

**“G”**

**Public Comments**

Rutherford Ranch Winery  
1680 Silverado Trail  
St. Helena, California 94574

December 15, 2015

Heather Phillips, Chairwoman  
Napa County Planning Commission  
1195 Third Street  
Napa, California 94559

Re: Dakota Shy Winery 771 Sage Canyon Road, Variance #P14-00336

Dear Chair Phillips:

We are the neighbors of the proposed Dakota Shy Winery and operate Rutherford Ranch Winery. We have reviewed the staff report and while we support the expansion of the existing 1,000-gallon winery, we object to the issuance of a variance to facilitate that expansion.

We think the rationale that staff has provided to recommend the issuance of a variance is inconsistent with the required findings and the recently adopted APAC/Planning Commission. The Board of Supervisors at its December 8, 2015 meeting also endorsed these recommendations. This recommendation directs the Commission to "avoid the use of variances as a principle tool for achieving compliance with land use regulations. Variances may be used only when there is specific evidence supporting **all** [emphasis added] necessary findings. Any new addition could and should be attached to the existing winery in such a way as to obviate the need for a variance as allowed by the zoning code. There is no physical barrier to doing so. Neither the staff nor the applicant has presented any evidence to the contrary.

Access to the proposed winery is also problematic. While the desire of the applicant is to have frontage on Silverado Trail, getting to the winery requires a convoluted route. The extensive internal circulation system results in excess hardscape, with increased coverage of agricultural land, storm water runoff and potential sedimentation. The only apparent reason for this circuitous circulation is to avoid a left turn lane on Silverado Trail that is required for projects that generate more than 20 daily trips. The circulation system appears to be designed not for efficient access but to avoid a left turn lane.

## **Recommendation**

We are winery owners and do not object to the development or reasonable expansion of existing wineries. What we do object to is the issuance of a variance when options for property improvement without a variance are available.

Sincerely,

A handwritten signature in black ink, appearing to read "Morgan Zaninovich". The signature is fluid and cursive, with the first name "Morgan" written in a larger, more prominent script than the last name "Zaninovich".

Morgan Zaninovich

December 15th, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

We are writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. We have reviewed their proposal and architectural drawings and we think it is a very attractive, low impact, and intelligent modification of their current permit. We feel that their request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location.

The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. We are confident that their project will be a success and great addition to the small, family-owned and run wineries in the valley.

The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community.

We would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, we encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,

David & Rhoni Rasmussen  
Eclectic Tour Inc.  
707-224-2265

December 14, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

We are writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. We have reviewed their proposal and architectural drawings and we believe it to be a very attractive, low impact, and intelligent modification of their current permit. We feel that their request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location, we feel that this will have minimal to no visual, noise or traffic impact on the community.

The project leaders, Tom Garrett and Todd Newman are known for their integrity and stewardship of Napa Valley. Their work over the past decades has helped to make the Napa Valley more beloved in the eyes of the local and nationwide communities alike. We admire their approach to this new project, they have proven to be thoughtful, considerate and innovative. We are confident that their project will be a success and great addition to the small, family-owned and run wineries that we would like to see thrive in the valley.

As fellow wine industry colleagues and residents of Saint Helena, we would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, we encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,



Kevin Hague  
Director  
Barnett Vineyards  
St Helena



Jessica Hague  
Vice President  
Darioush Winery  
Napa

December 10, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

RECEIVED  
DEC 09 2015  
TJB  
Napa County Planning, Building  
& Environmental Services

Dear Shaveta,

We are writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. We have reviewed their proposal and architectural drawings and we think it is a very attractive, low impact, and intelligent modification of their current permit. We feel that their request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location.

The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. We are confident that their project will be a success and great addition to the small, family-owned and run wineries in the valley.

The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community.

We would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, we encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,



Steve & Betsy Moulds  
Moulds Family Vineyard  
3075 Dry Creek Road  
Napa, Ca. 94558

Chris and Kathy Millich  
1104 Chiles Avenue  
Saint Helena, California 94574

RECEIVED  
DEC 07 2015 *CM*  
Napa County Planning, Building  
& Environmental Services

December 1, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

I am writing to the Napa County Planning Commission to express support for Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena.

My wife and I have reviewed their proposal and architectural drawings and we think it is a very attractive, low impact, and efficient modification of their current permit. We feel that the request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location.

The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. We are confident that their project will be a success and great addition to the small, family-owned and run wineries in the valley.

The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community. We bicycle past this parcel often and often comment on how well-hidden it is from both Sage Canyon and the Silverado Trail.

We would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

We strongly encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,



Chris Millich

RECEIVED

NOV 16 2015

OK

Napa County Planning, Building  
& Environmental Services

November 12, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

I am the general manager and part-owner of Boeschen Vineyards, a winery and vineyard located in St. Helena. I am writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. I have reviewed their proposal and architectural drawings and believe it is an attractive, low impact, and intelligent modification of their current permit. The winery's location and size will have minimal-to-no visual, noise or traffic impact on the community. I feel their request to build a modest new winery, expand production and receive guests is appropriate and reasonable for the location.

