

“E”

Public Comments

From: [Beth Whybrow Leeds](#)
To: [Balcher, Wynntress](#)
Subject: Whitehall Lane Winery
Date: Thursday, July 2, 2020 2:15:31 PM

[External Email - Use Caution]

To the Napa County Planning Commission:
Re: Whitehall Lane Winery Hospitality Barn - Minor Modification #P19-00346-MM

We acknowledge and are thankful for the concessions that Whitehall Lane Winery has made to their original requests, but still object to three items.

First, we are willing to agree to change the 6:00pm outdoor event ending time that the applicant currently is required to observe, to 8:00, provided that this happens only twice a month, not sixty times a year.

Secondly, at our second meeting, Katie Leonardini gave an example of a marketing event at Whitehall Lane Winery, which was a wine club member inviting 80 friends to a 50th birthday party. This party sounds like it could be a loud, boisterous event, and does not sound like it is compliant with what our county defines as wine marketing. We would like Whitehall Lane Winery to explain exactly what their marketing program is, and how these events meet the requirements of Napa County Winery Code.

And third, all the plans and blueprints we were shown, listed the guest house on the property as Guest House. Napa County Code only permits a bocce court if there is a residence on the property, with someone living in it. Whitehall Lane Winery is now referring to the Guest House as a Residence, when it is clearly not one. Although Whitehall Lane Winery has removed their request for two bocce courts from the table, we are concerned that down the road, they are going to request yet another minor use modification and install a bocce court, or two, as previously requested.

We are so fortunate to live in a lovely, quiet, bucolic part of the Napa Valley. Tractor noise, dust, wind machines are a necessary part of keeping this valley vibrant and healthy. Loud parties after the end of the work day are not.

Respectfully submitted,

Frank and Beth Leeds
1579 St. Helena Highway South

Beth Whybrow Leeds
Illustration
707 963-2474
www.bethwhybrowleeds.com

From: [Tori Williams](#)
To: [Balcher, Wyntress](#)
Cc: [John Williams](#)
Subject: Whitehall Lane Winery
Date: Tuesday, June 30, 2020 8:13:51 AM

[External Email - Use Caution]

Dear Ms. Balcher:

We remain opposed to Whitehall Lane Winery's Minor Modification application as revised June 19, 2020. We appreciate the applicant's willingness to meet, but the applicant did not address a key concern regarding the number of permitted outdoor events and has mischaracterized our position.

We stated numerous times to the applicant that we would (reluctantly) agree to nighttime outdoor events, provided they end at 8pm and (of central importance) occur no more than **two times per month**. The amended application mischaracterizes our position, which has never been to allow 60 events a year to take place past 6pm and occur entirely outdoors. As we have stated numerous times: a month where outdoor events occur every weekend evening, even if the event and clean-up only extends to 8:30, unreasonably interferes with our ability to enjoy our home.

Whitehall Lane Winery, as they've made clear in their amended application, has the ability to hold events inside where noise is less intrusive to their close neighbors. As such, it is not limiting or unreasonable to continue to hold the majority of their evening events indoors.

Furthermore, while Whitehall Lane Winery attempts to represent that the nature of their permitted marketing events are compliant with the County Code, we continue to hold serious doubts that the events they host or intend to host conform with the letter of the law, and spirit, of what Napa County has defined wine marketing to include. In neighborhood meetings, the applicant described a typical event as a 50th birthday party or other social celebration, perhaps with a meal, winery tour, or winemaker present, and that this could be held for any member of the paying public with up to 80 invited guests in attendance.

An educational wine dinner with sales professionals is distinctly different in its level of obtrusiveness than a consumer's 50th birthday party with 80 invited guests (or 100, according to their website). We maintain our position that the applicant should further define the nature of the events to be held outdoors and describe how these events fit into their marketing program. <https://whitehalllane.com/visit/private-events>

For your convenience, we've attached our letter from May 20, 2020 that further describes some of our concerns with this project.

