjacent to the south, up to 120 cars on weekends and holidays (see photos).
- **Special events, specifically weddings.** Per the County, weddings and other private events are never allowed at wineries, only wine-related promotional events by special use permit are allowed (see attached letter).

All of the above violations have resulted in an unhealthy and unsafe impact on the area surrounding our home. In recent conversation with us and other neighbors, Mr. Daryl Sattui admitted to exceeding his permits today and for 17 years in the past and used that rationalization for applying for even more parking (see attached).

Mr. Sattui informed us you are allowing him extra time, over the usual (10) days to respond to a directive from the County in July 2003 which responded to a complaint filed

in August 2002 in order to have a traffic survey completed. If his use permit is to be enforced, why would you allow him the extra time?

We also question how Napa County could have allowed these offenses to go on and on? Per your own Planning Dept. staff,

“...just for a little background, this department has had an ongoing enforcement problem with V. Sattui Winery with relation to their events and daily tours and tasting.” (see attached)

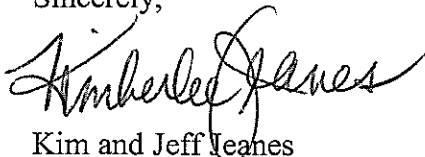
Although no one can change the past, the Napa County Planning and related departments can certainly change the way you enforce these permits going forward.

For your information, our neighbor group has met to hear from one neighbor who has an active complaint on file with the County regarding these matters. In fairness, our group also met to hear first hand from the owner of V. Sattui Winery. We have scheduled a meeting this week with our elected representative, Ms. Diane Dillon. We have extensively researched the files provided to us by your department regarding V. Sattui Winery and now that we have done our research, we are appealing to you.

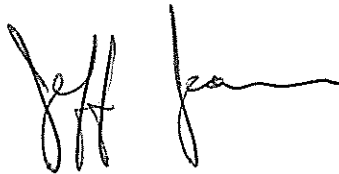
This letter serves as our formal complaint regarding lack of enforcement of the existing use permits and our formal demand to enforce those permits which govern the activities of V. Sattui Winery.

Please respond at your first convenience as time is of the essence in this matter. Thank you very much.

Sincerely,



Kim and Jeff Jeanes
707/757 White Lane
St. Helena, CA 94574
(707) 963-4635



Enclosures (4)

CC: Mr. Patrick Lynch, Deputy Director of Conservation, Development and Planning
Mr. Ed Colby, Napa County Code Enforcement Officer
Mr. Robert Westmeyer, Napa County Counsel
Ms. Diane Dillon, Napa County Supervisor, District 3
Daryl Sattui, owner V. Sattui Winery

Copies to:

Mr. Patrick Lynch
Deputy Director of Conservation, Development and Planning
1195 Third Street
Suite 210
Napa California, 94559

Mr. Ed Colby
Napa County Code Enforcement Officer
1195 Third Street
Suite 210
Napa, California 94559

Mr. Robert Westmeyer
Counsel for Napa County
1195 Third Street
Suite 301
Napa, California 94559

Ms. Diane Dillon
Napa County Supervisor, District 3
1195 Third street
Suite 310
Napa, California 94559

Mr. Daryl Sattui
V. Sattui Winery
1111 White Lane
St. Helena, CA 94574

SATTUI USE PERMIT HISTORY

1. **Original Use Permit (U-267475):** This permit was approved on February 19, 1975 allowing the establishment of a "small winery in conjunction with a cheese and gift shop and picnic area. As with most use permits in Napa, a number of conditions of approval were set out as requirements for the granting of approval by the County. Of the eight listed, the following are potentially relevant to the White Lane residential community:
 - a.) Any future expansion or change of use shall require submission of a separate use permit application for the consideration by the Commission.
 - b.) Hours of operation are to be limited to day light hours of 8:00 a.m. to 5:00 p.m. (It is important to note that in the Use Permit Application filed in conjunction with the granting of this Use Permit, Sattui places the following limitations on his operations, (i) "Locate picnic grounds with approximately five tables near the winery where customers may consume food and beverages and relax." (ii) "Construct parking facilities for 20 cars. This will require approximately 8,000 square feet of paving." (iii) "Hours of operation will most likely be: winery operations only, 8 to 5; retail and tasting operations, 10 – 4. Peak hours are expected to be between 11 and 4. The winery and all shops will be closed during the later part of December and all of January."
2. **Modification of Original Use Permit (U-118687):** On February 4, 1987 the County Planning Commission granted approval for Sattui to increase production capacity from 48,000 to 96,000 gallons. Additionally, this new use permit allows an outside barbeque for use with private functions and a new mezzanine floor within the deli/gift shop.
3. **Modification of Use Permit (U-118687):** On January 21, 1994 the County approved a request to modify the existing Use Permit and allow the relocation of restrooms, and the construction of a mezzanine storage area located in an existing 720 square addition off the deli/gift shop. The conditions of approval state that:
 - a.) "There will be no increase in annual production, or any other aspect of the winery's approved operation."
 - b.) "All conditions of Use Permit U-118687 shall remain in effect"
4. **Modification of Use Permit (U-118687):** On March 16th, 1995 Sattui made an application to allow the construction of an on-premise kitchen. The City of St. Helena, which supplies water to Sattui, objected that the incremental increase in water use would potentially overburden the water system. The County advised the applicant that in order to further process the application for a new kitchen,

they would have to supply additional information regarding proposed water use, waste water flows, and alteration to the existing on-site septic system. The County suggested that the kitchen application might trigger new, "negative environmental impacts." Shortly after, Sattui abandoned the application and procured an off-site facility for food preparation.

5. **Use Permit for New Warehouse (94360-UP):** On October 18, 1995 the County approved a new use permit allowing the construction of an 11,917 warehouse for the storage of case goods produced at Sattui winery. The relevant conditions of approval are as follows:
 - a.) "The access road between the winery and the warehouse shall avoid all existing and proposed leach fields."
 - b.) "Adequate evergreen screening shall be provided between the new improvements and the residential uses off-site."
 - c.) "Parking shall be limited to approved parking spaces on the site plan, and shall not occur on shoulders of the access drive nor on agricultural/vineyard roads."
 - d.) "All previous use permit conditions not in conflict with the above shall remain in force and effect."
 - e.) "Any expansion or change in use shall be by separate Use Permit submitted for Planning Commission consideration."
 - f.) "All staff costs associated with monitoring compliance with these conditions, conditions for existing use permits, and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of not-compliance which are determined to be unfounded."

6. **Use Permit Modification for Storage Loft (96663-MOD):** On July 28, 1997 the County approved a modification to the use permit allowing a 360 square foot storage loft inside the deli building. Conditions of approval state:
 - a.) "All conditions of Use Permit U-118687 along with subsequent approved modifications, not in conflict with these conditions, shall remain in effect."
 - b.) "All staff costs associated with monitoring compliance with these conditions, previous use permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded."

7. **Napa County Planning Letter Dated September 20, 2002:** In response to a request for background (I think this came from the Sitters) on whether Sattui is allowed to hold wedding events at the winery, Brain Holt, from the Napa County Planning Department indicates the following:
 - a.) There is no record of the County approving wedding (or any other) events at the Sattui Winery dating back to the original use permit.