I have known project leader Tom Garrett for many years. He has a long family history in Napa Valley and is known for his integrity, love for Napa Valley, and achievements in the local wine industry. He is one of the most conscientious and thoughtful people I have ever met. I am confident that the Dakota Shy project will be a successful and positive addition to the small, family-owned and run wineries in the valley. I would be gratified to see Dakota Shy Winery approved and look forward to enjoying their Napa Valley grown and made wines.

In summary, I encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena. I am available for further comment if that would prove useful.

Sincerely,



Doug Boeschen



RECEIVED  
NOV 16 2015  
Napa County Planning, Building  
& Environmental Services

November 10, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

I am writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. I have reviewed their proposal and architectural drawings and we think it is a very attractive, low impact, and intelligent modification of their current permit. I feel that their request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location.

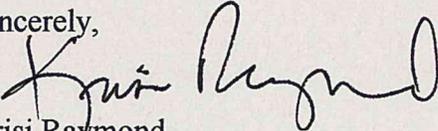
The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. I am confident that their project will be a success and a great addition to the small, family-owned and run wineries in the valley.

The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community.

I would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, I encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,

  
Krisi Raymond  
Winemaker/Owner

# ORIN SWIFT

November 12, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

RECEIVED  
NOV 16 2015  
Napa County Planning, Building  
& Environmental Services

Dear Shaveta,

I am writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. I have reviewed their proposal and architectural drawings and I think it is a very attractive, low impact, and intelligent modification of their current permit. I feel that their request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location.

I have known Tom Garrett and Todd Newman for over ten years. I am confident that their project will be a success and great addition to the small, family-owned and run wineries in the valley.

The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community.

I would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, I encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,



Dave Phinney  
Orin Swift Cellars



CASA PIENA  
VINEYARDS

CARMEN A. POLICY

November 10, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

Gail and I are writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. We have reviewed their proposal, studies (including water and drainage reports) and architectural drawings. We think they comprise a very attractive, low impact, and intelligent modification of their current permit. We feel that their request to build a modest new winery, expand production and receive some guests is totally appropriate and reasonable for the location.

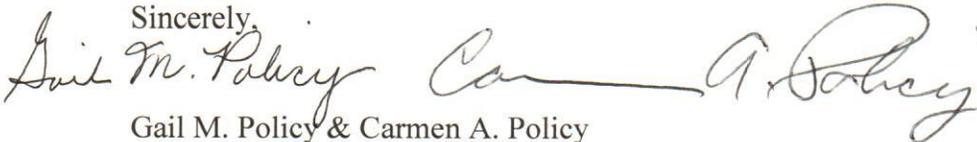
The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. Their artisan wines are a reflection of the type of first class personalities that they possess. We are confident that their project will be a success and a tribute to the tradition of the small, family-owned and run wineries in the valley.

The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community. Their operation is naturally shielded and private.

We would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, we encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,



Gail M. Policy & Carmen A. Policy





November 10, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

I'm writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. I met with Tom Garrett this past week at property and feel it is a very attractive, low impact, and intelligent modification of their current permit. In addition I feel that their request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location. The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community.

The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. I'm confident that their project will be a success and great addition to the small, family-owned and run wineries in the valley.

I would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, I encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,

Corey Beck  
Francis Coppola Winery- President

November 23, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

I am writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. I have reviewed their proposal and architectural drawings and think it is a very attractive, low impact, and intelligent modification of their current permit. I feel that their request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location.

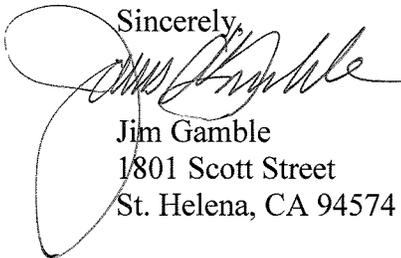
The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. I am confident that their project will be a success and great addition to the small, family-owned and run wineries in the valley.

The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community.

I would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, I encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,



Jim Gamble  
1801 Scott Street  
St. Helena, CA 94574

November 10, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

We are writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. We are the immediate neighbors across Sage Canyon Rd. Our Address is 1686 Silverado Trail We have reviewed their proposal and architectural drawings and we think it is a very attractive, low impact, and intelligent modification of their current permit. We feel that their request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location.

The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. We are confident that their project will be a success and great addition to the small, family-owned and run wineries in the valley.

The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community.

We would be thrilled to see Dakota Shy Winery approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, we encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,

Scott Chafen  
1686 Silverado Trail  
Rutherford, CA 94574

November 17, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

I am writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. Having reviewed the proposal and architectural drawings, I see a very attractive, low impact, and intelligent modification of their current permit. This request to build a modest new winery building, with expanded production and visitation capacity, seems very appropriate and reasonable for the location.

The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. I am confident that their winery will be successful, and that its success will be a boon to our community. The winery's location and size are an ideal combination that will have minimal noise and traffic impact. This proposal is dramatically smaller in terms of production and visitation than many other wineries that currently exist in this community.