Thank you for your consideration.

John and Tori Williams

Tori Williams

FROG'S LEAP WINERY

To whom it may concern:

Regretfully, I am writing to express my opposition to Whitehall Lane Winery's Request for Minor Modification. My full-time residence is at 1549 St. Helena Highway which sits to the immediate north of Whitehall Lane Winery – less than 100 feet from the proposed site for outdoor hospitality. I am deeply concerned about the proposed design of the site as well as the request to modify the curfew for outdoor events. While I have a very real appreciation for the demands of on-site wine marketing and the need for world-class hospitality from a world-class winery, I believe reasonable constraints are demanded here.

The orientation of the proposed “garden pavilion” and accessory entertainment space, which includes a outdoor wine tasting space, demonstration vineyard, outdoor lounge seating, a fire pit, two outdoor recreational bocce courts, and other non-specific “variety of visitor areas” will direct significant noise immediately northward towards our home. The design makes no apparent plan for sound absorption or mitigation through landscaping or tree planting and in fact calls for the removal of five trees. The proposed “garden pavilion” is to be specifically designed to have no insulation and a corrugated metal roof with no architectural measures that will prevent sound from being further amplified, despite being proposed as a hospitality space primarily.

There is no way to overstate the disturbance created by the unmitigated noise pollution from an estimated 250 tourists drinking on a patio and playing bocce on a Friday evening until 10:00pm, with cleanup continuing until midnight, only to be followed by 250 tourist drinking on a patio and playing bocce the very next night until 10:00pm and have that repeated the weekend after that, and the weekend after that, for 7 months.

Furthermore, the “garden pavilion” barn, bocce courts, fire pits, and lounge seating are more reminiscent of events venue than a true wine marketing space. I have very serious doubts about the true purpose of this design modification. Based on my review of Whitehall Lane Winery's website. Under the “Visit: Private Events” tab they have made their current outdoor garden “available” for luncheons and dinners of up to a 100 guests. Do they propose to continue offering “private events” and scheduled picnics in this re-designed space?

In fact, this proposed modification has no specifics or limitations as to how Whitehall Lane Winery intends to properly comply with Napa County Code §18.08.370 pertaining to the marketing of wine as it relates to their events. Are these wine club or trade events, how will the proposed events be distributed among these distinct purposes, and are large 80 person (100 according to their website) events always necessitated?


Perhaps even more concerning is that Whitehall Lane Winery seeks to modify their permit to allow for all of these events to be held outside. In other words, they seek the capability to host up to seven (7) outdoor events a month or sixty (60) outdoor events a year with a curfew time of 10pm with an allowance for clean-up until midnight. That could result in a month where events were held both Friday and Saturday of every weekend.

Even without outdoor music amplification, unamplified music, the sound of 80 guests (or 100 according to their website) in addition to catering, wine service, and other staff creates a noise level that unreasonably interferes with my family's ability to not just enjoy our home, but simply to sleep – as my bedroom is in such close proximity. It is simply not reasonable for myself, my wife, son, daughter-in-law, and 2 month old granddaughter – who all live on this property – to stay up until midnight every weekend due to noise pollution emanating from outdoor events and subsequent clean-up 100 feet away. Whitehall Lane Winery's current permit allows for events to occur indoors with later curfews. As such, the current allowances do not unreasonably limit Whitehall Lane Winery's ability to host evening events.

More limited outdoor entertainment space and indoor evening events achieve a more appropriate symbiosis between Whitehall Lane Winery and their neighbors. We would ask that they modify their request to observe their current hours of outside operations, present a lighting and landscaping plan that migrates light and noise pollution to the neighbors and comply with Napa County Code 18.08.370, with respect to the marking of wine. Thank you for your consideration.

