

NEIGHBOR OUTREACH L.
REIK WINE CELLAR

July 13, 2010

Dear Neighbors,

We would like to take a moment to introduce ourselves. We are Schatzi Throckmorton and Michael Hirby, and we own the property at 2400 Soda Canyon Road. Out of our desire to be good neighbors, we wanted to inform you of our plans for our property.

We have lived in the valley for over ten years and both work in the wine industry – Mike as a winemaker and Schatzi as the GM for a small, family winery. We met and married here in the valley and are very excited about making our home in Soda Canyon.

In addition to eventually building our home on the property, we are planning to build a very small family winery. The winery will be located on the site the previous owners already graded in an effort to be as unobtrusive to you as possible.

You will be receiving a notice from the county in the coming weeks informing you of our winery application. If you have any questions or concerns regarding our application, please contact us, and we would be happy to discuss it with you in depth.

We look forward to meeting you in the neighborhood.

Best wishes,

Schatzi & Mike

SUPPORT LETTERS
RELIC NINE CELLS

August 10, 2010

Napa County Planning Commission
1195 Third Avenue #210
Napa, CA 94559

RE: Relic Wine Cellars, P10-00162-UP

Dear Napa County Planning Commission,

We are writing in support of the Use Permit application for Relic Wine Cellars. We are Schatzi Throckmorton and Mike Hirby's next door neighbors and have been since they moved to Nemo Court. They are wonderful neighbors and have always been thoughtful, considerate, and helpful. They have volunteered on several Home Owners committees and have contributed to making our community a better place. We are sure this will be the same behavior they demonstrate at their new Soda Canyon facility.

It has been our pleasure to watch them, and Relic wine, embrace, and be embraced, by the Napa wine community. Their enthusiasm for doing both their work right, and the right kind of work, is essential to continuing the outstanding and vibrant Napa Valley.

We encourage you to approve their request for a winery permit.

Sincerely,

John and Betsie Miklos
210 Nemo Ct.
St. Helena, CA 94574

HUSIC VINEYARDS



August 8, 2010

Napa County Planning Commission
1195 Third Avenue #210
Napa, CA 94559

RE: Relic Wine Cellars, P10-00162-UP

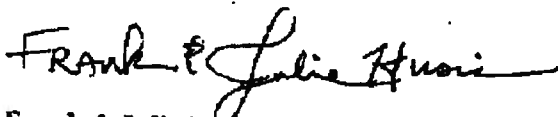
Dear Napa County Planning Commission,

We are writing in support of the Use Permit application for Relic Wine Cellars. We live at 189 Ridge Drive, Napa CA just off of Soda Canyon Road near the proposed winery site.

We do not foresee any problems with the winery. We know Mike and Schatzi personally and professionally and are confident that they will be mindful of our neighborhood and deal in good faith if issues arise. They have put a great deal of thought and effort into minimizing the impact their project will have on their neighbors, and we believe they will be a positive addition to our neighborhood.

We encourage you to approve their request for a winery use permit.

Sincerely,



Frank & Julie Husic
Owners, Husic Family Vineyards

**BEHRENS FAMILY
WINERY**

ERNA SCHEIN
BEHRENS & HITCHCOCK

August 3, 2010

Napa County Planning Commission
1195 Third Avenue #210
Napa, CA 94559

RE: Relic Wine Cellars, P10-00162-UP

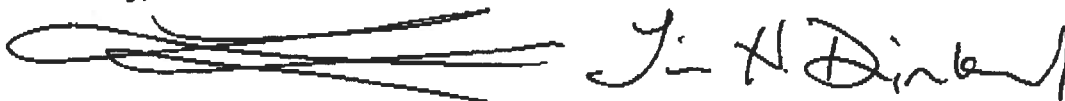
Dear Napa County Planning Commission,

We are writing in support of the Use Permit application for Relic Wine Cellars. We have known Schatzi Throckmorton and Mike Hirby for ten years – as employees, friends and peers in the industry and have owned and operated our own small, family winery (very similar in size and scope to the application before you) for 11 years on Spring Mountain in St. Helena.

