



DAVID BECKSTOFFER
President

July 8, 2015

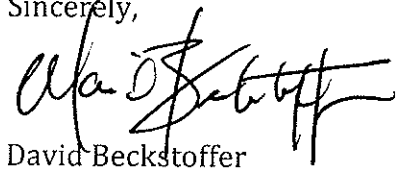
To Whom It May Concern,

I have known Lee Hudson both personally and professionally for many years. When Lee and I served together on the Napa Valley Grapegrowers Board of Directors I saw firsthand his devotion to our community and his dedication to the preservation of the Napa Valley Ag Preserve.

I have reviewed the Hudsons' plan for their new winery and I am convinced that, unlike several other winery development and expansion plans that have recently been presented for approval from the County, this one is designed responsibly so as to comply with all existing County regulations, minimize negative effects on traffic, water availability, and the viewshed, and promote job creation and agriculture in our County.

The Hudsons have a long history of involvement in our community and an undeniable understanding of the original intent of the Napa Valley Agricultural Preserve. As a Napa Valley grape grower and vintner, I support the approval of their Use Permit application.

Sincerely,



David Beckstoffer



July 7, 2015

Re: Use Permit Application for Hudson Vineyards Winery

To Whom it May Concern:

I am writing in support of the **Use Permit Application for Hudson Vineyards Winery**. Hudson Vineyards was founded in 1981 and grapes were planted on a 166 acre parcel in Carneros, Napa Valley. Hudson Vineyards' grape growing business now provides fruit for more than 30 prestigious winery clients. In 2004, to support long-term viability, the Hudson wine brand was established. Today all wine is made off site, requiring grapes to be trucked to an offsite winery. They would like to change this and it makes sense.

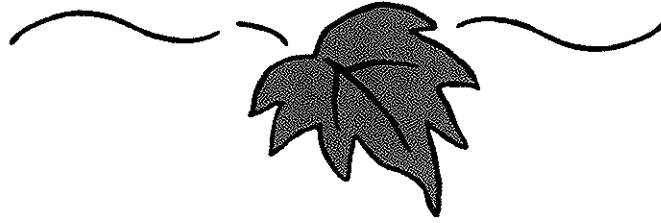
I support their submitted application is to obtain approval to establish a new 80,000 gallons per year winery which will consist of a cave, a hospitality building and covered fermentation and crush pad. The facility will also include a commercial kitchen, a winery office building, and storage and laboratory spaces. The accessory-to-production square foot ratio is $\pm 14\%$. Additional agricultural products, including vegetables, olive oil and meat products produced from materials grown on the Hudson Vineyards property will also be sold, further reinforcing our commitment to Napa County agriculture in all its diverse forms. Vineyards on the property will afford ready adherence to the 75% grape sourcing requirements as set forth by Napa County. Within the Carneros AVA in Napa Valley, Hudson Vineyards grows more than 60 varieties of fruits, vegetables and wine grapes, while raising heritage poultry, pigs and lamb utilizing ethical, responsible farming practices honed throughout its thirty-year stewardship of its land. Mr. and Mrs. Lee Hudson are wonderful people who provide the care and expertise that our Valley needs to thrive.

Sincerely,

Lily Berlin

Owner/Winemaker

BETTINELLI VINEYARDS



July 16, 2015

Planning Commission
County of Napa
1195 Third St., 2nd Floor
Napa, CA 94559

RE: Hudson Vineyards Use Permit Application

To Whom It May Concern:

This letter is written in support of Hudson Vineyards' application to build a winery in Carneros. As a fellow grape grower, I have had the pleasure of Lee Hudson's acquaintance for more than 25 years. I have seen his family's commitment to sustainable farming first hand. This deep understanding of the intent of the Napa Valley Agricultural Preserve is apparent in his vision for this winery.

