

From: [Jeff Quirici](#)
To: [Gallina, Charlene](#)
Subject: Chaix Micro Winery
Date: Tuesday, April 23, 2024 11:53:49 AM

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Hi Charlene,

I'm a resident of Manley Lane and my family has had property on Manley Lane for multiple generations as well.

Micro-Winery permits with the work of Save the Family Farm is a great thing for the Napa Valley. However in this instance, after reading through the documents, specifically the public comments, I have some concern. There seems to be an dispute with family members and that is an immediate red flag for me. When the only public comments are from family members/owners, I think things really need to be evaluated.

First off, I want to be clear that I'm not opposed of a micro-winery there.

When reading the public comments it appears at least three members of Chaix Family Vineyards LLC aren't aware of the projects plans. It seems like the managing member is using that position within the LLC (Chaix Family Vineyards) for personal gain (Chaix Wines). Conflict of interest? All members of the Chaix Family Vineyards LLC should have approved this project themselves first before this application was ever submitted, as approving this will alter their family ranch in which they are all owners.

Lastly, if approved I ask the winery be closed no later than 5pm as all other wineries in the area do, except for Peju. 5pm seems like a reasonable request. The request of 9am - 6pm is more hours than all the wineries in the area.

Sequoia Grove: 10am - 5pm (closed on Tuesdays)
Cakebread: 10am - 430pm
St. Supery: 10am - 5pm
Foley Johnson: 10am - 5pm
Peju: 10am - 6pm
BV: 10am - 5pm
Staglin - 9am - 5pm (closed on Saturday and Sundays)
Delbondio: No tastings
Inglenook: 1030am - 5pm
Bella Oaks (old Swanson Winery, 500 ft from Chaix): To be determined

Thanks,
Jeff