We firmly believe that this is the type of project that we as residents of Napa Valley should support – small, family-owned wineries run by hardworking residents of the valley. We also know that Schatzi & Mike put a lot of thought and effort into minimizing the impact their project will have on their neighbors and will be good neighbors to their new Soda Canyon community as well as a positive addition to the Napa Valley wine community.

We strongly encourage you to approve their request for a 20,000 gallon winery use permit.

Sincerely,



Les Behrens & Lisa Drinkward
Owners & Winemakers, Behrens Family Winery

August 6, 2010

RECEIVED

AUG 09 2010

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Napa County LPlanning Commission
1195 Third Avenue #210
Napa, CA 94559

Re: Relic Wine Cellars, P10-000162-UP

Dear Napa County Planning Commission,

We are writing to support the Winery Use Permit Application of Relic Wine Cellars, owned by Schatzi Throckmorton and Mike Hirby. We have known Schatzi and Mike for 6 years as winemakers and friends. In an application of this type there are the technical requirements and then there are the intangibles--how well will the applicant get along with neighbors and the community. Mike and Schatzi are exactly the kind of people you want to own and operate a business of this kind here in the Valley.

They have always been concerned about the environment and the supportive culture of the Napa Valley. We have not seen the final plans but are aware they were making every effort to end up with an environmentally sensitive, energy conserving project that would fit well in the Soda Canyon. They are the kind that would not hesitate to reach out and help neighbors in need.

Please approve their permit request.

Sincerely,



Peter and Linda Snowden
Owners, Rockledge Vineyards

August 9, 2010

Napa County Planning Commission
1195 Third Avenue #210
Napa, CA 94559

RE: Relic Wine Cellars, P10-00162-UP

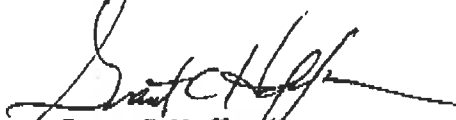
Dear Napa County Planning Commission,

I am writing in support of the Use Permit application for Relic Wine Cellars.

I have been a resident of the valley for 10 years working as a Relationship Manager with Silicon Valley Bank's Premium Wine Group. This project is what Napa Valley is all about - a small family owned winery designed with an eye to be 'green', environmentally friendly and inconspicuous; a business that adds to the economic base of Napa County. I believe that this is exactly the type of project that we as residents of Napa Valley should support.

I urge you to approve their request for a winery use permit.

Sincerely,



Grant C. Hoffman



Chateau Boswell

RECEIVED

AUG 11 2010

**NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

August 6, 2010

Napa County Planning Commission

1195 Third Street, Suite 210

Napa, CA 94574

RE: Use Permit Mike Hirby; Hearing is scheduled for August 18th

Dear Napa County Planning Commission,

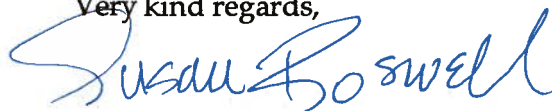
I have known Mike Hirby and Schatzi Throckmorton for a number of years in a professional and personal capacity.

Mike has been the winemaker for one of my Alternating Proprietor Tenants at my winery. He is exemplary in regard to his organization and winemaking habits as well as being a very congenial and pleasant person to work with. He and his employees follow my green business practice regulations to the "T" in their wine production activities as is required for our Napa Green Certified facility.

I know Mike and Schatzi feel strongly about sustainability issues; water conservation, water quality protection, reduced energy use, recycling, and soil, air, and land preservation. I understand that their design elements for their facility have taken in every consideration for their neighbors in regard to visual and noise impact.

I think they would make terrific neighbors for anyone and I would recommend them highly in regard to their wine business practices. They both have considerable experience in the wine industry and I am certain that maintaining their Napa County Use Permit and Department of Environmental compliance as well as the State Water and Air Quality requirements will be high on their list moving forward.