This project has been thoroughly researched and epitomizes what a winery should be as determined by the Winery Definition Ordinance:

- The proposed winery at Hudson Vineyards easily demonstrates its ability to meet the 75% rule.
- The property will be served by an existing well and will not adversely impact the groundwater aquifer in the area.
- The project site is not visible from any public road.
- No variance of any kind is required.

The positive impact that the winery would bring to Napa Valley and the Carneros region clearly outweigh any potential negative impact. I am confident in supporting this Use Permit application and urge you to approve this application.

Sincerely,

A handwritten signature in cursive script that reads "Larry Bettinelli". The signature is written in black ink and is positioned above the printed name.

Larry Bettinelli

5430 St. Helena Highway
Napa, CA 94558

Phone: 707.258.8618
Fax: 707.258.8271

August 19, 2015

Planning Commission
County of Napa
1195 Third St.
Napa, CA 94559

RE: Hudson Vineyards Pending Use Permit Application

To Whom It May Concern:

This letter is written in support Hudson Vineyards' application to build a winery in Carneros. Hudson Vineyards has established a long-term view of farming as demonstrated by its 30 year stewardship over this land. The proposed winery fits within

Since the Hudson wine brand was established in 2004, grapes have been trucked off site to make their wine. In order to support its existing production, sourced entirely from grapes grown on their property, they wish to create a facility that allows them to process grapes at their own facility and host visitors who can witness their integrated farming operation first-hand.

This project has been researched thoroughly and serves as a model of the type of winery envisioned by the WDO:

- No variance of any kind is required.
- The proposed winery at Hudson Vineyards demonstrates its ability to meet the 75% rule.
- The property will be served by an existing well.
- The project site is not visible from any public road.
- It will be easily accessible and is served by a large, existing left-turn-lane.
- No neighborhood opposition.

We endorse this Use Permit application and request that you allow this winery to be built.

Sincerely,

John and Dona Bonick

KOPOL BONICK
art & photography

Dona@dkbphto.com
<http://www.dkbphoto.com>

TERRY GAMBLE BOYER
1 BELMONT AVENUE
SAN FRANCISCO, CALIFORNIA 94117

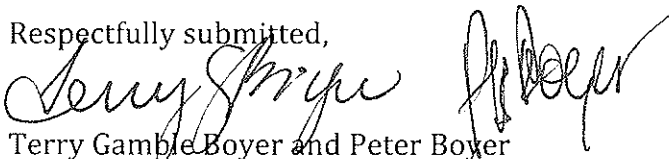
Planning Commission
County of Napa
1195 Third Street
Napa, CA 94559

August 20, 2015

Dear Planning Commission:

I am writing on behalf of my husband Peter Boyer and myself to lend our support to the proposed winery at Hudson Vineyards. Peter and I are contiguous neighbors to the west of the Hudsons' in Napa, owning several parcels along Arrowhead Mountain Road. We feel that they are excellent neighbors and thoughtful stewards of the land. Their agricultural use of the property is both appropriate and an enhancement to our area. We are confident that they will continue to respect our water resources and the beauty of our environment. We know from many that they are wonderful employers and inclusive of the community, so without hesitation, we heartily support this project.

Respectfully submitted,

The image shows two handwritten signatures in black ink. The signature on the left is 'Terry Gamble Boyer' and the signature on the right is 'Peter Boyer'. Both are written in a cursive, flowing style.

Terry Gamble Boyer and Peter Boyer

415.519.5799



July 9, 2015

Board of Supervisors
Planning Commission
County of Napa
1195 Third St.
Napa, CA 94559

RE: Pending Use Permit Application for Hudson Vineyards

To Whom it May Concern:

This letter is written in support of Hudson Vineyards' application to build a winery on its 166 acre parcel in Carneros. Throughout its thirty year stewardship of this land, Hudson Vineyards has established a long-term view of farming; possessing a deep understanding of the property through both education and years of experience working with the land. The winery fits within this vision.

