

Napa County Planning Commission  
1195 Third Street  
2<sup>nd</sup> Floor  
Napa, CA 94559

Thursday, October, 23 2014

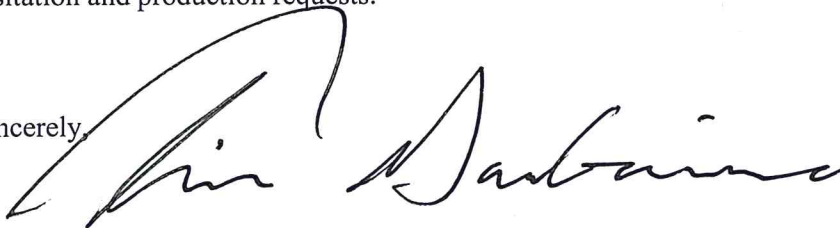
Re: Larkmead Vineyards Use Permit Modification

To whom it may concern,

I am writing in support of Larkmead Vineyards application for its Use Permit Modification.

The Garbarino family has been neighbors with the Baker family and their Larkmead Vineyards Winery for many years. As their immediate neighbors directly across the street we can say that they have been a considerate and respectful family owned Winery and their customer traffic has created no problems here on Larkmead Lane. We recommend that the Planning Commission support their project and grant their visitation and production requests.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Garbarino". The signature is fluid and cursive, with a large, sweeping initial "T".

Tim Garbarino

Larkmead Inn  
1103 Larkmead Lane  
Calistoga, CA 94515

**RECEIVED**

NOV 06 2014

Napa County Planning, Building  
& Environmental Services

November 3, 2014

Mr. Cam Baker  
Larkmead Vineyards  
1100 Larkmead Lane  
Calistoga, CA 94515

Dear Cam,

I am excited about the expansion plans for Larkmead. It will be a fine improvement to the Up-Valley community; executed in the usual Baker clean design and flair for good taste.

Having owned property and lived on Tucker Road directly across Hwy 29 from Larkmead, Diana and I looked down at your Larkmead Winery every day. We often commented that we were so pleased to look out on such good architecture.

I see no reason why the planning commission should object to your reasonable requests for increased production and visitation. Larkmead Lane is no Hwy 29, where vehicles fly by; Larkmead Lane is as the name implies: it is truly a "lane". Traffic is minimal and I've never seen (nor could visualize seeing in the future) a congestion problem at Larkmead with what you are providing.

We owned a fine wine distribution and import business located in the Midwest. We took pride in representing only top quality producers around the world. We always regarded Larkmead in that top echelon of a very select group. You are, indeed, a fine asset to the Napa Valley and to the Ag Preserve, as well.

All the best,



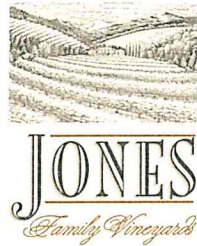
Martin W. Ullman

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services

POST OFFICE BOX 352  
CALISTOGA, CALIFORNIA  
94515-0352



PHONE & FACSIMILE:  
707-942-0467  
email@joneswine.com

October 30, 2014

Mr. Cam Baker  
Larkmead Vineyards  
1100 Larkmead Lane  
Calistoga, CA 94515

Dear Cam,

I am responding to your letter of October 9, 2014 requesting comments for the Napa County Planning Commission regarding your application of a Use Permit modification.

I believe that your application is consistent with the intent of the Napa County Agricultural Preserve and that it should be approved.

Larkmead Vineyards has a long and distinguished history and I believe that you and your family will continue to be good stewards of our land and community.

Sincerely,

Rick Jones, Manager

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services





September 27, 2014

Cam and Kate Baker, Colin MacPhail:  
Larkmead Vineyards  
1100 Larkmead Lane  
Calistoga, CA 94515

Per your request I am sending you a letter which should be delivered to the Napa County Planning Commission.

Napa County Planning Commission:

Re: Use Permit Modification for Larkmead Vineyards

Dear Commissioners:

I am writing to support the Use Permit Modification submitted by Larkmead Vineyards. I know the Bakers and can vouch for their integrity and long association in the Napa Valley with a long history in the valley of grape growing – and recently winemaking – Larkmead Vineyards, unlike many new wineries that are fostering huge numbers of tourists by selling direct at retail prices, Larkmead is the ideal winery for the valley.

