

Frost, Melissa

Subject: FW: Dakota Shy Use Permit Modification

Planning Commission Mtg.

From: Jack Oliver [<mailto:jack@rboco.com>]
Sent: Tuesday, January 19, 2016 4:11 PM
To: Sharma, Shaveta
Cc: Tom Garrett
Subject: Dakota Shy Use Permit Modification

JAN 20 2016

Agenda Item # 9C

I would like to express my support for the Dakota Shy Use Permit Modification project before the Napa County Planning Commission for two reasons. Number one, given the sale of Diageo's winery holdings to Treasury Wine Estates, we need as a valley to encourage and promote locally owned wine producers. As a grower, the consolidation of corporate wineries will put immense pressure on local growers and therefore our open space. Although I do not sell grapes to Dakota Shy, I believe their tasteful and thoughtful modifications support a needed balance in local industry.

The second reason I support his project is because of Tom Garret, period. Tom is not a part-time resident flying in from out of town every odd weekend to exploit and develop the land. I know Tom from Boys Scouts, Little League, soccer and school fundraisers. I can't imagine Tom and his partners not being responsive and thoughtful to the community and their neighbors. While I have not studied every square inch of their plan, I would hope the commissioners could find a way to proceed with this project.

Regards,

Jack Oliver
General Manager
Star Vineyard
Rutherford, CA

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Frost, Melissa

Subject: FW: Dakota Shy Winery
Attachments: Rich Frank letter of support.docx

From: Sharma, Shaveta
Sent: Tuesday, January 19, 2016 2:51 PM
To: Frost, Melissa
Subject: FW: Dakota Shy Winery

From: Chuck Meibeyer [<mailto:chuck@mlgwinelaw.com>]
Sent: Tuesday, January 19, 2016 2:48 PM
To: Sharma, Shaveta
Subject: Dakota Shy Winery

Ms. Sharma:

Please see attached letter of support on behalf of my client Richard H. Frank, Trustee, an adjacent owner to the Dakota Shy Winery. Please distribute to all of the Commissioners at your earliest convenience.

Chuck Meibeyer

Meibeyer Law Group
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Saint Helena, CA 94574
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JAN 20 2016

Agenda Item # 9C

January 19, 2016

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

Dear Shaveta,

On behalf of my client, Richard H. Frank, Trustee, I am writing to express support for the Dakota Shy Winery's request for a modification of its use permit at 771 Sage Canyon Road in St. Helena.

Mr. Frank owns the neighboring property immediately to the east of the Dakota Shy property. Mr. Frank and I appreciate the Dakota Shy Winery's interest in cooperation and working with my client regarding the location and orientation of the new winery improvements, the revised winery access away from the Silverado Trail, and Dakota Shy's efforts to work with Mr. Frank, on preserving screening for Mr. Frank's property.

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

Sincerely,

Charles W. Meibeyer, on behalf of Rich Frank, Trustee

1-20-2016

Agenda Item: 9C

Sharma, Shaveta

From: Donna Oldford <dboldford@aol.com>
Sent: Tuesday, January 19, 2016 8:46 PM
To: Sharma, Shaveta
Subject: Legal Conforming Wineries of <10 Acres in Napa County
Attachments: Winery parcel Sub 10 Acre.pdf

Shaveta,

We had good meetings with Commissioners Basayne and Gill this afternoon and they were both glad that they had the opportunity to see the site.

While meeting with them, we mentioned this long list of 56 wineries in Napa County that are legal conforming uses, some of them very prestigious wineries and brands that might well have been lost to history had they been unable to expand their business. The Commissioners wanted to have this information in the record, so I am sending in hopes that you will print out for them before the hearing.

I will be presenting some information based on this list. For example, at a maximum of 20 persons per day on busiest day, we are well below the average of 26 daily visitors for such wineries between 10K and 15K gpy. And way below on the marketing events, just as we are in the comparison of new wineries and mods dating back to 2007.

I think this is some impressive information that has relevance to our application. Thank you for making sure that the Commission receives it, particularly since three of them (including Scott) have asked for it.