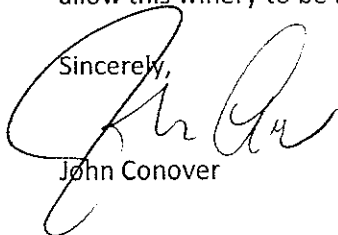
Since the Hudson wine brand was established in 2004, grapes have been trucked off site to make its wine. In order to support its existing production, sourced entirely from estate grown grapes from this parcel, Hudson Vineyards wishes to build a winery for onsite processing. Additionally, it is an essential part of the long-term plan that guests can visit this integrated ranch and see the relationship between agriculture and production. As such, a hospitality center is also necessary so that visitors can experience this first-hand.

This project should easily be approved by the Planning Commission and Board of Supervisors as it serves as a model of the type of winery envisioned by the WDO:

- The proposed winery at Hudson Vineyards easily demonstrates its ability to meet the 75% rule.
- The accessory-to-production square foot ratio is $\pm 14\%$.
- The property will be served by an existing well.
- The winery will not adversely impact the groundwater aquifer in the area.
- The project site is not visible from any public road.
- It will be easily accessible from Hwy 121 and is served by a large, existing left-turn-lane.
- No variance of any kind is required.

Although there is a lot of discussion surrounding winery development, this region of Napa County is terribly underrepresented. The Hudson Vineyards project would reflect upon both the county and the Carneros AVA in the best possible manner. I endorse this Use Permit application and request that you allow this winery to be built.

Sincerely,



John Conover

PLUMPJACK WINERY

620 OAKVILLE CROSSROAD, NAPA VALLEY, CA 94558 TEL 707.945.1220 FAX 707.944.0744

www.plumpjack.com

Hugh Davies
1400 Schramsberg Road
Calistoga, CA 94515

July 19, 2015

Dear Lee,

I am writing in support of your use permit application to establish an 80,000 gallon winery facility on your property in the Carneros. I understand that this permit request includes a cave, a hospitality building and a covered fermentation/crush pad.

As a second generation vintner, I am absolutely committed to the long term health of our community and industry. While every proposal for a winery may not meet the standards laid out in the county's Winery Definition Ordinance, this one clearly does. Further I have great confidence in you, Lee, and in your family.

I look forward to seeing you take this next step with your property.

Wishing you the very best,

A handwritten signature in black ink, appearing to read 'H.D.', with a long horizontal stroke extending to the right.

Hugh Davies
President / Vintner
Schramsberg and Davies Vineyards

GARGIULO VINEYARDS

Five Seventy Five Oakville Crossroad
Napa, California 94558
T 707.944.2770
F 707.944.2780

July 15, 2015

To Whom It May Concern,

We at Gargiulo Vineyards fully support the Hudson Vineyards project to build an 80,000 gallon winery and hospitality facility. The Hudson's are outstanding stewards of this valley, and have been exceptional growers for many years. Regardless of some of the controversies surrounding new winery projects, these long time residents fully deserve to receive approvals in a fast, and complete way. Like everything they do, this will be a world class tasteful winery, in a style that will make all of Napa proud.

Best,

A handwritten signature in black ink, appearing to read "Jeff Gargiulo". The signature is written in a cursive, flowing style with a large initial "J" and "G".

Jeff Gargiulo
Proprietor
Gargiulo Vineyards
E-mail: jeff@gargiulovineyards.com



HYDE VINEYARDS

August 23, 2015

Planning Commission
County of Napa
1195 Third St.
Napa, CA 94559

Re: Hudson Vineyards Pending Use Permit Application

To Whom It May Concern :

This is a letter of support for the Hudson Winery project. Hudson Vineyards, established over 30 years ago has been one of the best vineyards in the region, known for sustainability and high quality of fruit it produces. Majority of the grapes grown on the property are sold to other wineries and hauled away, including the grapes for already established Hudson Wines brand. Building the production facility on the property would allow to process the grapes right on the spot. The size of the property can easily support the vineyard and winery operations including hosting visitors who could witness first hand integrated farming operations.