Very kind regards,


Susan Boswell

Ecossential Energy Consulting and Contracting

Napa Valley Planning Commission
1195 Third Ave, Suite 210
Napa, CA 94559

August 10, 2010

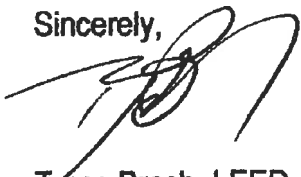
Re: Relic Winery

Esteemed Commissioners,

Early on in their search for a winery site in Napa County, Mike Hirby and Schatzi Throckmorton asked me to advise them with regard to their wish to create a winery that would have minimal impact on the land and the environment both aesthetically and with regard to resource usage and carbon footprint. With their concern for the needs and wishes of their neighbors and their desire to maintain the integrity and ambience of their neighborhood I am confident that the plan they have put forward for Relic Winery will be an asset to the Valley.

I strongly encourage you to approve their application.

Sincerely,



Trace Brash, LEED AP

ROBYN BENTLEY

August 2, 2010

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Re: **Throckmorton/Hirby - Relic Winery Permit**

Dear Napa County Planning Commissioners:

I live at 1738 Stockton Street in St. Helena and I have been involved with the applicants both personally and professional for the past eight years.

Mike Hirby and Schatzi Throckmorton epitomize Napa Valley values: honest, hard working, respected in the wine industry, generous in their dedication to our Valley's philanthropic causes and committed to creating a home for Relic Wines that not only has architectural integrity but respect for the environment.

I believe Relic Winery and Mike and Schatzi will be a wonderful asset to Napa County and our valley and I offer them my full support.



Robyn Bentley

707 477 8420

August 11, 2010

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

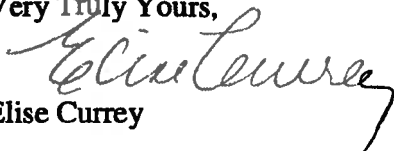
Re: Relic Winery Permit Application

Dear Napa County Planning Commissioners:

I live at 4294 Big Ranch Road, Napa, Ca and am a friend and supporter of small family-owned businesses, particularly those which involve small family wineries here in the Napa Valley.

The Relic Winery is an example of a young couple and small family-owned winery which will provide an alternative to the large corporate wineries which proliferate. I support the approval of the Relic Winery.

Very Truly Yours,



Elise Currey

CONCERN LETTERS
RELIC WINE CELLARS



Daniel McFadden
E. Morris Cox Professor of Economics
Nobel Laureate, Economics, 2000
President, American Economics Association, 2005

ECONOMETRICS LABORATORY
Institute of Business and Economic Research

RECEIVED

AUG 09 2010

Napa County Conservation, Development, and Planning Department
 1195 Third Street, Suite 210
 Napa, CA

NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.

RE: Use Permit Request P10-00162-UP, 2400 Soda Canyon Road (Assessor Parcel #032-090-024)

My wife Beverlee and I are the owners and residents of the property at 2362 Soda Canyon Road. Our property is adjacent to the permit site, on the east and south sides, and downstream from it. We are concerned about the environmental impacts of the proposed project, and request that the Commission carefully assess and evaluate these impacts before approving this use permit.

Scale Issues: The proposed winery will be of substantial size, with a capacity to store about 400 barrels per year and release about 9,000 cases of wine per year. Currently, there are two large vineyards at the upper end of Soda Canyon Road, Stagecoach (Krup) and Antica (Antinori). Antica has a large winery, and Stagecoach has limited winemaking operations. White Rock Winery on Loma Vista Drive off Soda Canyon Road produces roughly 3000 cases per year. All these operations are located in large vineyards, and are producing primarily estate wines without heavy trucking in of grapes. Stagecoach and Antica both ship large quantities of grapes down Soda Canyon Road for use elsewhere, and their workers and operations generate substantial traffic on Soda Canyon Road. As far as we are aware, there are currently no other commercial wineries on Soda Canyon Road, certainly not of the scale of the proposed winery. Further, the proposed winery is not located on a large vineyard property that can absorb its environmental impacts, but rather on a long narrow parcel that was created by a lot line adjustment to reconfigure an existing grandfathered residential building site to reduce its impact on its immediate neighbors. There are five or more residences within about 500 yards of the winery site, and more in its viewshed, and these will be impacted by winery operations and lighting. The proposed project will introduce a large commercial building and operations on a road and in an area that has up to now been almost entirely agricultural, with limited road capacity. The proposed winery has no direct ties to local agricultural operations, and the applicants are not currently residents on the property. Thus the proposal pushes the limits of county ordinances allowing wineries in agricultural areas that are integrated with local agricultural operations, and would in effect allow conversion of agricultural watershed lands to an independent commercial use not tied to local agriculture.