- b.) Even if Sattui had been granted the right to hold events they are only permitted as either marketing events or public events. According to Mr. Holt, “a wedding is a private event and therefore not permitted what-so-ever at any winery in the County.”
- c.) Mr. Holt concludes his letter as follows, “just for a little background, this department has had an ongoing enforcement problem with V. Sattui Winery with relation to their events and daily tours and tastings.”

ANALYSIS

1. **Objective:** If the objective is to limit traffic and the negative effects of traffic at Sattui to those allowed under the entitlements (see use permits and modifications to use permits above) granted by the County, then there are three distinct areas where Sattui is clearly exceeding the conditions of those entitlements:
 - **Weddings:** As Brian Holt from the County Planning Department points out in his letter to Melissa Sitter, “a wedding is a private event and therefore not permitted what-so-ever at any winery in the County.” To the extent that Sattui is hosting weddings (if he has wedding coordinators on staff, presumably this is more than an occasional event) he is violating the County ordinance prohibiting weddings at wineries. Additionally, the County’s comment that “this department has had an ongoing enforcement problem with V. Sattui Winery with relation to their events, daily tours and tastings,” indicates they are well aware of the problem.
 - **Overflow Parking in Fields:** In 1995 when the County approved Sattui’s use permit granting him the right to build an 11,917 square foot warehouse (see Use Permit 94360-UP above) it also place specific conditions on granting Sattui his permit. Specifically, one of the conditions is that “Parking shall be limited to approved parking spaces on the site plan, and shall not occur on shoulders of the access drive nor on agricultural/vineyard roads.” There are guest cars parked currently each weekend (at least 120 on average) on both sides of the access road between the warehouse and the winery. By parking guests in the fields, Sattui is effectively doubling is permitted traffic capacity at the winery to 250 plus cars (approved parking is 134 cars on the black top – see attached map). Additionally, the June 22, 1983 Stipulation signed by the residents and Daryl Sattui clearly states, “When V. SATTUI WINERY’S parking lot is full, White Lane shall be closed to all visitors to the winery and no visitors shall be allowed to enter during this time. There shall be posted at this time a sign or sign(s) stating, “Closed” clearly visible to cars entering the Winery and to those approaching the Winery on Highway 29 from both directions.”
 - **Hours of Operation:** A condition of approval for issuance of Sattui’s original use permit issued in 1975 states that the “Hours of operation are

to be limited to day light hours of 8:00 a.m. to 5:00 p.m.” Currently Sattui operates beyond 5:00 p.m. on most, if not all, days. No subsequent modifications or new use permits since the original use permit was issued at Sattui have altered the permitted hours of operation.

ENFORCEMENT

1. **County:** The County has an obligation to enforce violations of conditions of approval surrounding the use permits it issues. Specifically, the County acknowledges this obligation by explicitly stating in the Sattui use permits and modifications to use permits that, “All staff costs associated with monitoring compliance with these conditions, previous use permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded.” Additionally, the County specifically points out that each subsequent Sattui permit and modification to use permit (from the original 1975 use permit) in no way relieves Sattui from his earlier obligations to conform to the prior conditions of his earlier approvals, or that he is allowed to expand or change his use without going back to the County and getting a brand new use permit:
 - a.) **Original Use Permit (U-267475):** “Any future expansion or change of use shall require submission of a separate use permit application for the consideration by the Commission.”
 - b.) **Modification of Use Permit (U-118687):** “All conditions of Use Permit U-118687 shall remain in effect.”
 - d.) **Use Permit for Warehouse (94360-UP):** “All previous use permit conditions not in conflict with the above shall remain in force and effect. Any expansion or change in use shall be by separate Use Permit submitted for Planning Commission consideration.”
 - e.) **Use Permit Modification for Storage Loft (96663-MOD):** “All conditions of Use Permit U-118687 along with subsequent approved modifications, not in conflict with these conditions, shall remain in effect.”
2. **Stipulation:** The June 22, 1983 Stipulation is explicit regarding enforcement:
 - a.) “The parties are obligated and have the duty of complying with the terms and conditions set forth herein unless specifically stated otherwise.”
 - b.) “Plaintiffs are entitled to reasonable attorney’s fees if plaintiffs prevail on an action for breach of this Stipulation.”
 - c.) “The Court shall retain jurisdiction of this matter for the sole purpose of hearing and determining motions alleging violations of this Stipulation.
 - d.) “Suit may be brought for breach of this Stipulation on the Law and Motion calendar.



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Charles Wilson
Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

DATE: 9-20-02

PLEASE DELIVER THIS FAX IMMEDIATELY TO THE ADDRESSEE

TO: Melissa

AT FAX NUMBER: 967-1131

FROM: Brian Holt – Napa Co. Planning
(FAX NUMBER 707-253-4336)

MESSAGE

Melissa,

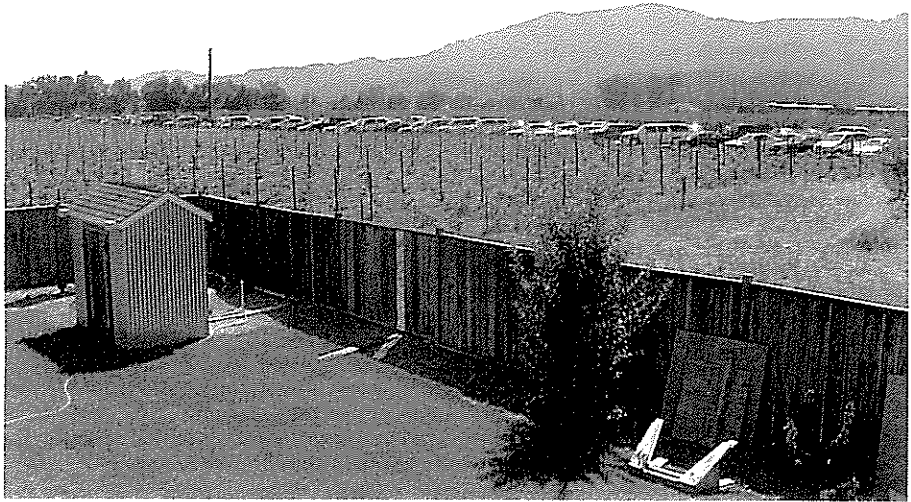
I have reviewed the files for V. Sattui winery and could not find any record of any approved events for the facility. This is fairly common due to the age of the original approval. Typically a certain number of events are requested during a wineries use permit request, and the approval contains a set amount. V. Sattui was permitted in the late 70's at some time, so at that time events may not have been regulated to the same degree. Even if they were approved for events however, they would have to be marketing events. This would include wine tastings and dinners for customers, distributors, etc. Not weddings.