The project has been researched thoroughly and serves as a model of the type of winery envisioned by WDO:

- No variance of any kind is required
- The proposed Hudson Winery demonstrates its ability to meet 75% rule
- The property will be served by an existing well
- The project site is not visible from any public road
- Access to winery would be served by an existing left-turn lane
- There's no neighborhood opposition

We endorse this Use permit application and request that you allow this winery to be built.

Respectfully,

Larry Hyde, viticulturist

Beta Hyde

POST OFFICE BOX 352
CALISTOGA, CALIFORNIA
94515-0352



PHONE & FACSIMILE:
707-942-0467
email@joneswine.com

July 8, 2015

Napa County Planning Division
County Administration Building
1195 Third Street
2nd Floor
Napa, CA 94559

Dear Sirs:

This letter is regarding the Winery Use Permit Application for Hudson Vineyards. I believe that this winery will be a positive addition to the Napa Valley and should be approved.

As I understand it, the winery will be part of an integrated farming operation and meet the spirit of our agricultural preserve. Lee Hudson and his family have been superb stewards of the land they farm and I am confident that this will carry over to the winery as well.

I urge the quick approval of this project.

Sincerely,

A handwritten signature in black ink that reads "Rick Jones". The signature is written in a cursive style with a large, sweeping "R" and "J".

Rick Jones





Napa County Planning Commission
1195 Third Street
2nd Floor
Napa, CA 94559

July 21, 2015

Re: Hudson Vineyard Use Permit Application

Dear Commissioners,

The Hudson Vineyards currently has a Use Permit application pending for a winery on its extensive property in Carneros. Hudson Vineyard has an existing 166 acre vineyard in Carneros and provides quality grapes for 30 prestigious winery clients. The quality of grapes from the Hudson Vineyards and its commitment to preserve the environment is already very well known. Lee Hudson always does things in a quality way. He now desires himself to have an onsite winery which would eliminate the need to have all the wine being made offsite.

The submitted application to establish a new 80,000 gallon a year winery is very well thought out and appropriate for the site. What is especially unusual is that Hudson already produces other agricultural products including vegetable, olive oil and meat products from the Hudson Vineyard property which will allow the facility to be an amazingly integrated agricultural facility in Napa Valley. The existing vineyards will easily comply with the 75% grape sourcing requirement. What is also significant is that the Winery will be located in an existing Olive orchard approximately .4ths of a mile from the Carneros Highway.

Overall this is a model application we can easily and strongly support.

Sincerely,

Cam Baker
Larkmead Vineyards
1100 Larkmead Lane
Calistoga, CA 94515



July 11, 2015

Board of Supervisors
Planning Commission
County of Napa
1195 Third Street, Suite 310
Napa, CA 94559

Re: Hudson Vineyards Use Permit

I am writing this letter in support of Lee & Cristina Hudson's Use Permit Application for their winery at 5398 Carneros Highway, Napa CA. Lee Hudson has been a great steward of his land since 1981 and has grown grapes, olives, vegetables, other agricultural products and livestock on this property since then. His wine brand has been in existence since 2004 and he now desires to make wine on this beautiful 166 acre parcel.

This project is a poster child of a responsible winery user permit application and should be quickly approved by the Napa County Planning Commission and Board of Supervisors. The project will:

- Not be visible from the road
- Not need a variance of any kind
- Utilize grapes grown on site thus meeting the 75% rule while reducing the amount of truck traffic currently needed to move the grapes offsite for processing
- Draw less than 25% of the currently available groundwater from the existing well for production
- Employ a small number additional employees including both production and marketing
- Utilized an existing left turn lane for direct access from Carneros Highway for minimal additional traffic impact and no neighbor impact
- Host a small number of marketing events over the course of the year and tastings by appointment only

I know that various factions in the community are concerned about the future of wineries and vineyards in Napa County, but wherever that discussion ends up, Hudson Vineyards winery is clearly the kind of responsible, local, family owned winery we want to sustain our County.