They are an estate winery, meeting the requirement for 75% of their grapes coming from Napa Valley. They are not dependent on tourist dollars since they sell through established wine distributors throughout the country. As strong supporters of the Ag Preserve they care about this beautiful valley we live in.

In my opinion their request is reasonable and balanced and tied directly to their estate wine production.

I urge a favorable response to their application for a permit modification.

Sincerely,

A handwritten signature in black ink, appearing to read "John Shafer".

John Shafer  
Chairman of Shafer Vineyards

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services



# Hudson Vineyards

REGISTERED  TRADE MARK

October 2, 2014

Larkmead Vineyards  
1100 Larkmead Lane  
Calistoga, CA 94515

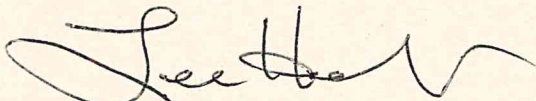
Dear Cam, Kate and the Larkmead Vineyards team,

As a fellow vintner, and longtime friend of Larkmead Vineyards, I am pleased to provide a letter of support for your User Permit modification.

Agriculture's sustainability in Napa Valley depends on the connection of our consumers to our wineries. A hospitality program is key, as the strongest opportunity to develop a long term customer is to welcome them at our winery. The Larkmead team has proven this with the success of their hospitality program and it is critical that it be allowed to expand.

I urge the Planning Commission to support this project, it is a model of the type of winery envisioned during the development of the Agricultural Preserve.

Sincerely,

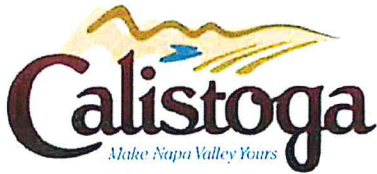


Lee Hudson  
Owner  
Hudson Vineyards & Hudson Wines

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services



Calistoga Chamber  
of Commerce

October 2, 2014

To: Napa County Planning Commission  
From: Calistoga Chamber of Commerce & Visitor Bureau  
Regarding: Larkmead Vineyards Use Permit Modification Request

Dear Commissioners,

I am writing to you in regard to a request by Larkmead Vineyards to modify their Use Permit so that they can increase their wine production in order to use more of their estate fruit, and to increase their visitation allowance correspondingly. It is our understanding that neither of these changes requires an increase in the building footprint.

Larkmead Vineyards is a current member in good standing of the Calistoga Chamber of Commerce and is a strong contributor to the overall Calistoga experience that we share with visitors from around the world. We believe Larkmead has contributed meaningfully to the quality and vibrancy of economic development in the Calistoga area since they opened and will continue to do so in the future.

As good stewards of the land and as a local business held in high regard and a supporter of the community in many ways, the Calistoga Chamber of Commerce would like to support their application and ask that you approve their Use Permit modification request.

Sincerely,

Chris Canning  
Executive Director  
Calistoga Chamber of Commerce & Visitor Bureau

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services

James Allin Cross  
1845 Granger Way  
St. Helena, Ca 94574  
707.968.5763  
jimcross26@gmail.com

October 8, 2014  
Napa County Planning Commission  
1195 Third Street  
Napa, CA 94559

Dear Planning Commission,  
I am writing to express support for the Larkmead Vineyards and Winery's request for a Use Permit Modification.

Larkmead is one of Napa Valley's oldest premium wineries which has an outstanding record of stewardship of its 100 plus acres of Calistoga vineyards. The winery also is one of the most handsome architectural statements in the entire Napa Valley.

I feel the request Larkmead has made is consistent with its long term plans to showcase and offer the highest quality of Estate wines and to give its visiting guests a truly memorable experience. It seems to me that Larkmead's location on the Valley floor is ideal for the number of guests it plans to welcome. Those visitors are serious consumers of wine who will make a significant financial contribution to the incomes of other local businesses and their employees.

As a vintner myself for the past eleven years, I urge the Planning Commission to support Larkmead's project which is an excellent example of the type of winery envisioned in the Agricultural Preserve.