Sincerely,

John Williams
Resident, 1549 St. Helena Highway



FROG'S LEAP

Tori Williams

8815 Conn Creek Road P.O. Box 189
Rutherford California 94573
707.963.4704 CELL 707.227.8310
FAX 707.963.0242 tori@frogsleap.com
John@frogsleap.com

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

of Intent

TO: Neighbors of Whitehall Lane Winery

RE: Whitehall Lane Winery Garden and Barn Renovation Use Permit Minor Modification Application Request ##P19-00346; 1563 St. Helena Highway, St. Helena, CA; Assessor's Parcel Numbers 027-100-012

DATE: February 26, 2020

The Napa County Planning Department has received a request for a minor modification #P19-00346 to modify the existing Use Permit and Use Permit Modifications for White Lane Winery. The winery is currently located on a ±25.37 acre parcel within the AP (Agricultural Preserve) zoning district.

The modification would allow the following: 1) demolition and removal of an existing barn, to be replaced with a new 600 ft² barn for hospitality and storage use; 2) revitalization of the garden for hospitality use; 3) improvements to existing restrooms for ADA accessibility; 4) allowance of all marketing events (indoor and outdoor) to end by 10:00 PM; 5) allow marketing events to use, in addition to the existing residence and garden area, *the barn*; and, 6) construction of a van-accessible parking stall adjacent to the barn for ADA accessibility

The Department has determined this application to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures) and Napa County's Local Procedures for implementing the California Environmental Quality Act Appendix B, Class 1(3) (Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code).

The County will waive the public hearing and render an administrative decision to approve the requested modification unless a public hearing is requested. As a property owner within 1,000 feet of the property, you may request a public hearing and provide information or documentation as to why the project should not be changed. In order to request a public hearing on this matter, you must submit a written request to the Department by 4:45pm, March 9, 2020. Should a public hearing be requested, you will be mailed a notice of hearing. If you have any questions regarding the application or the process, please contact Wyntress Balcher at (707) 299-1351 or email wyntress.balcher@countyofnapa.org.

DATED: February 26, 2020

BRIAN BORDONA
Zoning Administrator

We respectfully request a hearing.
John Williams
to William
3/4/2020

RECEIVED

MAR 26 2020



Napa County Planning, Building
& Environmental Services

March 24, 2020

Wyntress Balcher, Planner II
1195 Third Street, Suite 210
Napa CA 94559

RE: Whitehall Lane Winery Project Proposal

Dear Wyntress,

We are concerned neighbors regarding the proposed modifications to the Whitehall Lane Winery. Following are our concerns (not in order of importance) that we trust can easily be addressed by the owners of the property.

1. The current 1995 permit for the property specifies "The hours of operation of public tours and tasting shall extend no later than 6 pm." We would like to see that those hours are maintained (not increased to 10pm) with the inclusion of all events, not just tours and tastings.
2. The current permit specifies "No amplified music is allowed outside.". This stipulation has not been followed in the past so we would like it to be honored in the future with the end time of 6pm. Please note that we, as neighbors, do not want the burden of monitoring music levels.
3. The two proposed bocce courts do not appear to conform to winery purposes as we question the use of the labeled guest house as a "residence" and our experience is that these courts are contributors to noise levels. We request that they be removed from the project.
4. The landscape plans do not appear to fully provide sight barriers on either side (north and south) of the property. If this is incorrect, please inform.
5. Lighting currently has been a string of patio lights. We would like lighting to be addressed more clearly and not to exceed the current level.
6. We are concerned about the indoor events ending by 11pm with the site vacated by midnight. What is going to prevent the event participants to meander outdoors on a nice NV night?

Please be clear that we, as neighbors, believe that the current owners of Whitehall Lane Winery are responsible citizens but we are realistic that wineries change hands and permits allowed now will be passed on to future owners.

We hope that these issues can be addressed to the satisfaction of all concerned.

Respectively,

[Handwritten signature]
 Gould Jones MS,
 1251 Whitehall Ln.