Please approve the User Permit Application and allow them to build this community asset.

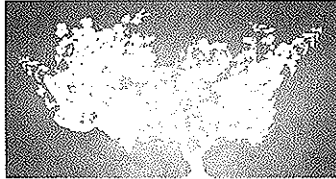
Sincerely,

Charles J. McMinn
President

PO Box 93 • 2929 Highway 29 North • Saint Helena, CA 94574

Phone 707-963-9292 • Fax 707-963-7848 • <http://www.vineyard29.com>

August 21, 2015



Planning Commission
County of Napa
1195 Third Street
Napa, CA 94559

RE: Hudson Vineyards Pending Use Permit Application

To Whom It May Concern:

This letter is written in support of Hudson Vineyards' application to build a winery in Carneros.

I have known Lee Hudson and his family for nearly 30 years. In that time he has established a reputation for being a responsible integrated part of our wine growing community. Lee has been a leading member of the Napa Valley Grape Growers Association and has received their Grower of the Year award. His innovative and responsible establishment of his vineyard and more recently his farm are consistent examples of Lee's "Doing it Right." I strongly support Lee's use permit and welcome him as an important member into the winery community. Hudson Vineyards has established a long-term view of farming as demonstrated by its 30 year stewardship over this land.

Since the Hudson wine brand was established in 2004, grapes have been trucked off site to make their wine. In order to support its existing production, sourced entirely from grapes grown on their property, they wish to create a facility that allows them to process grapes at their own facility and host visitors who can witness their integrated farming operation first-hand.

This project has been researched thoroughly and serves as a model of the type of winery envisioned by the WDO:

- No variance of any kind is required.
- The proposed winery at Hudson Vineyards demonstrates its ability to meet the 75% rule.
- The property will be served by an existing well.
- The project site is not visible from any public road.
- It will be easily accessible and is served by a large, existing left-turn-lane.
- No neighborhood opposition.

We endorse this Use Permit application and request that you allow this winery to be built.

Sincerely,

CONTINUUM

Mary Rowan
5500 Sonoma Hwy
Napa, CA, 94559
July 3, 2015

To whom it may concern:

My name is Mary Rowan, owner of Devaux Vineyard. My ranch is next to Lee Hudson's. I have known Mr. Hudson for 34 years. We have always had a supportive relationship.

I feel his model for his winery celebrates fairness, creativity and interdependence. It offers a blueprint for making intelligent and generous decisions. It astonished me with its clarity and power. It is a wealth of well-intentioned, principled perspectives that uses philosophy to ferret out the conceptual roots of our relationship with nature.

It is clearly a pragmatic design, Mr. Hudson has created solutions to complex problems. The property will be served by an existing well and will not impact the ground water aquifer. His winery would bring the inhabited landscape close to humanity rather than imposing humanity onto the landscape.

Finally let me say that wine is meant to be shared. Food and wine is an art form "which may be one of our grips on reality". (M.F.K. Fisher) Eating and drinking with intelligence and grace is one of our best delights for sharing our humanity.

I strongly support Mr. Hudson's application for Hudson Vineyard Winery.

Regards,

Mary Rowan

DOROTHY AND JOHN SALMON

10 LIGHTHOUSE COURT
NAPA, CA 94559
(707) 333-5595
JSALMON@GMAIL.COM

By E-Mail to Shaveta.Sharma@countyofnapa.org
County of Napa
Planning, Building and Environmental Services
Att'n: Shaveta Sharma
County Administration Building
1195 Third Street - 2nd Floor
Napa, CA 94559

RE: Hudson Vineyards Winery
Use Permit Application No. P14-00202
5398 Carneros Highway - Napa

Dear Shaveta:

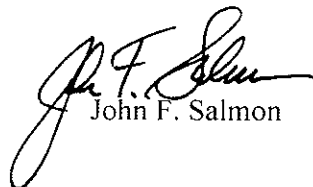
Please associate this support letter with the subject Application regarding the Hudson Vineyards Winery.