Riparian Issues: The planned project is located on a knoll at the rear of the 2400 Soda Canyon Road property. The natural drainage from this knoll is via two seasonal streams, one on each side, that then cross my property, one running south and then west down a Chinese-labor constructed stone channel on our property that passes along one side of our vineyard and empties into our farm pond, the other running west and then southwest through our property near the firehouse. Both streams then connect to Soda Creek. The area on the permit site where the proposed winery will be located is at the head of one of these seasonal streams, and grading done by the previous owner has covered the top course of this stream. The current paved driveway to the winery site runs along top course of the second seasonal stream. There appears to be a substantial risk to the health of these streams both from the construction phase and the operation phase of the proposed winery. We believe that it will be very difficult to widen the current driveway to 20 feet without diverting or covering the second seasonal stream. We are concerned that site preparation and construction may release silt and hazardous materials into the first of these

Daniel McFadden, Director
 655 Evans Hall
 Tel: (510) 643-8428
mcfadden@econ.Berkeley.EDU
<http://econ.berkeley.edu/~mcfadden>

Mailing Address:
 DEPARTMENT OF ECONOMICS
 549 EVANS HALL # 3880
 BERKELEY, CALIFORNIA 94720-3880
 Fax: (510) 642-0638

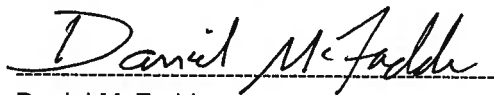
Rowilma Balza del Castillo, Manager
 649 Evans Hall
 Tel: (510) 642-0619
 Fax: (510) 642-0638
rowilma@econ.Berkeley.EDU

seasonal streams, with a negative impact upon my vineyard and pond, and on the pond wildlife. We are further concerned that waste water from the cleaning and hosing down that are part of winery operations, particularly outdoor operations on the winery pad, may escape the winery's wastewater collection system and contaminate the two seasonal streams. We request a report on these environmental hazards, and ask the Commission to require a plan that guarantees the continued health of these streams.

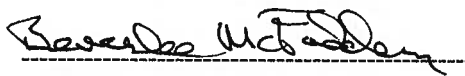
Water Issues: The permit site currently has one well located on the front part of the parcel near Soda Canyon Road. This well was drilled for a planned single-family residence. We suspect that it will not prove adequate for the needs of the proposed winery, and that additional wells will be required. Our area already has water table issues. We obtain our drinking water from seven artesian springs, and four of these have gone dry in the past five years. Several neighbor's wells have gone dry. The heavy water demands of a winery threaten the sustainability of the water table and the water rights of neighbors. Specifically, heavy well use by the winery threatens the viability of the well and springs we use to irrigate our vineyard. We request an analysis of the winery's water needs, and ask the Commission to require a plan that protects the water rights of neighbors.

Sewerage Issues: The proposed site has only two locations, both near Soda Canyon Road, that have met County perk requirements for a leach field. We own a strip of land between the firehouse and the 2400 Soda Canyon Property, and granted the previous owners of that parcel an easement for a driveway across our property, and also a variance that allowed them to place a leach field for a residential septic system closer to our property line than the County minimum requirement. We will object that this variance does not reasonably apply to the high-capacity leach field that the septic system of a commercial winery will require. We will also object that an easement for a residential driveway does not reasonably apply to the road needed by a commercial winery, but this issue is moot if the permit site is granted road access that does not use our easement.

We urge the applicants for this use permit to consider the alternative of a small family winery with a substantially reduced footprint that takes into account the current exclusively agricultural and residential character of this part of Soda Canyon, the close proximity of neighboring residences, and the riparian, water, and wastewater impacts of winery construction and operation. We urge the Commission to delay approval of this permit request until these substantial environmental impacts have been satisfactorily addressed.