Best,
Donna

Donna B. Oldford
Plans4Wine
(707)963-5832
DBOldford@aol.com

WINERIES ON PARCELS LESS THAN 10 ACRES

Name	ASMT	Acres	StreetAddr	Status	Bldg SIZE	Cave Size	Prod Curmnt	Tour Tastg	Visit Week	Visit Yrly Mktg	Visit Nm Ev	Employee Num	Parking Num
BOURASSA WINERY	057270004000	0.07	#08	PROD	9604	0	60000	APPT	45	2340	500	10	4
BLACK CAT VINEYARD	057270009000	0.08	#20	PROD	3350	0	12500	APPT	140	7280	120	4	3
FARM COLLECTIVE WINERY	057300004000	0.15		APVD	13865	0	80000	APPT	210	10920	1300	13	10
ST. CLAIR-BROWN WINERY	003111047000	0.31	1605 ACTION AVE	PROD	0	0	0		0	0	0	0	0
T-VINE CELLARS	011260019000	0.42	810 FOOTHILL BLVD	PROD	0	0	5950	PUB	0	0	0	0	0
PRAGER WINERY	027130016000	1.00	1281 LEWELLING LN	PROD	3352	0	8500	APPT	42	2184	0	4	7
ROCCA FAMILY WINERY	057170007000	1.00	129 DEVLIN RD	APVD	11770	0	20000	APPT	224	11648	10800	213	8
LAVA VINE	011050043000	1.00	963 SILVERADO TRL	PROD	0	0	30000	PUB	0	0	100	4	0
TULOCAY WINERY	045230002000	1.07	1426 COOMBSVILLE RD	PROD	1160	0	7500	PVT	0	0	0	0	4
PEJU	057190020000	1.07	210 CAMINO ORUGA	PROD	12800	0	20000	PVT	70	3640	100	1	2
DAVID BUSBY WINERY	057250023000	1.28		APVD	18162	0	50000	NO	0	0	0	0	44
BIN TO BOTTLE	057152014000	1.29	110 CAMINO ORUGA	PROD	13000	0	310000	NO	0	0	400	12	8
GRIGGS WINERY	052432006000	1.30	1020 THIRD AVE	UNKNW	541	0	20000	APPT	0	0	0	0	0
SWANSON VINEYARDS	027260001000	1.32	1271 MANLEY LN	PROD	8480	0	42500	APPT	100	5200	0	0	4
SUTTER HOME WINERY	027130014000	1.44	277 ST HELENA HWY	PROD	41000	0	200000	PUB	3500	182000	0	101	13
STAR VINEYARDS	030150016000	1.44	8514 ST HELENA HWY	UNKNW	2800	0	30000	APPT	20	1040	0	0	76
DAVIES FAMILY WINERY	0091800017000	1.47	555 MAIN ST	PROD	0	0	0		0	0	0	0	8
ROMBAUER VINEYARDS													0
AIRPARK 2	057240031000	1.84	615 AIRPARK RD	APVD	0	0	120000	NO	0	0	0	0	25
GAMBLE WINERY	031110018000	1.96	1851 COOK RD	UNKNW	7400	0	12000	APPT	100	5200	550	12	2
MANSFIELD WINERY	025180017000	2.00		APVD	15688	0	20000	APPT	120	6240	624	19	2
AUBERT WINERY	011050031000	2.00	333 SILVERADO TRL<Null>	PROD	0	0	23800		0	0	0	0	11
SPELLETICH WINERY	057210045000	2.22	401 GATEWAY W DR	PROD	7300	0	60000	NO	0	0	0	0	4
BRIAN ARDEN	011050030000	2.25	331 SILVERADO TRL<Null>	PROD	0	0	23800	PUB	0	0	200	6	3
BRYSON ESTATE VINEYARD	050224012000	2.32	3311 DAVID DR	PROD	0	0	0		0	0	0	0	0
TEDESCHI WINERY	011390016000	2.46	2779 GRANT ST	PROD	0	0	4760	NO	24	0	0	0	0
ELYSE WINERY	034160003000	2.50	2100 HOFFMAN LN	PROD	6650	0	60000	APPT	24	1248	0	0	7
FOLIE A DEUX	027540006000	3.00	7481 ST HELENA HWY	PROD	9700	0	50000	PUB	350	18200	0	0	4
FREEMARK ABBEY	022130023000	3.11	3022 N ST HELENA HWY	PROD	30232	0	60000	PUB	1800	93600	0	0	16
ZAHTLA VINEYARDS	017230009000	3.23	2250 LAKE COUNTY HWY	PROD	600	0	5000	APPT	0	0	0	0	12
MERRYVALE VINEYARDS	009090047000	3.30	1000 MAIN ST	PROD	20000	0	190000	PUB	570	29640	0	0	1
GRACE FAMILY WINERY	022210005000	3.50	1210 ROCKLAND DR	PROD	2660	0	7000	APPT	20	1040	0	0	24
ST CLEMENT VINEYARDS	022230013000	3.97		PROD	6600	0	72000	PUB	490	25480	0	0	1
BRAGG VINEYARDS	011410013000	4.00	2020 CEDAR ST	PROD	0	0	0		0	0	0	0	13
KATES VINEYARD	036120031000	4.15	5211 BIG RANCH RD	PROD	1200	0	20000	TST APPT	0	0	0	0	0
COSENTINO WINERY	027540013000	4.29	7415 ST HELENA HWY	PROD	12850	0	30000	PUB	350	18200	0	0	5

Frost, Melissa

Subject: FW: Dakota Shy - Support Letter from David Long
Attachments: Support letter from David Long.pdf

From: Donna Oldford [<mailto:dboldford@aol.com>]
Sent: Thursday, January 14, 2016 8:59 AM
To: Sharma, Shaveta
Subject: Dakota Shy - Support Letter from David Long

Shaveta,

I did not find this support letter in the Public Comments materials on the Website. Please add to our collection and see that the Commissioners receive a copy. Thank you.

