



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To: Planning Commission

From: Graham Hannaford

Date: June 20, 2018

Re: Boyd Family Vineyards Winery
Use Permit #P17-00379
4042 Big Ranch Road, Napa APN:036-190-003

The Conditions of Approval (Attachment B) submitted with this project inadvertently left off Condition 6.15 "Other Conditions Applicable to the Project Permitting Process", which should include the following:

- a. *Prior to the issuance of a building or grading permit, the permittee shall apply for and obtain an encroachment permit from the Department of Public Works for any work that occurs within the County's right of way.*

Additionally, attached to this memorandum are the public comments that have been received regarding the project. It should be noted that the only comments received have been in support and no comments opposing the project have been received.

Edward C. Bartlett
Donna Hoghooghi
4020 Big Ranch Road
Napa, CA 94558
Ted@BartlettRE.com
415.254.0711

June 18, 2018

Mr. Graham Hannaford, Planner II
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94558

Dear Mr. Hannaford,

We are next door neighbors with Stan and Joan Boyd sharing the 418.38' of property line closest to our respective homes and the Boyd's proposed winery. We are writing to express our full support of the Boyd's Use Permit application P17-00379-UP.

The proposed winery is small and their proposed hospitality is appropriate for their very well run family owned and operated business.

For the 11 years that we have been neighbors, the Boyds have been nothing but the best neighbors, supportive friends and community leaders. They have introduced us to many friends in the Oak Knoll District and Napa.

We feel strongly that they should be granted approval to build their winery on their beautiful property to share and sell their excellent wine and world-class hospitality to our international Napa visitors.

Please call or email anytime.

Thank you,



Ted Bartlett and Donna Hoghooghi

Cc: Jeri Gill
Anne Cottrell
Joelle Gallagher
Terry Scott
Dave Whitmer

From: Stan Boyd
To: george@monteverdiconsulting.com
Subject: Fwd: Boyd Family Winery
Date: Tuesday, June 19, 2018 12:47:26 PM

I'm not sure she sent this to the PC.

Sent from my iPhone

Begin forwarded message:

From: Meg Losey <rob123meg@sbcglobal.net>
Date: June 19, 2018 at 12:23:05 PM PDT
To: <stan@boydwine.com>, Joan Boyd <joan@boydwine.com>, harvestpedsmd@hotmail.com
Subject: Fwd: Boyd Family Winery

Sent from my iPhone

Begin forwarded message:

From: Meg Losey <rob123meg@sbcglobal.net>
Date: June 19, 2018 at 12:22:46 PM PDT
To: Graham.Hannaford@countyofnapa.org
Subject: Boyd Family Winery

Dear Mr Hannaford:

We are contiguous neighbors to Stan and Joan Boyd of Boyd Family Vineyards on Big Ranch Road. We have lived here on 25 acres at 4044 Big Ranch Road for 32 years, where we have been blessed to raise our grapes, our children, and our animals. We have valued having great collaboration and supportive relationship with our neighboring farmers on all sides, in good times and bad.

We were grateful neighbors to the Boyd's predecessor farmer for many years before them, Mr. Peter Lockner, and they have continued his legacy of stewardship: caring for the land and his neighbors in the old-fashioned "do unto others" golden rule way that benefits humankind from one generation to the next.

We are in support of the request for small winery permit for the

Boyd's, and the necessary widened driveway access requirement, given that the winery size will be limited to 5000 square feet, and the hospitality and visitation program will be limited as well.

Our neighbors have proven to us that they are concerned not just for their own interests but for the interests of the Big Ranch community of neighbors as a whole, where we live and breathe and raise and care for our families first and foremost, and then secondly as business owners/grape-growers/wine-makers with long term family-owned involvement that feels appropriate for our location.

We don't doubt that they would be and have been supportive of our concerns and long term interests too, as their neighbors that live and farm next door.

Thank you for the opportunity to speak in this process and voice our support.

Sincerely

Robert and Meg Losey
4044 Big Ranch Road
Napa, Ca. 94558
707-287-5486

Sent from my iPhone

Hannaford, Graham

From: Betsy Moulds <b moulds@sbcglobal.net>
Sent: Friday, June 15, 2018 11:43 AM
To: Hannaford, Graham; Jeri Gill; Anne Cottrell; Joelle Gallagher; Terrence (Terry) K. Scott; Dave.Whitmer@countyofnapa.org
Cc: Steve Moulds
Subject: Boyd Wines

Graham Hannaford
County Planner
Napa County Planning Commission

Dear Mr. Hannaford:

It has come to my attention that Boyd Wine is going before the Commission for approval next week. I am writing to you in evidence of my strong support of this small family operation. I have reviewed the application in front of you and am heartened by the continuing survival of the small family wine operation. I have said many times, both privately and publicly, that the small grower/producer is the heart and soul of our viticultural and oenological history.

I greatly appreciate the fact that their small size is appropriate to the location and parcel size. It will not be a burden on the land, nor the neighbors with the relatively modest visitation programmed. Stan and Joan both have emphasized to me that their goal is, first and foremost, a winemaking operation. Only secondarily is it a tasting and sales facility.

Additionally, I would like to point out some of my personal knowledge of their background. I have known them for over 15 years. I have served with Stan on the OKD Board of Directors, as well as the Napa Valley Grapegrowers Board. I have known them to be ferocious stewards of the land, both in sustainability as well as best practices, in the face of pests such as Pierce's Disease.

One final note I believe to be germane. As a Commissioner on the Napa Valley Housing Commission, I have been impressed by Mr. Boyd's leadership in the new proposal to help us all, as a community, make more of an impact on the intractable problem of work force housing. With his prior history in the hospitality industry, he has lent invaluable guidance in furthering resources towards solutions.

As a grower myself, and a stakeholder, I implore you to support the passion of the small grower/producer in our Valley. Without that support, the face of what we know, love and cherish about our Valley could disappear.

Most sincerely yours,

Steve Moulds
Moulds Family Vineyard
3075 Dry Creek Road
Napa, CA 94558

cc:
Jeri Gill
Anne Cottrell
Joelle Gallagher

TK Scott
Dave Whitmer
Steve Moulds