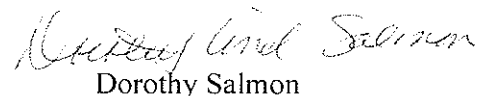
We have reviewed the subject Application and are familiar with the good work done by the property owner to support Napa County and its agriculture over many years. We believe that the uses applied for meet the key land use policy objectives of the County and will promote sustainable and successful agriculture.

Among other benefits, the project is not visible from any public road and will be easily accessible from Carneros Highway (Hwy 121); arrival and departure times for both employees and guests will occur outside of peak traffic hours; the water availability analysis has concluded that the winery will not adversely impact the groundwater aquifer in the area; and the winery can easily demonstrate its ability to meet the 75% rule of the Winery Definition Ordinance (WDO).

We urge the Planning Commission to approve this project as a model for the type of winery envisioned by the WDO and to reinforce its support of Napa County agriculture.

Sincerely,


John F. Salmon


Dorothy Salmon



July 9, 2015

Lee Hudson
Hudson Vineyards
5398 Carneros Highway
Napa, CA 94559

Dear Lee:

In response to your request for support regarding your Use Permit application, I am delighted To highlight the many things you are doing to enhance our beautiful valley.

I urge the County to approve your application for many reasons:

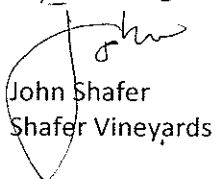
You have established an outstanding vineyard and are selling your grapes to many First class wineries in the valley.

You are the envy of many vintners with your diversified agricultural program which, in Addition to grapes, you are growing vegetables, fruits, poultry, and lamb.

Showing consideration for the public with arrival and departure times avoiding peak Traffic hours is commendable.

It has been my good fortune to have known you for many years and I have the highest respect for Both your farming expertise and character.

With kind regards,

A handwritten signature in black ink, appearing to read "John Shafer", written over a large, stylized, handwritten letter "S" that loops around the name.
John Shafer
Shafer Vineyards



STAGLIN
FAMILY VINEYARD

July 23, 2015

Napa County Board of Supervisors & Planning Commission

1195 3rd Street

Napa, CA 94559

Dear Members of the Board of Supervisors,

Together with my wife, Shari (Co-Founder and CEO, Staglin Family Vineyard) daughter Shannon (President, Staglin Family Vineyard) and son Brandon (Communications Director, IMHRO) we write to enthusiastically offer Staglin Family Vineyard's endorsement of Hudson Vineyard's winery expansion for Hudson Ranch. This letter serves as our formal, written advocacy of Lee and Cristina and their family's tireless commitment to establishing Hudson Vineyards and Hudson Ranch as a successful and sustainable member of the Napa vintner and agricultural community.

Hudson Ranch currently provides fruit for more than 30 high-level winery clients and the production of Hudson Wines on-site at the Hudson Ranch property will enable opportunities for the Napa Valley community to experience the great beauty and bounty Hudson Ranch has to offer. For guests who have visited the property, the Hudson values are tangible; the relationship between the land and its bounty has been richly woven into the Hudson culture on this precious property. The Hudson's hope to deepen this experience, through a more strategic integration of vineyard, winery and ranch, will allow for the community to experience this cohesion first-hand and to set the bar high for a healthy model for executing a thoughtful development approach, here in Napa Valley.

Our family's property, Staglin Family Vineyard, is a 61 acre vineyard; some of our earliest plantings date back to the 1860's. Since 1985, our family has been devout care-takers of this lush land at the base of Mt. Saint John and it is in this spirit of land-stewardship that we embrace Lee, Cristina and Hudson Ranch's efforts to cultivate their land with conservative care, and contribute to the Napa Valley's rich history and continued legacy.