[Handwritten signature]
[Handwritten signature]
 Elizabeth W. Needs
 Frank E. Keel
 1579 - St. Helena Hwy. St. Helena

1225 - Whitehall Lane
 St. Helena

RECEIVED

March 24, 2020

MAR 27 2020



Napa County Planning, Building
& Environmental Services

Wyntress Balcher, Planner II
1195 Third Street, Suite 210
Napa CA 94559

RE: Whitehall Lane Winery Project Proposal

Dear Wyntress,

We are concerned neighbors regarding the proposed modifications to the Whitehall Lane Winery. Following are our concerns (not in order of importance) that we trust can easily be addressed by the owners of the property.

1. The current 1995 permit for the property specifies "The hours of operation of public tours and tasting shall extend no later than 6 pm." We would like to see that those hours are maintained (not increased to 10pm) with the inclusion of all events, not just tours and tastings.
2. The current permit specifies "No amplified music is allowed outside.". This stipulation has not been followed in the past so we would like it to be honored in the future with the end time of 6pm. Please note that we, as neighbors, do not want the burden of monitoring music levels.
3. The two proposed bocce courts do not appear to conform to winery purposes as we question the use of the labeled guest house as a "residence" and our experience is that these courts are contributors to noise levels. We request that they be removed from the project.
4. The landscape plans do not appear to fully provide sight barriers on either side (north and south) of the property. If this is incorrect, please inform.
5. Lighting currently has been a string of patio lights. We would like lighting to be addressed more clearly and not to exceed the current level.
6. We are concerned about the indoor events ending by 11pm with the site vacated by midnight. What is going to prevent the event participants to meander outdoors on a nice NV night?

Please be clear that we, as neighbors, believe that the current owners of Whitehall Lane Winery are responsible citizens but we are realistic that wineries change hands and permits allowed now will be passed on to future owners.

We hope that these issues can be addressed to the satisfaction of all concerned.

Respectively,

George L Fullerton and Stephen McKean

*Owner + taxpayers of
1275 Whitehall Lane*

St. Helena 94574

707-963-4028

March 24, 2020

Wyntress Balcher, Planner II
1195 Third Street, Suite 210
Napa CA 94559

RECEIVED

MAR 30 2020 *RL*

Napa County Planning, Building
& Environmental Services

RE: Whitehall Lane Winery Project Proposal

Dear Wyntress,

We are concerned neighbors regarding the proposed modifications to the Whitehall Lane Winery. Following are our concerns (not in order of importance) that we trust can easily be addressed by the owners of the property.

1. The current 1995 permit for the property specifies "The hours of operation of public tours and tasting shall extend no later than 6 pm." We would like to see that those hours are maintained (not increased to 10pm) with the inclusion of all events, not just tours and tastings.
2. The current permit specifies "No amplified music is allowed outside.". This stipulation has not been followed in the past so we would like it to be honored in the future with the end time of 6pm. Please note that we, as neighbors, do not want the burden of monitoring music levels.
3. The two proposed bocce courts do not appear to conform to winery purposes as we question the use of the labeled guest house as a "residence" and our experience is that these courts are contributors to noise levels. We request that they be removed from the project.
4. The landscape plans to not appear to fully provide sight barriers on either side (north and south) of the property. If this is incorrect, please inform.
5. Lighting currently has been a string of patio lights. We would like lighting to be addressed more clearly and not to exceed the current level.
6. We are concerned about the indoor events ending by 11pm with the site vacated by midnight. What is going to prevent the event participants to meander outdoors on a nice NV night?

Please be clear that we, as neighbors, believe that the current owners of Whitehall Lane Winery are responsible citizens but we are realistic that wineries change hands and permits allowed now will be passed on to future owners.

We hope that these issues can be addressed to the satisfaction of all concerned.

Respectively,

David Cummings

Anita Cummings

*1310 Whitehall Lane
St. Helena CA*