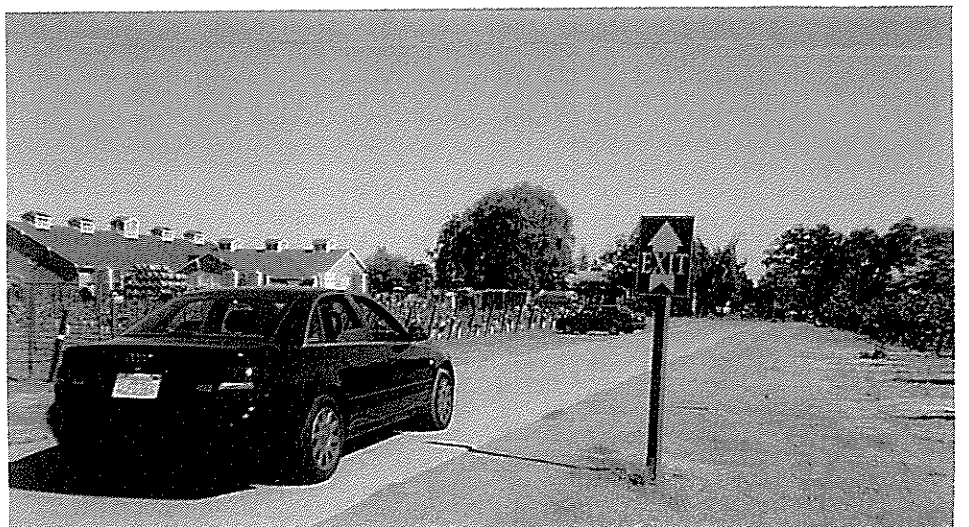
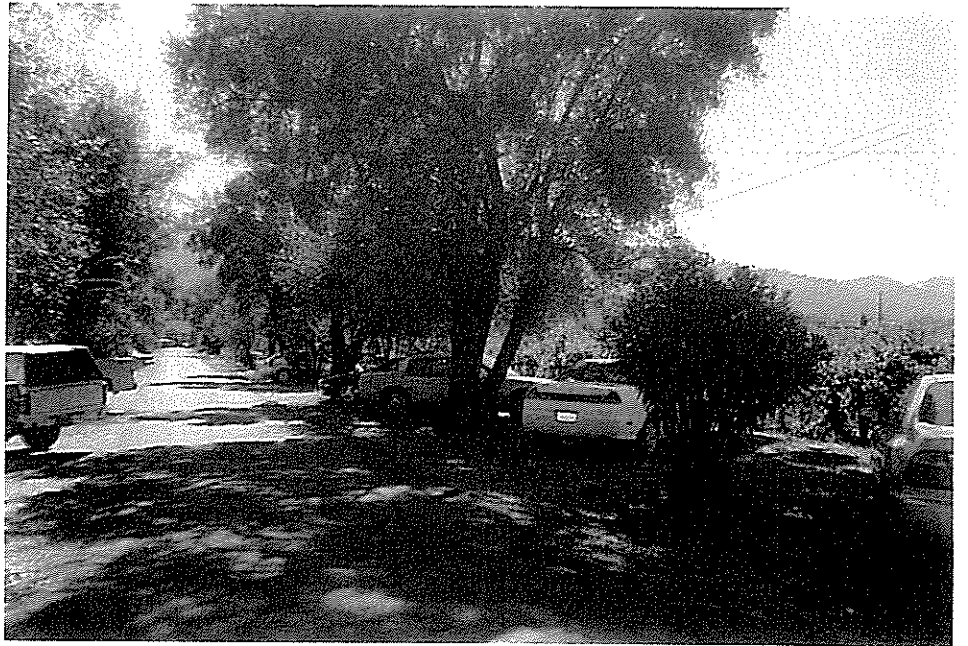
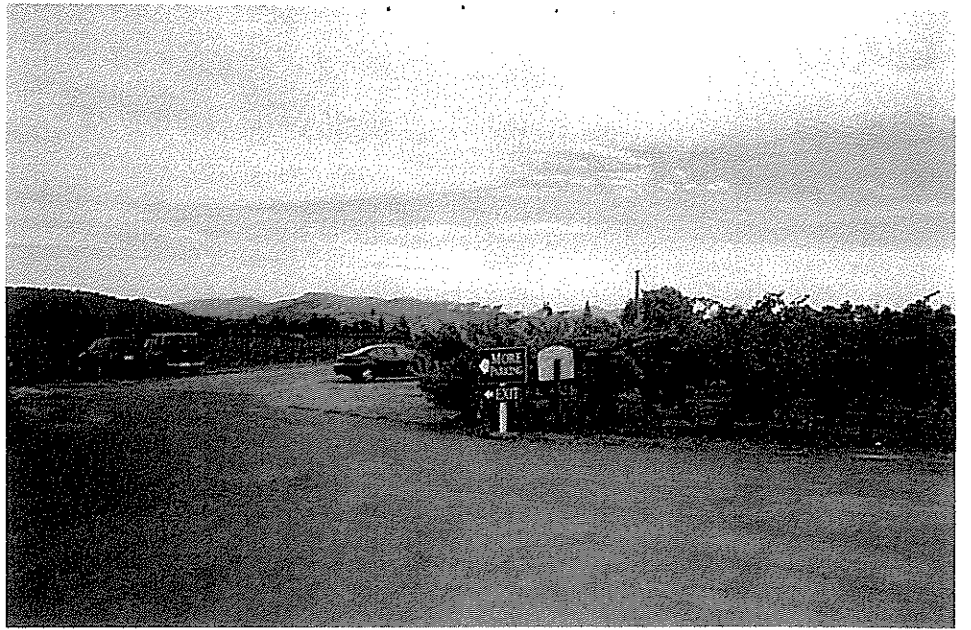
I have included the Temporary Event ordinance for the County. This may be relevant to some of the events that are held at the winery, but not weddings. Weddings are not permitted at any winery facilities. Events are only permitted as either 1) Marketing Events or 2) Public Events. A wedding is a private event and therefore not permitted what-so-ever at any winery in the County.

Just for a little background, this department has had an ongoing enforcement problem with V. Sattui winery with relation to their events and daily tours and tastings.

For more specific information on V. Sattui winery specifically, I would suggest contacting Robert Nelson in our office. He has been involved with the winery since the very beginning and is a wealth of knowledge about some of these older facilities. He can be reached at the main office number (253-4417).

I hope this helps somewhat. Feel free to contact me if you need any other information.





September 8, 2003

RECEIVED

SEP 11 2003

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Mr. Charles Wilson
Director of Conservation, Development and Planning
1195 Third Street
Suite 210
Napa, California 94559

We are writing to bring several issues to your attention regarding our neighbor on White Lane in St. Helena, V. Sattui Winery.

As the attached summary indicates, the winery should be operating according to use permits, modifications and entitlements therein as issued to V. Sattui by the County of Napa. After reviewing the history of this winery with information provided to us by the County and V. Sattui Winery, we are making several presumptions.

Presumably, these permits were issued with the health, safety and convenience of patrons, residents and property owners in mind.

Presumably, the County of Napa issued these permits and entitlements with awareness of any negative impacts on the environment, traffic, health and safety of residents, patrons and property owner, *should those entitlements be exceeded*.