Sincerely,



James Cross

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services





October 8<sup>th</sup>, 2014

Napa Valley Planning Commission:

We support Larkmead Vineyards request in Use Permit Modification (#P04-0204-UP) to increase their capacity on site.

As a neighbor located at 4060 Silverado Trail, Calistoga, we have seen in person their positive stewardship of the land, vineyards and guests. We feel this increase in production and visitation will have minimal impact on our environment. It appears to be within the guidelines set forth by Napa County Planning commission.

In visiting Larkmead on numerous occasions, our experience has always been an exceptional one. They understand the delicate balance between sustainable farming and offering guests a rich learning experience.

We view this increase in capacity as a win win for Napa County, the guests of Napa Valley, and anticipate a positive impact on the business climate in North Napa Valley.

Sincerely,

A blue ink signature of Mike Davis, consisting of several overlapping, fluid loops.

Mike Davis  
Proprietor

A blue ink signature of Sandy Davis, featuring a large, sweeping initial "S" followed by a more compact signature.

Sandy Davis  
Proprietor

**RECEIVED**

NOV 06 2014

Napa County Planning, Building  
& Environmental Services





October 10, 2014

To whom it may concern:

I am writing on behalf of Larkmead Vineyards, regarding their planned expansion of services and production.

We count Larkmead as our friends and neighbors, who like us, have the best interests of our valley and community at heart. I feel that what they have planned will only act to enhance what opportunities are available for their continued success, as well as for the success of others in the area.

Larkmead possesses some of the richest history in the valley, and has long been regarded as one of the best producers of fine wine in northern California. Should Larkmead be granted permission to expand according to their plans, I expect many positive effects to occur. Through increased production, Larkmead would be able to show the benefits of sustainable farming and act as an ambassador for the Napa Green certification, while keeping their focus on producing wines made from estate grown grapes. Being so well located, the projected increased permitted guests would not pose any hardship on traffic or nearby establishments, while increasing the amount of consumer traffic that would then in turn benefit those in the neighborhood. Larkmead has a long history of community involvement and land stewardship, so granting their request would reward a winery that has long been a model of the type of winery that the Agricultural reserve wants most to encourage.

I have addressed this letter to Larkmead so that they will be able to then submit it themselves to the Napa County Planning Commission.

Thank you for your consideration.

Scott Turnbull  
Sommelier  
Solage Calistoga

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services

John McDowell  
Deputy Planning Director  
County Administration Building  
1195 Third Street  
2<sup>nd</sup> Floor  
Napa, CA 94559

Friday, October 10, 2014

Re: Larkmead Vineyards Use Permit modification

Dear John,

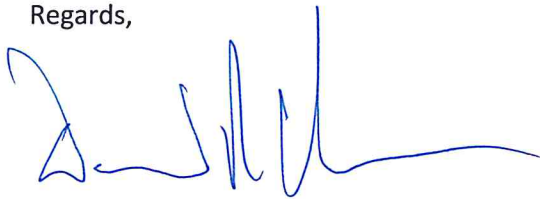
I am writing to you in support of Larkmead Vineyards Use Permit modification. Since its founding back in the 1800s and one of the earliest vineyards established in the Napa Valley, they have shown a consistent record of good stewardship of the land for both vineyard and winery uses is exemplary.

Larkmead's request is in the conformance with their long term plans to showcase estate wines. With their estate wines, they attract guests who are primarily a wine consumer and buyer. These guests make a significant financial contribution to the income of many Napa Valley businesses and their employees during their stay. They are Napa Valley educators that teach their guests the important connection between vineyard and winery, and emphasizes the importance of the agricultural preserve.

The Napa County Planning Commission should support this project as a model for the type of winery envisioned in the Agricultural Preserve.

Please contact me if you have any other questions (707) 942-7007.

Regards,



David R. Duncan  
President & CEO  
Silver Oak Cellars  
Twomey Cellars

**RECEIVED**  
NOV 06 2014  
Napa County Planning Building  
& Environmental Services

October 10, 2014

Rajeev Ghia  
3865 St Helena Hwy  
Calistoga, CA 94515

To:

Napa County Planning Commission  
1195 Third Street 2<sup>nd</sup> floor  
Napa, CA 94559

Re: Larkmead Vineyards Use Permit

To Whom It May Concern:

My wife and I own a home on St Helena Hwy that overlooks Larkmead Vineyards. We recently received information regarding Larkmead's Use Permit Modification Information Sheet detailed the changes that they are requesting. These changes include both increased visitation and wine production.