Thank you for considering my voice of support for Tom and Todd's modified use permit.

Sincerely,

Hugh Davies

November 13, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

I am writing to express support for the Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. I have reviewed their proposal and architectural drawings and I think it is a very attractive, low impact, and intelligent modification of their current permit. I feel that their request to build a modest new winery, expand production and receive guests is totally appropriate and reasonable for the location.

The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for Napa Valley and achievements in the local wine industry. I am confident that their project will be a success and great addition to the small, family-owned and run wineries in the valley.

The winery's location and size are an ideal combination that will have minimal-to-no visual, noise or traffic impact on the community.

Dakota Shy Winery should be approved and added to our prestigious valley! I encourage you to approve the modified use permit for the Dakota Shy winery at 771 Sage Canyon Road in St Helena.

Regards,  
Monique Davies

Monique Davies  
Schramsberg & Davies Vineyards  
1400 Schramsberg Rd., Calistoga, CA 94515  
707-942-2400

November 27, 2015

Shaveta Sharma  
And Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Dear Shaveta,

We have known Tom Garrett for over ten years and have the highest respect for his personal and professional judgment. Tom recently shared with us his plans to develop a new winery, Dakota Shy. We are writing to express our support for Dakota Shy Winery's request for a modification of their use permit at 771 Sage Canyon Road in St. Helena. After reviewing their proposal and architectural drawings, we think the planned winery is very attractive and will have little to no impact on the surrounding neighbors and the greater St. Helena community. We feel that their request to build a modest new winery, expand production and receive guests is completely reasonable and models the style of business development that St. Helena should encourage.

The project leaders, Tom Garrett and Todd Newman are known for their integrity, love for the Napa Valley and achievements in the local wine industry. We are confident that their project will be a great addition to the small, family-owned and run wineries that epitomize the great tradition of Napa Valley winemaking.

We would be thrilled to see Dakota Shy Winery's building plans approved and look forward to enjoying their exceptional Napa Valley grown and made wines.

In summary, we encourage you to approve the modified use permit for the Dakota Shy Winery at 771 Sage Canyon Road in St. Helena.

Sincerely,

John & Elle Harrington  
1964 Vineyard Ave.  
Saint Helena, CA 94574

November 23, 2015

**Via E-Mail** [shaveta.sharma@countyofnapa.org](mailto:shaveta.sharma@countyofnapa.org)  
**and U.S. Mail**

Shaveta Sharma, Planner III  
Napa County  
Planning, Building and Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: Dakota Shy Winery Use Permit Major Modification and Variance Request  
Application

Dear Ms. Sharma:

As my partner, Stephen Velyvis, has discussed with you on the phone, our client, Roger Walther, who lives across Sage Canyon Road from the Dakota Shy Winery, has several concerns regarding the information and analysis presented in the Negative Declaration prepared for the aforementioned project. While our client is generally supportive of the proposed project, he does want to make sure all potential adverse environmental impacts are adequately identified and avoided through the imposition of clear, enforceable mitigation measures and/or alternatives. To that end, we plan on retaining one or more consultants to assist in our review of and preparation of comments on the Negative Declaration.

In light of the fast-approaching holidays and in order to steer clear of the difficulties associated with the submission of substantive, last-minute comment letters, we hereby formally and respectfully request that you extend the public review/comment period on the Negative Declaration and continue the Planning Commission's planned public hearing to early-mid January 2016.

Shaveta Sharma, Planner III  
November 23, 2015  
Page 2

To facilitate scheduling of consultant work, I'd ask that you please let me know by Tuesday December 1<sup>st</sup>, whether the County is agreeable to our requested extension.

Sincerely,

Burke, Williams & Sorensen, LLP



Gerald J. Ramiza, Esq.

cc: David Morrison, Director of County Planning, Building and Environmental Services Department (via e-mail only [david.morrison@countyofnapa.org](mailto:david.morrison@countyofnapa.org))  
John McDowell, Deputy Planning Director (via e-mail only [John.McDowell@countyofnapa.org](mailto:John.McDowell@countyofnapa.org))  
Heather Phillips, Planning Commissioner, District 1 (via e-mail only [heather@vinehillranch.com](mailto:heather@vinehillranch.com))  
Michael Basayne, Planning Commissioner, District 2 (via e-mail only [napacommissioner@yahoo.com](mailto:napacommissioner@yahoo.com))  
Anne Cottrell, Planning Commissioner, District 3 (via e-mail only [anne.cottrell@lucene.com](mailto:anne.cottrell@lucene.com))  
Terry Scott, Planning Commissioner, District 4 (via e-mail only [tkscottco@aol.com](mailto:tkscottco@aol.com))  
Jeri Gill, Planning Commissioner, District 5 (via e-mail only [JeriGillPC@outlook.com](mailto:JeriGillPC@outlook.com))  
Donna B. Oldford, Plans4Wine (via e-mail only [DBOldford@aol.com](mailto:DBOldford@aol.com))  
Stephen Velyvis, Esq.  
Roger O. Walther