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Public Comments

The Winery at Mount Veeder Use Permit P22-00248-UP, Exception to
the Conservation Regulations P25-00088-UP, and Exception to the
Roads and Street Standards
Planning Commission Hearing - June 4, 2025

From: [George Bachich](#)
To: [Cahill, Kelli](#)
Cc: [Gavin Sharrocks](#); [Tim Culler](#); [Ed Jinks](#); [Brian Burry](#); [Linda Mininger](#)
Subject: P22-00248
Date: Monday, January 13, 2025 6:46:41 AM

[External Email - Use Caution]

Kelli Cahill
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: Kelli.Cahill@countyofnapa.org

Re: P22-00248

Dear Ms. Cahill,

Gavin Sharrocks of P&M Vineyards is a good neighbor and a good friend, and we, his immediate neighbors to his east, support his vineyard and winery project. We have watched him develop his vineyard over the past few years and appreciate the care and consideration he has shown for the land, soil, water, and wildlife, as well as for his neighbors, including us.

Gavin's vineyard completes the firebreak to the west of us by connecting the Woolls vineyard on his south side to the Cuvaion vineyard on his north, thereby completing a mile and a half chain of nearly continuous vineyard along the ridge to the west of us. The Cuvaion vineyard played a key role in stopping the 2017 fire, and Gavin's vineyard adds significant value to this ridge as a critical link in future fire suppression efforts.

Gavin's winery will add even more value by providing and maintaining better road access to the top of our ridge from the west side. His driveway and ours together provide one of the few fire truck access routes across the ridge between Dry Creek Road and Mt. Veeder Road, as well as to the fire road along the top of the ridge. This access has already proven to be an important community asset.

We and our neighbors appreciate that Gavin laid out his vineyard to preserve fire truck and water tender access between our property and Cuvaision's through a corner of his, and also to maintain a second exit through his vineyard for all of us in case of unstoppable wildfire on our (east) side of the ridge.

Now that Gavin has harvested his first crop, we think it is only natural that he build a winery, and we think he should be allowed to do so. The winery design reflects Gavin's approach to treading lightly on the land, as much of it will be underground and unobtrusive.

Gavin is the kind of neighbor we want. We want to help him in any way we can, and I'm sure he feels the same way toward us. We encourage the County to approve his development without delay and without onerous limitations or conditions.

Sincerely,

George Bachich and Linda Mininger
4271 Dry Creek Road

Ed and Lisa Jinks
4260 Dry Creek Road

Brian Burry
4261 Dry Creek Road

Tim Culler
4282 Dry Creek Road



Two Estates Wine Collective



October 28, 2024

Kelli Cahill
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: Kelli.Cahill@countyofnapa.org

RE: Winery at Mount Veeder/Nacra – P22-00248

Dear Ms. Cahill,

We reside at 1310 Mt Veeder Rd in Napa and are adjacent to the property of the proposed project, **Winery at Mount Veeder/Nacra (P22-00248)** at 1300 Mount Veeder Rd. We wanted to write and express our full support for this project. We have been in contact with Gavin Sharrocks since he moved into the property in 2019 and more recently have sat down at this home to discuss the details of the project.

The request is reasonable, and we are confident that it will improve access to a strategic ridgeline and help strengthen the region's identity as a premium, site-focused wine growing area. Please convey our support to the Napa County Planning Commission.

Sincerely,

Dan Zepponi
President/CEO

From: jwpeck819@aol.com
To: [Cahill, Kelli](#)
Cc: [Lynn Peck](#)
Subject: Winery at Mount Veeder/Nacra – P22-00248
Date: Thursday, October 17, 2024 4:47:13 PM

[External Email - Use Caution]

October 18, 2024

Kelli Cahill
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: Kelli.Cahill@countyofnapa.org

RE: Winery at Mount Veeder/Nacra – P22-00248

Dear Ms. Cahill,

We reside at 1388 Mt Veeder Road in Napa County and are adjacent to the property of the proposed project, **Winery at Mount Veeder/Nacra (P22-00248)**, at 1300 Mount Veeder Road. We are writing to express our full support for this project. We have been in contact with Gavin Sharrocks, who has been our valued neighbor since he moved into the property in 2019, and have recently met with him at his home to review and discuss the details of the project.

The request is reasonable and the proposed design will have minimal impacts on our neighborhood. The project will improve fire fighting access from Mount Veeder Road to a strategic ridgeline where the 2017 wildfire that burned in Pickle Canyon was brought under control. The project will help strengthen the region's identity as a premium, site-focused wine growing area. Please convey our support to the Napa County Planning Commission.

Sincerely,

James and Carolyn Peck
(707) 255-7425

October 29th, 2024

Kelli Cahill
Napa County PBES
1195 Third Street, Suite 210
Napa, CA 94559
Delivery via email to: Kelli.Cahill@countyofnapa.org

RECEIVED
OCT 31 2024 
Napa County Planning, Building &
Environmental Services

RE: Winery at Mount Veeder/Nacra – P22-00248

Dear Ms. Cahill,

We own residential property at 1201 Mt Veeder Rd in Napa and are adjacent to the property of the proposed project, **Winery at Mount Veeder/Nacra (P22-00248)** at 1300 Mount Veeder Rd.

I am writing to express our full support for this project. We have been in contact with Gavin Sharrocks and recently have sat down in his home to discuss the details of the project. The request is reasonable and we are confident that this project will:

1. Improve access to a strategic ridgeline:

This project proposes significant improvements to the existing shared driveway that serves both 1300 and 1310 Mt Veeder Rd. Among these improvements are intervisible turn-outs, widened entrance at Mt Veeder Rd, and improved materials which provide all weather access to this neighboring ridgeline. The importance of access not only serves the immediate properties but also serves the larger community. This was demonstrated in 2017 when this ridge was used to implement a successful fire line stopping the forward progress of the Nunns fire.

2. Strengthen the regions identity as a premium wine growing area:

Small and quality-oriented growers and winemakers are what this valley has been built on. This has been demonstrated in the historical legacy of many producers. As a community we need to support and champion these types of wineries so that we can continue the success and prominence of the Napa Valley.

Please convey our support to the Napa County Planning Commission.

Sincerely,

Robert Fate