We have visited Larkmead multiple times and have gotten to know many of the individuals that work there. Both my wife and I feel that Larkmead is a very well-run organization that feels like a small business. The guest experience there not only includes wine tasting but the importance of the agriculture preserve. They are true stewards of the land and create a world class wine.

We support their project and do hope that the Napa County Planning Commission also supports their project by granting their request.

Thank you



Rajeev Ghia



October 13, 2014

Mr. David Morrison  
Director, Planning  
Napa County

Dear David:

On behalf of Stony Hill Vineyard I am writing to support the application of Larkmead Vineyards to expand their production permit to allow them to fully utilize their existing facilities; this increase will still keep their winery production within the production capability of their historic vineyards.

In addition we support their request of a modest increase in events to be held under their updated marketing plan and well within their already installed entertainment capability.

Overall, the Larkmead proposal seems consistent with the WDO and will result in a very producer centric project that will have minimal impacts on traffic.

Very Truly Yours,

Peter McCrea  
Proprietor

RECEIVED

NOV 06 2014

Napa County Planning Building  
& Environmental Services



10/20/14

Please submit this request to the Napa County Planning Commission

To Whom It May Concern:

We understand that Larkmead Winery is filing a Use Permit modification with the Napa County Planning Commission in order to increase production and increase the number of visitors allowed at Larkmead Winery. As neighbors to the vineyard for the past 8 years, we have enjoyed watching the winery grow from the ground up and have always appreciated Larkmead's care for the community and consideration for the adjoining land and neighborhoods. They exhibit responsible farming and business techniques and exemplify the type of winery that the Agricultural Preserve represents. This commitment to excellence and producing estate wines is made clear to any guest who visits the winery – an important connection between the vineyard and winery is obvious! In contrast, other neighboring wineries with large visitor populations do not support this model of commitment to the land and estate wines. Larkmead, however, continues to make the agricultural preserve a priority and hopefully will serve as a model for adjacent wineries once the Use Permit has been granted.

We believe that Larkmead's request is reasonable and essential for them to be able to continue to follow their historical heritage and exhibit good stewardship of the land. We therefore, wholeheartedly support Larkmead's request.

Please do not hesitate to contact us with any questions concerning this matter.

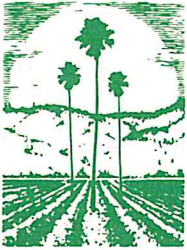
Sincerely,  
Lisa Sundberg  
Kim Kopecky  
1305 Summit Drive  
Calistoga, CA. 94515



RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services



Three Palms Vineyard, Inc.  
P.O. BOX 221  
CALISTOGA, CALIFORNIA 94515-0221  
(707) 942-5251  
Fax (707) 942-1560

2 October '14

Dear Napa Valley Planning Commission,

It has come to my attention that Harkmead Vineyards, our very long term neighbors, are wishing to file a modification to their use permit.

As I understand it, they would like to increase wine production so as to use all their estate grown grapes and also to increase the number of visitors and parking spaces. All this would be on their existing footprint.

I have had the pleasure to know the Baker's (Solari) since my brother and I established our vineyard in 1976.

We both farm land once owned by that marvelous woman, Lily Coit of San Francisco fame) and have had a splendid relationship with Harkmead and its principals for long years.

It would seem to me that Harkmead's long record of excellent stewardship of the land would make it a prime example of the best type of winery in the agriculture preserv.

Sincerely,

W. S. Upton  
President of Three Palms, Inc.

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services



**October 21, 2014**

**Dear Napa County Planning Commission,**

**This letter is written to strongly support the request from Larkmead Vineyards to modify their use permit. Larkmead is a well-run company that respects its neighbors and long term health of the Napa Valley. They should be encouraged and supported by the community that they serve.**

**Sincerely,**

A handwritten signature in cursive script, appearing to read 'The deLeuze Family', is written over a horizontal line. The signature is located to the left of the printed name 'The deLeuze Family'.