And, finally, we presume that the County of Napa is responsible for enforcement should violations of these permits occur.

It is our position that V. Sattui Winery is consistently and egregiously exceeding their use permits in at least (2) areas:

- **Overflow parking in the vineyard.** Permit allows 134 cars, including employees, in designated parking spaces on the mapped blacktop area. Patrons of winery consistently use all space in the allowable parking and are encouraged to park in the vineyard adjacent to the south, up to 120 cars on weekends and holidays (see photos).
- **Special events, specifically weddings.** Per the County, weddings and other private events are never allowed at wineries, only wine-related promotional events by special use permit are allowed (see attached letter).

All of the above violations have resulted in an unhealthy and unsafe impact on the area surrounding our home. In recent conversation with us and other neighbors, Mr. Daryl Sattui admitted to exceeding his permits today and for 17 years in the past and used that rationalization for applying for even more parking (see attached).

Mr. Sattui informed us you are allowing him extra time, over the usual (10) days to respond to a directive from the County in July 2003 which responded to a complaint filed

in August 2002 in order to have a traffic survey completed. If his use permit is to be enforced, why would you allow him the extra time?

We also question how Napa County could have allowed these offenses to go on and on? Per your own Planning Dept. staff,

“...just for a little background, this department has had an ongoing enforcement problem with V. Sattui Winery with relation to their events and daily tours and tasting.” (see attached)

Although no one can change the past, the Napa County Planning and related departments can certainly change the way you enforce these permits going forward.

For your information, our neighbor group has met to hear from one neighbor who has an active complaint on file with the County regarding these matters. In fairness, our group also met to hear first hand from the owner of V. Sattui Winery. We have scheduled a meeting this week with our elected representative, Ms. Diane Dillon. We have extensively researched the files provided to us by your department regarding V. Sattui Winery and now that we have done our research, we are appealing to you.

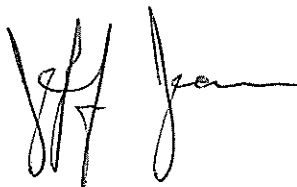
This letter serves as our formal complaint regarding lack of enforcement of the existing use permits and our formal demand to enforce those permits which govern the activities of V. Sattui Winery.

Please respond at your first convenience as time is of the essence in this matter. Thank you very much.

Sincerely,



Kim and Jeff Jeanes
707/757 White Lane
St. Helena, CA 94574
(707) 963-4635



Enclosures (4)

CC: Mr. Patrick Lynch, Deputy Director of Conservation, Development and Planning
Mr. Ed Colby, Napa County Code Enforcement Officer
Mr. Robert Westmeyer, Napa County Counsel
Ms. Diane Dillon, Napa County Supervisor, District 3
Daryl Sattui, owner V. Sattui Winery

Copies to:

Mr. Patrick Lynch
Deputy Director of Conservation, Development and Planning
1195 Third Street
Suite 210
Napa California, 94559

Mr. Ed Colby
Napa County Code Enforcement Officer
1195 Third Street
Suite 210
Napa, California 94559

Mr. Robert Westmeyer
Counsel for Napa County
1195 Third Street
Suite 301
Napa, California 94559

Ms. Diane Dillon
Napa County Supervisor, District 3
1195 Third street
Suite 310
Napa, California 94559

Mr. Daryl Sattui
V. Sattui Winery
1111 White Lane
St. Helena, CA 94574

SATTUI USE PERMIT HISTORY

1. **Original Use Permit (U-267475):** This permit was approved on February 19, 1975 allowing the establishment of a "small winery in conjunction with a cheese and gift shop and picnic area. As with most use permits in Napa, a number of conditions of approval were set out as requirements for the granting of approval by the County. Of the eight listed, the following are potentially relevant to the White Lane residential community:
 - a.) Any future expansion or change of use shall require submission of a separate use permit application for the consideration by the Commission.
 - b.) Hours of operation are to be limited to day light hours of 8:00 a.m. to 5:00 p.m. (It is important to note that in the Use Permit Application filed in conjunction with the granting of this Use Permit, Sattui places the following limitations on his operations, (i) "Locate picnic grounds with approximately five tables near the winery where customers may consume food and beverages and relax." (ii) "Construct parking facilities for 20 cars. This will require approximately 8,000 square feet of paving." (iii) "Hours of operation will most likely be: winery operations only, 8 to 5; retail and tasting operations, 10 – 4. Peak hours are expected to be between 11 and 4. The winery and all shops will be closed during the later part of December and all of January."
2. **Modification of Original Use Permit (U-118687):** On February 4, 1987 the County Planning Commission granted approval for Sattui to increase production capacity from 48,000 to 96,000 gallons. Additionally, this new use permit allows an outside barbeque for use with private functions and a new mezzanine floor within the deli/gift shop.
3. **Modification of Use Permit (U-118687):** On January 21, 1994 the County approved a request to modify the existing Use Permit and allow the relocation of restrooms, and the construction of a mezzanine storage area located in an existing 720 square addition off the deli/gift shop. The conditions of approval state that:
 - a.) "There will be no increase in annual production, or any other aspect of the winery's approved operation."
 - b.) "All conditions of Use Permit U-118687 shall remain in effect"
4. **Modification of Use Permit (U-118687):** On March 16th, 1995 Sattui made an application to allow the construction of an on-premise kitchen. The City of St. Helena, which supplies water to Sattui, objected that the incremental increase in water use would potentially overburden the water system. The County advised the applicant that in order to further process the application for a new kitchen,

they would have to supply additional information regarding proposed water use, waste water flows, and alteration to the existing on-site septic system. The County suggested that the kitchen application might trigger new, "negative environmental impacts." Shortly after, Sattui abandoned the application and procured an off-site facility for food preparation.

5. **Use Permit for New Warehouse (94360-UP):** On October 18, 1995 the County approved a new use permit allowing the construction of an 11,917 warehouse for the storage of case goods produced at Sattui winery. The relevant conditions of approval are as follows:
 - a.) "The access road between the winery and the warehouse shall avoid all existing and proposed leach fields."
 - b.) "Adequate evergreen screening shall be provided between the new improvements and the residential uses off-site."
 - c.) "Parking shall be limited to approved parking spaces on the site plan, and shall not occur on shoulders of the access drive nor on agricultural/vineyard roads."
 - d.) "All previous use permit conditions not in conflict with the above shall remain in force and effect."
 - e.) "Any expansion or change in use shall be by separate Use Permit submitted for Planning Commission consideration."
 - f.) "All staff costs associated with monitoring compliance with these conditions, conditions for existing use permits, and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of not-compliance which are determined to be unfounded."

6. **Use Permit Modification for Storage Loft (96663-MOD):** On July 28, 1997 the County approved a modification to the use permit allowing a 360 square foot storage loft inside the deli building. Conditions of approval state:
 - a.) "All conditions of Use Permit U-118687 along with subsequent approved modifications, not in conflict with these conditions, shall remain in effect."
 - b.) "All staff costs associated with monitoring compliance with these conditions, previous use permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded."