Best,
Donna

Donna B. Oldford
Plans4Wine
(707)963-5832
DBOldford@aol.com

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JAN 20 2016

Agenda Item # 9C

David Arthur Vineyards

October 23, 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.

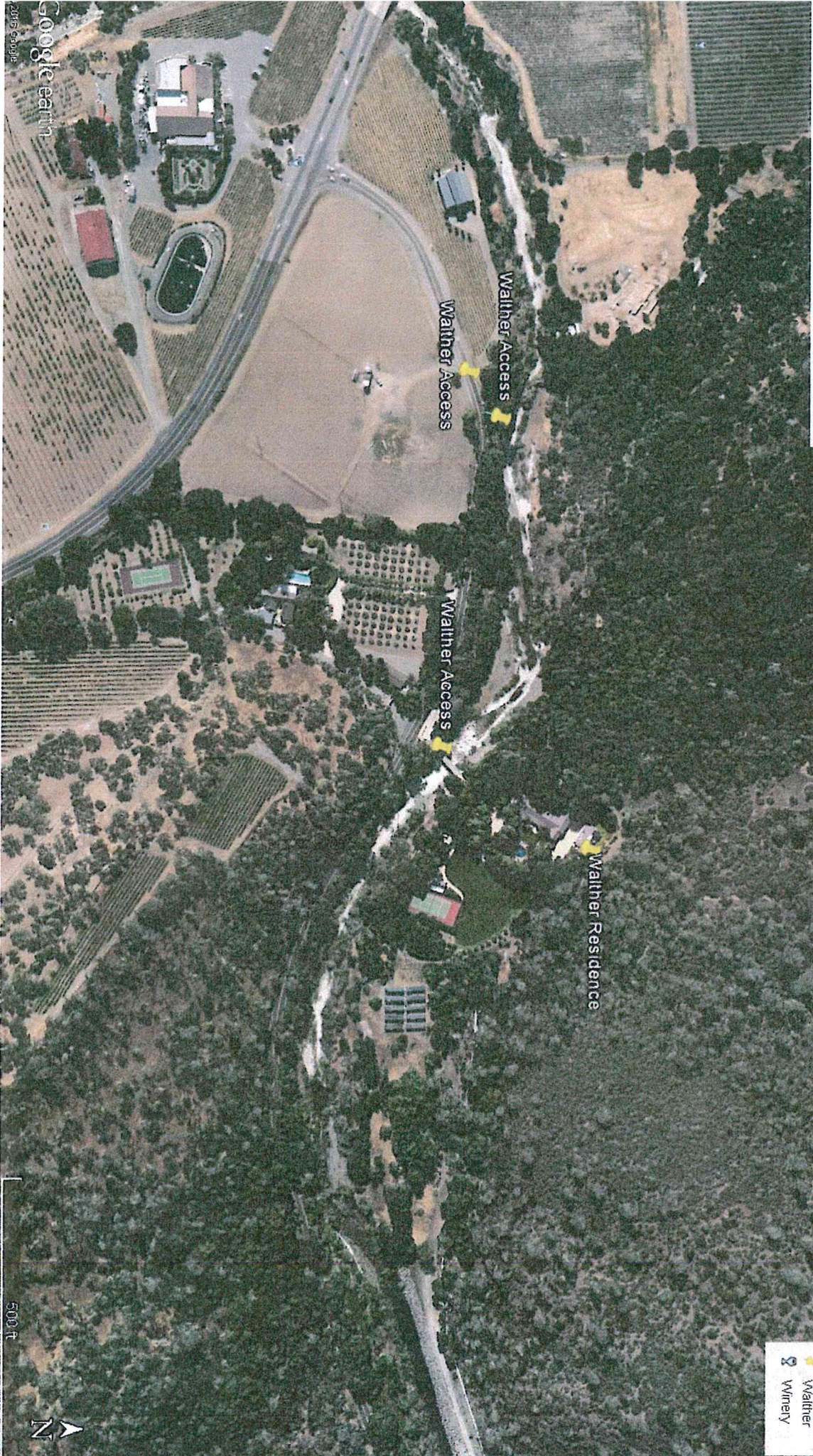
Sincerely,



David A. Long

Walther Access Points on Sage Canyon

Write a description for your map.



Google earth
©2015 Google

Legend

- Feature 1
- Walther
- Winery

500 ft



Commission M&Z
JAN 20 2016
Agenda Item # 9D