**The deLeuze Family**

**ZD Wines, LLC**





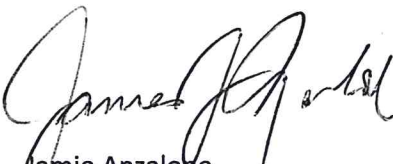
October 22, 2014

To Napa County Planning Commission:

Calistoga Olive Oil Company is writing to voice our support for Larkmead Vineyards' request to increase production. Larkmead Vineyards is a cornerstone of the Napa Valley winery community -and as one the the Valley's earliest vineyards- has helped pave the path to garner Napa Valley as one of the premier wine destinations in the world.

Larkmead has ran a business with integrity and strong comunity support for the past 100+ years and continues those same practices in present day. Most importantly, a high tide lifts all boats and investing in a business that invests in our community is multilaterally beneficial.

Warm regards,



Jamie Anzalone  
Owner



Jamie Levine  
General Manager

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services



# ENOTECA WINE SHOP



THE WORLD'S FINEST WINES

October 24, 2014

To the Napa County Planning Commission:

**This letter is in support of the Use Permit modification requested by Larkmead Winery on Larkmead Lane in Napa Valley.**

For 19 years I have lived and worked in the wine business at the north end of Napa Valley and have been to Larkmead Winery on several occasions. It always impresses me to find the Larkmead owners and staff utterly respectful and appreciative of the land, their surroundings and neighbors, and clientele. Larkmead's sensible and tasteful improvements as they modernize the property from time to time are commendable.

Larkmead Winery has a long history in Napa Valley--longer than most. Here is one wondrous example of respect for the land and even old-fashioned values and how Larkmead has preserved the environment surrounding them. Where most in the Valley would have long ago ripped up the 100+ year old Tokai Friulano vines growing on the property to plant something more financially advantageous, Larkmead relishes in protecting this ancient treasure.

I see absolutely no down-side to the approval of this permit. One understands completely Larkmead's desire to fully utilize the grapes they grow rather than sell off their grapes to others. Larkmead Lane itself is quiet with no residents except the Larkmead owners. Where is the harm in approving this Use Permit modification? Indeed, I can't think of any disturbance this would cause on sleepy Larkmead Lane.

Thus, I urge the Napa County Planning Commission to allow this modification request by Larkmead Winery. Feel free to contact me if you wish.

Sincerely,

Margaux Singleton, Proprietor and Winemaker  
Enoteca Wine Shop and MX Wines  
1348-B Lincoln Ave.  
Calistoga, CA 94515  
(707) 942-1117

RECEIVED

NOV 06 2014

Napa County Planning, Building  
& Environmental Services

*Enoteca Wine Shop* ✻ 1348-B Lincoln Ave. ✻ Calistoga, CA 94515 ✻ Napa Valley, USA  
707-942-1117 707-942-1118 Fax

*"dedicated to ferreting out and offering the finest wines in the world by small artisanal producers"*

November 13, 2014

VIA E-MAIL

@ [John.McDowell@countyofnapa.org](mailto:John.McDowell@countyofnapa.org)

Mr. John McDowell  
Deputy Planning Director  
Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: Larkmead Vineyards


Dear Mr. McDowell:

I am writing in support of the "Use Permit Modification" filed with you by Larkmead Vineyards.

Having owned the 50-acre property at 3650/3700 Highway 28 in Calistoga since 1978, I have had the opportunity to meet and interface many times with the Bakers over the years in Calistoga. It seems to me that they have been very judicious and thoughtful in the way they have been conducting their grape growing and winery business at Larkmead in the way they have always emphasized sustainable design, emission reduction measures and environmental awareness. Given the non-intrusive location of their winery and vineyards, it would appear entirely reasonable and appropriate to me that they be permitted to increase their annual wine production to 75,000 gallons per year and to increase their daily tastings by appointment to 100 persons maximum on weekdays and 150 persons on weekends.

I urge you to approve their request.