7. **Napa County Planning Letter Dated September 20, 2002:** In response to a request for background (I think this came from the Sitters) on whether Sattui is allowed to hold wedding events at the winery, Brain Holt, from the Napa County Planning Department indicates the following:
 - a.) There is no record of the County approving wedding (or any other) events at the Sattui Winery dating back to the original use permit.

- b.) Even if Sattui had been granted the right to hold events they are only permitted as either marketing events or public events. According to Mr. Holt, “a wedding is a private event and therefore not permitted what-so-ever at any winery in the County.”
- c.) Mr. Holt concludes his letter as follows, “just for a little background, this department has had an ongoing enforcement problem with V. Sattui Winery with relation to their events and daily tours and tastings.”

ANALYSIS

1. **Objective:** If the objective is to limit traffic and the negative effects of traffic at Sattui to those allowed under the entitlements (see use permits and modifications to use permits above) granted by the County, then there are three distinct areas where Sattui is clearly exceeding the conditions of those entitlements:
 - **Weddings:** As Brian Holt from the County Planning Department points out in his letter to Melissa Sitter, “a wedding is a private event and therefore not permitted what-so-ever at any winery in the County.” To the extent that Sattui is hosting weddings (if he has wedding coordinators on staff, presumably this is more than an occasional event) he is violating the County ordinance prohibiting weddings at wineries. Additionally, the County’s comment that “this department has had an ongoing enforcement problem with V. Sattui Winery with relation to their events, daily tours and tastings,” indicates they are well aware of the problem.
 - **Overflow Parking in Fields:** In 1995 when the County approved Sattui’s use permit granting him the right to build an 11,917 square foot warehouse (see Use Permit 94360-UP above) it also place specific conditions on granting Sattui his permit. Specifically, one of the conditions is that “Parking shall be limited to approved parking spaces on the site plan, and shall not occur on shoulders of the access drive nor on agricultural/vineyard roads.” There are guest cars parked currently each weekend (at least 120 on average) on both sides of the access road between the warehouse and the winery. By parking guests in the fields, Sattui is effectively doubling is permitted traffic capacity at the winery to 250 plus cars (approved parking is 134 cars on the black top – see attached map). Additionally, the June 22, 1983 Stipulation signed by the residents and Daryl Sattui clearly states, “When V. SATTUI WINERY’S parking lot is full, White Lane shall be closed to all visitors to the winery and no visitors shall be allowed to enter during this time. There shall be posted at this time a sign or sign(s) stating, “Closed” clearly visible to cars entering the Winery and to those approaching the Winery on Highway 29 from both directions.”
 - **Hours of Operation:** A condition of approval for issuance of Sattui’s original use permit issued in 1975 states that the “Hours of operation are

to be limited to day light hours of 8:00 a.m. to 5:00 p.m.” Currently Sattui operates beyond 5:00 p.m. on most, if not all, days. No subsequent modifications or new use permits since the original use permit was issued at Sattui have altered the permitted hours of operation.

ENFORCEMENT

1. **County:** The County has an obligation to enforce violations of conditions of approval surrounding the use permits it issues. Specifically, the County acknowledges this obligation by explicitly stating in the Sattui use permits and modifications to use permits that, “All staff costs associated with monitoring compliance with these conditions, previous use permit conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded.” Additionally, the County specifically points out that each subsequent Sattui permit and modification to use permit (from the original 1975 use permit) in no way relieves Sattui from his earlier obligations to conform to the prior conditions of his earlier approvals, or that he is allowed to expand or change his use without going back to the County and getting a brand new use permit:
 - a.) **Original Use Permit (U-267475):** “Any future expansion or change of use shall require submission of a separate use permit application for the consideration by the Commission.”
 - b.) **Modification of Use Permit (U-118687):** “All conditions of Use Permit U-118687 shall remain in effect.”
 - d.) **Use Permit for Warehouse (94360-UP):** “All previous use permit conditions not in conflict with the above shall remain in force and effect. Any expansion or change in use shall be by separate Use Permit submitted for Planning Commission consideration.”
 - e.) **Use Permit Modification for Storage Loft (96663-MOD):** “All conditions of Use Permit U-118687 along with subsequent approved modifications, not in conflict with these conditions, shall remain in effect.”
2. **Stipulation:** The June 22, 1983 Stipulation is explicit regarding enforcement:
 - a.) “The parties are obligated and have the duty of complying with the terms and conditions set forth herein unless specifically stated otherwise.”
 - b.) “Plaintiffs are entitled to reasonable attorney’s fees if plaintiffs prevail on an action for breach of this Stipulation.”
 - c.) “The Court shall retain jurisdiction of this matter for the sole purpose of hearing and determining motions alleging violations of this Stipulation.
 - d.) “Suit may be brought for breach of this Stipulation on the Law and Motion calendar.



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Charles Wilson
Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416

FAX 707/253-4336

DATE: 9-20-02

PLEASE DELIVER THIS FAX IMMEDIATELY TO THE ADDRESSEE

TO: Melissa

AT FAX NUMBER: 967-1131

FROM: Brian Holt – Napa Co. Planning
(FAX NUMBER 707-253-4336)