Daniel McFadden
2362 Soda Canyon Road, Napa, CA
707-254-9741



Beverlee McFadden
2362 Soda Canyon Road, Napa, CA
707-254-9741

Daniel McFadden, Director
655 Evans Hall
Tel: (510) 643-8428
mcfadden@econ.Berkeley.EDU
<http://econ.berkeley.edu/~mcfadden>

Mailing Address:
DEPARTMENT OF ECONOMICS
549 EVANS HALL # 3880
BERKELEY, CALIFORNIA 94720-3880
Fax: (510) 642-0638

Rowilma Balza del Castillo, Manager
649 Evans Hall
Tel: (510) 642-0619
Fax: (510) 642-0638
rowilma@econ.Berkeley.EDU

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TO THE COUNTY BOARD OF SUPERVISORS:

AUG - 9 2010

9 Aug. 2010

Re: P10-00162-UP

COUNTY OF NAPA
EXECUTIVE OFFICE

I want to express my concerns regarding the proposed winery at 2400 Soda Canyon Road. This will be a commercial business set in the midst of a residential enclave that is unique to Soda Canyon. There are 9 homes within a 1/2 mile north of the site and 5 homes located to the south. This area was settled in the late 1800s by Italian immigrants and contains a "ghost" winery at one of the residences. This area has continued as a small community to this day.

I have many concerns; loss of property value, loss of way of life, and deterioration to Soda Canyon's environment and integrity.

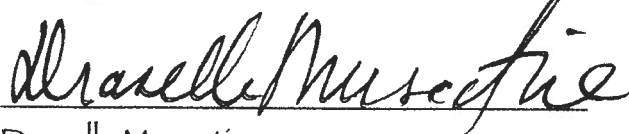
The proposal states that the owners are consolidating 6 other business enterprises located on the Valley floor thereby decreasing traffic in those locations. The converse means that this traffic will now be directed to Soda Canyon which is a small, secondary road that is narrow, constantly needs repair, and is not conducive to large vehicles. We are already overwhelmed by the traffic from the vineyards at the top of the road.

The sound level is limited to 65 decibels. I understand that equals the noise of a lawn mower. I don't know about you, but I have to go inside when the lawn is mowed because of the noise. This and the lights will be allowed at the premises from 8 am to 10 pm. How can you police this?

The availability of water can't help but decrease and will affect all the homes in the area. An environmental impact report should be produced.

Relic's letter of notification (see attached) that was sent to all the residents said they were going to build "a very small family winery." That is not what they are planning to do and I find their letter misleading. If this is their approach, how else have they misled or will they mislead us?

Please give this your utmost attention. I regret that I will not be able to attend.



Draselle Muscatine

2410 Soda Canyon Road, Napa, California

707-265-8237

RELIC

July 13, 2010

Dear Draselle,

We would like to take a moment to introduce ourselves. We are Schatzi Throckmorton and Michael Hirby, and we own the property at 2400 Soda Canyon Road. Out of our desire to be good neighbors, we wanted to inform you of our plans for our property.

We have lived in the valley for over ten years and both work in the wine industry - Mike as a winemaker and Schatzi as the GM for a small, family winery. We met and married here in the valley and are very excited about making our home in Soda Canyon.

In addition to eventually building our home on the property, we are planning to build a very small family winery. The winery will be located on the site the previous owners already graded in an effort to be as unobtrusive to you as possible.

You will be receiving a notice from the county in the coming weeks informing you of our winery application. If you have any questions or concerns regarding our application, please contact us, and we would be happy to discuss it with you in depth.

We look forward to meeting you in the neighborhood.

Best wishes,

Schatzi & Mike

Schatzi & Mike

MCCEL 217-0764



P.O. Box 327 * SAINT HELENA, CA 94574
T: 707.967.9380 * F: 707.967.0724 * W: RELICWINES.COM

Hi Draselle -

Hope all is well! We would love to stop by and look at your winery sometime. Hope you are having a wonderful summer.

Schatzi