Sincerely,

  
Robert K. Montgomery

RKM/dd

cc: Judy Wink @ [judy@larkmead.com](mailto:judy@larkmead.com)  
Financial Administrator & Assistant  
Larkmead Vineyards

101832555.1





November 18, 2014

Napa County Planning Division  
1195 Third Street, Second Floor  
Napa, CA 94559

Dear Members of the Napa County Planning Division,

I am writing in support of Larkmead Vineyards and their request for the increase in production capacity and visitor hospitality at their winery on Larkmead Lane, which is just North of us on Highway 29.

We believe that production increases should be based primarily on total combined contiguous acreage and not just acreage under control of said winery. In Larkmead's case, their total parcels total over 120 acres of contiguous properties on Larkmead Lane. (Currently, Larkmead Lane has only one other winery on the road - Frank Family). The Owners of Larkmead Vineyards are asking for production increases so they would have the capacity to produce all wine grapes from their 111 acres of vineyards. Additionally, increasing visitor traffic as a result of increased production is only logical and beneficial to the Calistoga region of Napa Valley.

It is also important to note the historical significance of the Larkmead Estate to Napa Valley. Founded in 1895 (a relatively a 'new' winery compared to El Molino's first vintage of 1871,) Larkmead quickly built a reputation of great wines that were recognized by all of the early pioneers of the Napa Valley, including Robert Mondavi and Andre Tchelistcheff. As with El Molino, legacy and family are very important and Larkmead is still connected to the original family that built the winery and planted the vineyards so many years ago. In Napa Valley, stories like these are the exception and not the rule.

It is also important to note that Mr. and Mrs. Cam Baker reside on the Larkmead property and would be subject to any reduction in quality of life as a result of this Use Permit Modification. I have to believe that they are acting in the best interests of their historic property and for the neighbors of Larkmead Lane and all residents of Calistoga.

Sincerely,

Lily Oliver Berlin

# KONGSGAARD

November 19, 2014

Dear Cam and Kate,

I would like for you to pass on to the Napa County Planning Commission my expression of support for your plan to expand the Larkmead project to the next level. Larkmead is one of Napa's treasures, and your splendid wine is a great ambassador for the valley. Everybody who visits here should be able to visit your historically-proven, estate winery and return home nurtured by the education they receive at your estate.

Sincerely,



John Kongsgaard



Napa County Planning Commission

Nov. 20, 2014

Reference: Use Permit Application #P04-0204-UP, Larkmead Vineyards Winery

To Whom It May Concern:

We are neighbors of the Larkmead Winery and are writing to you to express our support of their use permit application to increase their annual production to 75000 gallons per year. We view this as a modest request in keeping with the agricultural nature of this area. The Baker family is well established here and well known for their quality wine making and viticultural practices. They continually demonstrate a great concern for the environment of the area and have always taken into account the needs of their neighbors. The projects they have completed in the past are tasteful and sustainable. The staff of the winery and vineyard have always been considerate and welcoming and reflect the best in what should be expected in the Napa Valley.

Thank you for this opportunity to comment of this project.

Sincerely,

Handwritten signatures of Gary and Ginny Heitz in blue ink. The signature for Gary is on the left and for Ginny is on the right, with the word "and" written between them.

Gary and Ginny Heitz  
4170 St. Helena Hwy.  
Calistoga, Ca 94515

# SPOTTSWOODE

November 21, 2014

To Member of the Napa County Planning Commission,

I am writing to express our support for the Use Permit modifications being sought by Cam and Kate Baker of Larkmead Vineyards. From my reading of their request, they are asking for very reasonable increases to uses that are already allowed, and their long-term history of integrity in how they operate their grape growing and winemaking businesses give us confidence that they will live within these new parameters, given that they are approved.

The Bakers have been a part of the Napa Valley wine community for many years, and they have been exemplary stewards of their land. They have always supported our natural environment, and they are very respectful of the sanctity of our Agricultural Preserve.

Based upon all of this, my hope is that you will approve the Use Permit modifications that Larkmead Vineyards is requesting.

Please let me know if you have any questions or comments. Thank you!