MESSAGE

Melissa,

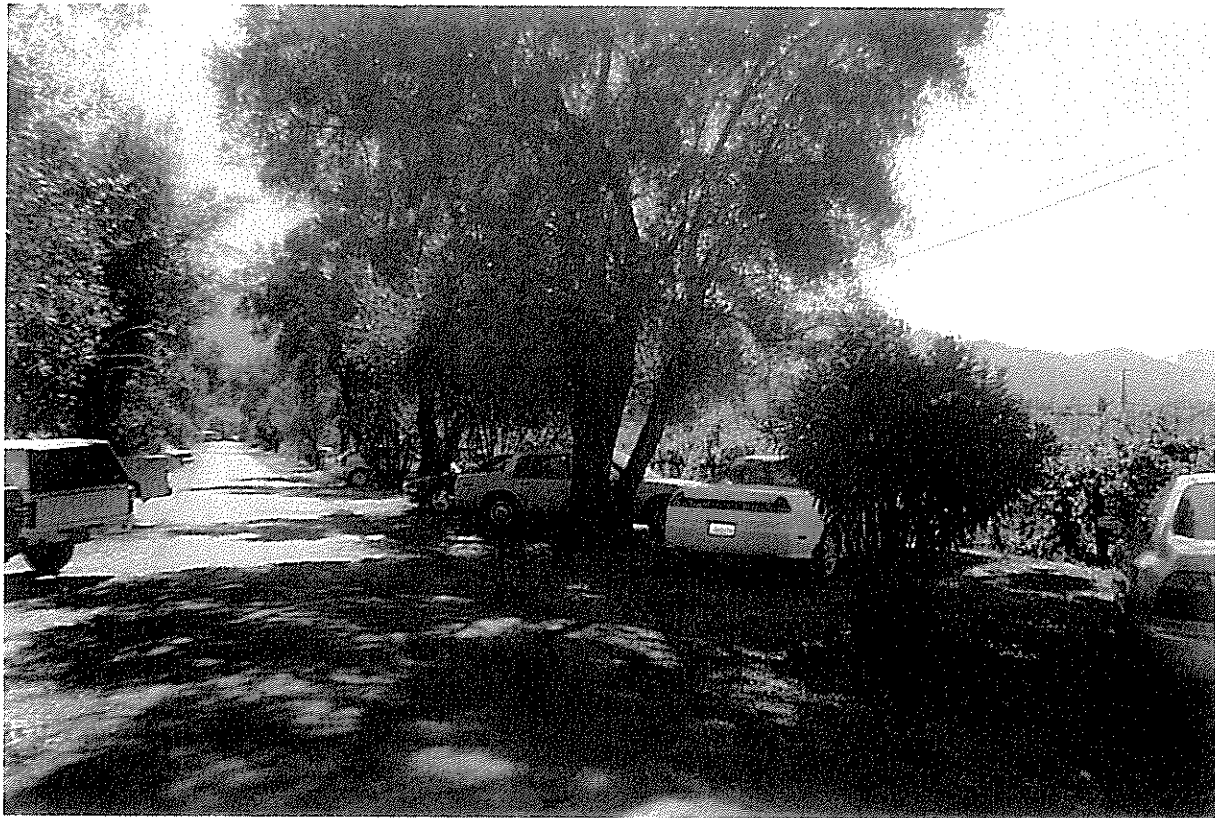
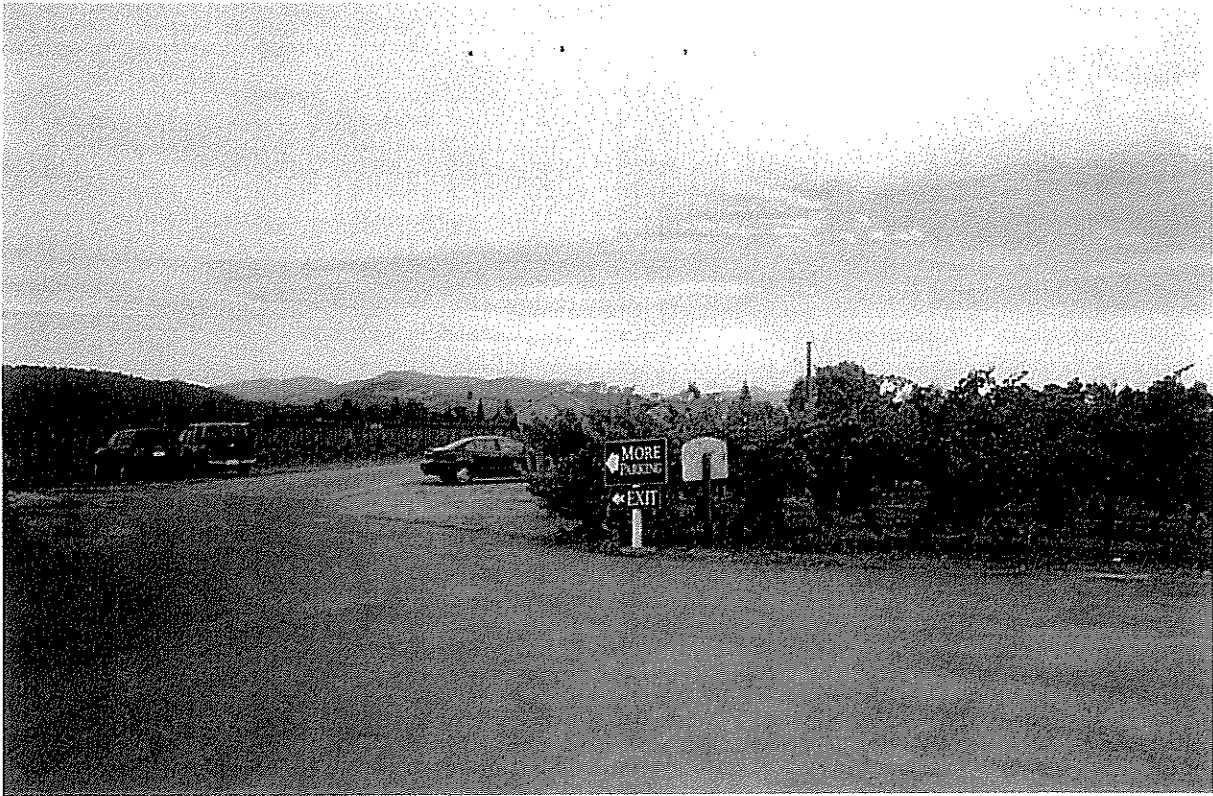
I have reviewed the files for V. Sattui winery and could not find any record of any approved events for the facility. This is fairly common due to the age of the original approval. Typically a certain number of events are requested during a wineries use permit request, and the approval contains a set amount. V. Sattui was permitted in the late 70's at some time, so at that time events may not have been regulated to the same degree. Even if they were approved for events however, they would have to be marketing events. This would include wine tastings and dinners for customers, distributors, etc. Not weddings.

I have included the Temporary Event ordinance for the County. This may be relevant to some of the events that are held at the winery, but not weddings. Weddings are not permitted at any winery facilities. Events are only permitted as either 1) Marketing Events or 2) Public Events. A wedding is a private event and therefore not permitted what-so-ever at any winery in the County.

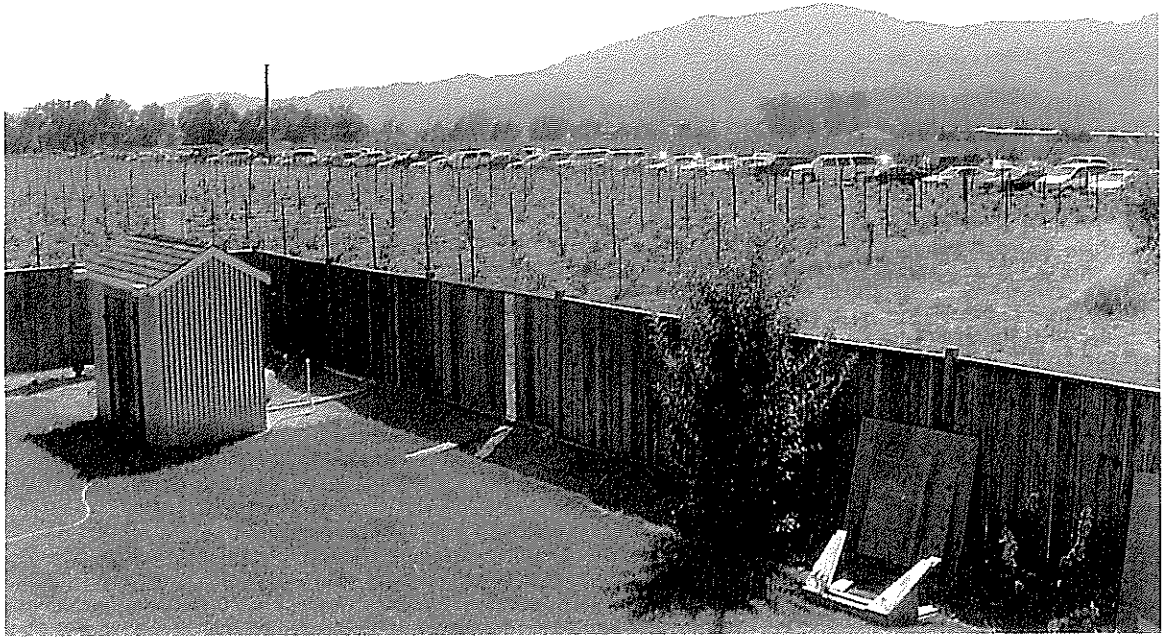
Just for a little background, this department has had an ongoing enforcement problem with V. Sattui winery with relation to their events and daily tours and tastings.

For more specific information on V. Sattui winery specifically, I would suggest contacting Robert Nelson in our office. He has been involved with the winery since the very beginning and is a wealth of knowledge about some of these older facilities. He can be reached at the main office number (253-4417).

Hope this helps somewhat. Feel free to contact me if you need any other information.









July 20, 2003

TO: White Lane Neighbors

FROM: Daryl Sattui and Tom Davies

RE: Informational Letter Regarding V. Sattui Parking Issues

Since 1986, we have been parking cars in our vineyard avenue that connects the winery building and our warehouse about 200 yards away. We have primarily used this vineyard parking area as an overflow from our main parking lot on busy weekends and holidays. We do not have a permit to use this area as parking, but we saw no harm in using it as extra parking because it's common in the valley for wineries and businesses to use non-permitted areas for additional parking. It has been no secret with the community that we have been using this area for additional parking for the last seventeen years; and to our knowledge, no one has complained to us except Mr. Perez. Mr. Perez is a vineyard owner and landlord on White Lane, who by the way, does not live on White Lane.

During this seventeen year period, Mr. Perez has said numerous times that he was going to the County to complain about our vineyard parking and other alleged parking infractions. Finally he did, and a couple of months ago we were notified by the County of Napa to rectify these parking issues. The day after we were notified, we began working with the County to lawfully permit the vineyard overflow parking.

Normally adding additional parking for an existing winery in Napa County is a relatively simple process according the planning department. However in our case, we have a very unique situation where the deli and wine tasting room are on commercially-zoned property and the winery is on agriculturally-zoned land. The reason this is important, is that it is unlawful for agricultural land to support a commercial activity such as a deli. Mr. Perez contends that this additional parking is for the support of the deli and not of the winery.

So the question arises, are our customers coming to buy wine or food and gifts? Of course, we hope they buy both and most people do, but sales figures show that 80% of our total gross revenues are exclusively from wine sales. Clearly these sales figures show that the vast majority of our customers are coming here to buy wine, an activity that is permitted on Ag land. Maybe Mr. Perez wants us to screen every customer coming in to our winery to see if they are buying wine or cheese. If they buy wine, then it's O.K. to park on the Ag land, but if they buy cheese, then they must move their car to the commercial portion of the property.....?

We are not sure of Mr. Perez's motives, but the County has indicated that they want to work with us to permit this additional vineyard area parking.

Shortly we will provide you with a site plan of the winery and the additional vineyard parking. If you have any questions, please contact us at anytime.

Daryl Sattui and Tom Davies

Est.



1885

V. Sattui Winery

NAPA VALLEY, CALIFORNIA

August 20, 2003

Mr. Steven Lederer
Napa County Conservation,
Development & Planning Department
1195 Third Street, Room 210
Napa, CA 94559-4336

Re: V. Sattui Winery

Dear Steve:

Thank you and other staff members for the cooperation you've shown regarding concerns about parking at the V. Sattui Winery. As we have discussed, the winery has undertaken a review of the parking and traffic circulation issues in an effort to find a resolution that meets the needs of the winery and its neighbors, and is also consistent with Napa County ordinances and CalTrans requirements. We believe there very well may be an ability to satisfy all of those expectations and, in fact, improve traffic circulation in this area. In conjunction with this review we are preparing an application for the county's consideration, which we will circulate to our neighbors as well (a number of whom have written letters supportive of our overflow vineyard parking and past and current efforts to minimize impacts on our neighbors).

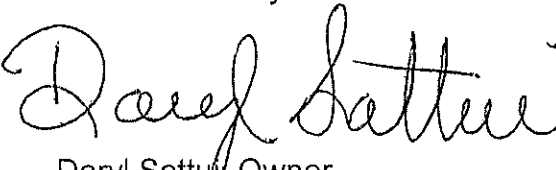
In the meantime, in a good faith effort to further reduce impacts on our neighbors while we are preparing and processing a use permit amendment, we have arranged for employee and some overflow parking to take place on a commercially zoned property at the Inglewood/Highway 29 intersection. Given the zoning for this property we believe any concerns regarding a conflict between commercial and agricultural zoning district requirements will be inapplicable. I understand your office is aware of this alternative parking area and will be processing the appropriate approvals request should one be necessary.

1111 White Lane, St. Helena, Napa Valley, California 94574
2 miles south on St. Helena highway
(707) 963-7774 www.vsattui.com Fax (707) 963-4324

August 20, 2003
Page 2.

We will do everything we can to expedite our submittal. At this juncture we believe we will be able to submit that request within approximately 8 to 10 weeks; we will keep your office informed of our progress. Please do not hesitate to contact us if you have any questions about these issues.

V. Sattui Winery

A handwritten signature in cursive script that reads "Daryl Sattui". The signature is written in black ink and is positioned above the printed name.

Daryl Sattui, Owner

cc: Supervisor Diane Dillon
Mr. Charley Wilson
Mr. Patrick Lynch

Est.



1885

V. Sattui Winery

NAPA VALLEY, CALIFORNIA

September 10, 2003

Mr. Patrick Lynch
Napa County Conservation,
Development & Planning Department
1195 Third Street, Room 210
Napa, CA 94559-4336

Re: V. Sattui Winery

Dear Mr. Lynch:

Recently we have had a number of discussions with you, and other representatives of your office, and members of the Napa County Board of Supervisors regarding certain concerns regarding our continued operations at our property. We thought it would be helpful to confirm in writing our mutual understandings regarding the County's practice in these matters so it will be clear that we are making every effort to eliminate further concerns about our operations.

We recently wrote to the Department confirming our diligent efforts to provide a solution to the parking and traffic issues that will address neighborhood concerns regarding traffic and other impacts, that will comply with Napa County policies and regulations, and meet the legitimate needs of the winery. As we confirmed in our August 20th letter, we have hired a traffic engineer and have begun developing parking and circulation plan and are about to commence discussions with the appropriate agencies with jurisdiction over those efforts. Further, we have reached agreement with a neighboring property owner who owns a commercial limited property, to park employees and some of our overflow parking.