Very sincerely,



Beth Novak Milliken  
President & CEO  
Spottswode Estate Vineyard & Winery

A Family Wine Estate



Spottswode Estate Vineyard & Winery • 1902 Madrona Avenue • St. Helena CA 94574  
707/963-0134 • FAX 707/963-2886 • www.spottswode.com

Napa County Planning Commission

Nov. 20, 2014

Reference: Use Permit Application #P04-0204-UP, Larkmead Vineyards Winery

To Whom It May Concern:

We are neighbors of the Larkmead Winery and are writing to you to express our support of their use permit application to increase their annual production to 75000 gallons per year. We view this as a modest request in keeping with the agricultural nature of this area. The Baker family is well established here and well known for their quality wine making and viticultural practices. They continually demonstrate a great concern for the environment of the area and have always taken into account the needs of their neighbors. The projects they have completed in the past are tasteful and sustainable. The staff of the winery and vineyard have always been considerate and welcoming and reflect the best in what should be expected in the Napa Valley.

Thank you for this opportunity to comment of this project.

Sincerely,

Handwritten signatures of Gary and Ginny Heitz in blue ink. The signature for Gary is on the left and for Ginny is on the right, with the word 'and' written between them.

Gary and Ginny Heitz  
4170 St. Helena Hwy.  
Calistoga, Ca 94515



**Maher Advisors**  
1101 Vintage Avenue  
Saint Helena, CA 94574

T: 707-963-8266  
F: 707-963-1280  
[www.maheradvisors.com](http://www.maheradvisors.com)

December 5, 2014

Napa Valley Planning Commission  
John McDowell  
Deputy Planning Director  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: Larkmead Use Permit Modification

Dear Mr. McDowell:

The intention of this letter is to show my support of the Use Permit Modification request made by Larkmead Vineyards. The request that Larkmead has reflects their well-established plans to showcase estate wines. They have demonstrated throughout their long history in the valley that they are exceptional stewards of both vineyard and winery uses.

The use permit modification will also increase Larkmead's financial support to the community. The Larkmead guest is primarily a wine consumer and buyer who also makes a significant financial contribution to the incomes of many Napa Valley businesses and their employees, during their stay. Larkmead's location will also be able to support the level of visitation requested.

The Planning Commission should support this project as a model for the type of winery envisioned in the Agricultural Preserve

Sincerely,

Sean Maher  
Maher Advisors, Inc.



# REGUSCI

VINEYARD MANAGEMENT

5584 Silverado Trail Napa, California 94558 TEL 707-254-0299 FAX 707-254-0417

Mr. John McDowell  
Deputy Planning Director  
County Administration Building  
1195 Third Street -- 2<sup>nd</sup> Floor  
Napa, CA 94559

Larkmead Vineyards – Use Permit Modification

Dear John,

I am writing in support of the Use Permit Modification applied for by Larkmead Vineyards. Regusci Vineyard Management cares for many great vineyards in Napa Valley and we note that Larkmead has always shown consistent and high quality management of its estate. It is an historic property and the request to maximize the potential of its own estate fruit in production reflects an ideal scenario that many in Napa are looking to uphold. The corresponding visitation increase on one of our quieter thoroughfares is a good example of ensuring the ongoing viability of a small estate and keeps revenues and jobs for those that support this industry within Napa Valley and the wine country.

I hope the Napa County Planning Commissioners will support this project as it is an example of the kind of winery that reflects the principles of the Agricultural Preserve.

Best Regards,





Mr. John McDowell  
Deputy Planning director  
County Administration Building  
1195 Third Street – 2<sup>nd</sup> Floor  
Napa, CA 94559

Larkmead Vineyards – Use Permit Modification

Dear Mr. McDowell,

I am writing in support of the Use Permit Modification applied for by Larkmead Vineyards. We enjoy good relations with many tremendous Napa valley wine estates and know Larkmead to be an asset to this Valley's reputation for excellence. Larkmead is an historic property with long ties to our food and wine culture and their request to maximize the potential of its own estate fruit in production is very reasonable and what we should be encouraging. Customers who visit Morimoto then an estate like Larkmead represent the productive and symbiotic Napa Valley food and wine relationship that we wish to see continue and thrive. Their request for additional visitations makes good business sense and affluent and discerning visitors are a benefit to all.

We ask the Napa County Planning Commissioners to support this project as it is a model of productive and sensible development.

Best regards,

Michael Galyen  
General Manager  
Morimoto Napa