Despite these interim measures, we have discussed with you our great concern about closing all existing overflow parking before we can implement alternative measures. All of us have seen the traffic hazards that are created at the Flea Market near Tower Road when customers, despite efforts of the operators, park wherever they can find a place on a busy highway and run across busy traffic. In the past we have experienced the same situation when we have closed our lot and we are concerned this may create a health and safety disaster for our neighbors and the patrons of all of our businesses. As a result, consistent with County practice in numerous other situations where a property owner is making diligent efforts to comply with use permit conditions by submitting a modification request, we ask that you confirm the overflow parking currently occurring (much of which is for visitors who participate in tours

1111 White Lane, St. Helena, Napa Valley, California 94574
2 miles south on St. Helena highway
(707) 963-7774 www.vsattui.com Fax (707) 963-4324

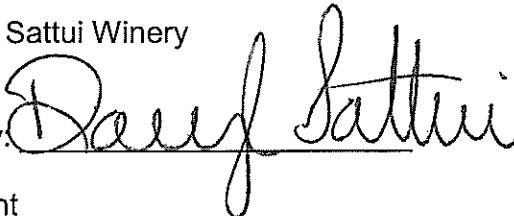
and tastings at the winery or in the affiliated tasting room and who, consistent with County regulations, may legally may be allowed to park on agriculturally-zoned property) can continue until the County has had an opportunity to review our modification request so long as it is timely submitted within eight to ten weeks of August 20th. During this time we will confirm with all visitors to the Property that are attempting to park in the overflow parking area whether they are visiting the winery, which is an ag related activity. If so, we will issue them a parking pass and allow only these visitors, and our winery employees, to park in this overflow area.

In addition, questions have been raised regarding our conduct of weddings and other special events at the winery. Although we are aware that the County has not specifically granted any wineries a permit that allows weddings, and had adopted a position that all such weddings are illegal, we believe our circumstances allow us to conduct weddings at the winery. We have always conducted these kinds of events at the winery; in fact, we had a full-time special events coordinator, and an assistant, who marketed and coordinated such events long before adoption of the Winery Definition Ordinance. Those events have never been a secret; in fact, a number of public officials in Napa County have attended such events at the winery and we have never been advised, until recently, that some County staff might have taken the position (without reviewing our prior activities) that all such events were inappropriate. We are assembling supporting materials regarding those operations, and will submit them to the County along with our modification request.

Meanwhile, we have a number of such events that have been scheduled and are binding obligations which the winery has no legal basis to negate. These types of events are scheduled well in advance (approximately a year in many cases) and alternative arrangements cannot be arranged, particularly on short notice, when numerous people have made travel and hotel arrangements and contracts have been entered into with numerous vendors in Napa County. It is our understanding that County practice has been that any such events that had been committed are allowed to continue when the issue has been raised at other wineries (e.g. Deputy Planning Director Mike Miller's letter of June 17, 1997 allowing existing weddings to continue at the former Kornell Cellars winery in which the County expressly allowed scheduled events to continue because "the planning and contractual arrangements that precede weddings are unlikely to allow immediate cesation of that activity..."). While we believe that we are legally allowed to continue to conduct such events, we will agree, in an effort to reduce some of the discord that has arisen, to temporarily suspend committing to further such events until we have had an opportunity to provide our supporting documentation for County review (and we have already eliminated references to weddings in our website while we are addressing these issues).

We appreciate the Department's efforts to address the concerns of all parties and to follow prior and consistent practices regarding these issues. We would appreciate your confirmation regarding our understanding of the manner in which we will conduct our operations during the interim period before the County may evaluate the situation and determine the best course to take.

V. Sattui Winery

By: 

Napa County Conservation, Planning & Development
Department

By: 



CARLE, MACKIE, POWER & ROSS LLP
ATTORNEYS

100 B STREET, SUITE 400
SANTA ROSA, CA 95401-6176

TEL: (707) 526-4200
FAX: (707) 526-4707

FACSIMILE COVER SHEET

Date: September 5, 2003
To: Patrick Lynch
Napa County
From: Janice Garcia
Assistant to Dawn M. Ross
Re: Sattui Winery
Client/Matter: 2238.0001
Operator: Janice

Time:
Fax No: (707) 253-4336
Pages: 2

RECEIVED

SEP 05 2003

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Message:

Patrick, I thought you might be interested in the attached letter recently sent to the neighbors by Daryl Sattui. He openly admits to ongoing violations of the use permit related to parking. This conduct also violates a stipulation regarding parking that was entered into between Sattui and the neighbors 20 years ago as settlement of a lawsuit in which the County was involved. I assume you have a copy of that Stipulation and Order. You should also know that at a meeting last weekend with the neighbors Sattui openly admitted to holding at least 70 weddings a year at the winery. All of the neighbors are witnesses to his admission. I hope this assists with your investigation. Dawn Ross

- Original will not follow
- Original will follow by:
 - Regular Mail
 - Certified Mail, Return Receipt Requested
 - Federal Express
 - Other

The information in this facsimile transmittal is intended only for the use of the addressee and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering this transmittal to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address via the U.S. Postal service. We will reimburse postage. Thank you.

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| Post-It® Fax Note | 7871 | Date | 8/4/2003 | # of Pages | 1 |
| To | Dawn Ross | | From | Tom Sitter | |
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July 20, 2003

TO: White Lane Neighbors

FROM: Daryl Sattui and Tom Da

RE: Informational Letter Regarding V. Sattui Parking Issues

Since 1986, we have been parking cars in our vineyard avenue that connects the winery building and our warehouse about 200 yards away. We have primarily used this vineyard parking area as an overflow from our main parking lot on busy weekends and holidays. We do not have a permit to use this area as parking, but we saw no harm in using it as extra parking because it's common in the valley for wineries and businesses to use non-permitted areas for additional parking. It has been no secret with the community that we have been using this area for additional parking for the last seventeen years; and to our knowledge, no one has complained to us except Mr. Perez. Mr. Perez is a vineyard owner and landlord on White Lane, who by the way, does not live on White Lane.

During this seventeen year period, Mr. Perez has said numerous times that he was going to the County to complain about our vineyard parking and other alleged parking infractions. Finally he did, and a couple of months ago we were notified by the County of Napa to rectify these parking issues. The day after we were notified, we began working with the County to lawfully permit the vineyard overflow parking.

Normally adding additional parking for an existing winery in Napa County is a relatively simple process according the planning department. However in our case, we have a very unique situation where the deli and wine tasting room are on commercially-zoned property and the winery is on agriculturally-zoned land. The reason this is important, is that it is unlawful for agricultural land to support a commercial activity such as a deli. Mr. Perez contends that this additional parking is for the support of the deli and not of the winery.

So the question arises, are our customers coming to buy wine or food and gifts? Of course, we hope they buy both and most people do, but sales figures show that 80% of our total gross revenues are exclusively from wine sales. Clearly these sales figures show that the vast majority of our customers are coming here to buy wine, an activity that is permitted on Ag land. Maybe Mr. Perez wants us to screen every customer coming in to our winery to see if they are buying wine or cheese. If they buy wine, then it's O.K. to park on the Ag land, but if they buy cheese, then they must move their car to the commercial portion of the property.....?

We are not sure of Mr. Perez's motives, but the County has indicated that they want to work with us to permit this additional vineyard area parking.

Shortly we will provide you with a site plan of the winery and the additional vineyard parking. If you have any questions, please contact us at anytime.

Daryl Sattui and Tom Davies