As we look to our Southern neighbors in the Carneros AVA, we are impressed with Hudson Vineyard's diverse production. Since 1981, Hudson Vineyards has grown to produce 60 + fruit varieties. *Beyond the grapes*, we have personally benefited from the vegetable farm and heritage meats program. Hudson Ranch grows poultry, pigs and lamb utilizing ethical and responsible farming practices and continues to honor the family's 30-year stewardship of their land. Hudson Ranch & Vineyards' team possess a deep passion for their family's property and have cultivated a long-term vision for the land. Here are a few details for the project that appeal to our ethical considerations}

P. O. BOX 680 RUTHERFORD, NAPA VALLEY, CA 94573
PHONE: (707) 944-0477 FAX: (707) 944-0535
E-MAIL: info@staglinfamily.com WEBSITE: www.staglinfamily.com

- Water – Water availability and impact has been considered with serious analysis – the Hudson Ranch will be served by an existing well and will not negatively affect the neighboring ground water aquifer.
- Visibility – The scope of the project will not be visible from public roads.
- Accessibility – Entrances have been planned with great care and scheduling for staff/personal and business hours have been curate with peak traffic sensitivity. Location will not impede traffic flow for Downtown Napa
- Business Model – We support the creation of jobs in Napa Valley. This project will require additional full-time and part-time employees and the type of winery is in keeping with the Planning Commission's scope for desired designs.

Thank you for accepting our letter of support. If you would like to follow up with me, Shari or Shannon, please do not hesitate to call or email us for our additional insights.

Sincerely,



Garen Staglin



W. CLARKE SWANSON, JR.
PROPRIETOR

August 26, 2015

Planning Commission
County of Napa
1195 Third Street
Napa, CA 94559

Re: Hudson Vineyards Pending Use Permit Application

Dear Commissioners:

If one looked for the creation of the ideal winery, it would be the one proposed by Hudson Vineyards in Carneros. It is the type of winery envisioned by both the WDO and APAC:

1. No variance of any kind is required.
2. No water problem.
3. Winery site not visible from public roads.
4. Proposed winery will utilize grapes from its own vineyards, thus lessening any traffic impact.
5. Visitor traffic will be served by a wide, existing left-turn lane.
6. No neighborhood opposition.

The proposed Hudson Winery's principal owner, Lee Hudson, has proven his dedication to sustainable farming, having been recognized by the Napa Grape Growers Association as "Grower of the Year" in 2008.

If ever a Winery Permit Application should be approved by the Commission, the proposed Hudson Winery should be at the top of the list. It is my hope that the Hudson Winery shall be approved and I endorse this application.

Sincerely,

W. Clarke Swanson, Jr.

WCS/ga

swansonvineyards.com

POST OFFICE BOX 148 1050 OAKVILLE CROSS RD OAKVILLE, CA 94562-0148
t: 707.754.4001 f: 707.944.0955 clarke@swansonvineyards.com



July 9, 2015

Mr. Lee Hudson
Hudson Vineyards
5398 Carneros Hwy
Napa, CA 94559

RE: Support of Expansion Project at Hudson Vineyards Carneros Site

Dear Lee,

Any development in a rural area such as Napa Valley necessitates serious consideration regarding the environmental, community and social impact. As President & CEO of Clos Du Val, I would like to offer our support for the expansion of your facility located in the Carneros region.

Clos Du Val has vineyards in the Carneros region and as your neighbor, we appreciate your respect for the land and community which is reflected in your long term ethical business practices involving a farming and ranch operation.

Your summary shows a thorough research and development of a plan to continue utilizing responsible farming and wine production practices typical of your operation in moving forward with a winery and visitor center on location.

Important considerations such as low impact on traffic with safe and easy access, responsible water practices, creation of jobs, and low visibility of facility from the highway are addressed. Parameters for visitors are reasonable and the wines will qualify for the 75% rule.

After reviewing the summary, I feel confident in supporting that the Planning commission approve this project as a model of the type of winery envisioned by the WDO and to reinforce its support of Napa County agriculture.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Tamburelli", with a long, sweeping underline.

Steve Tamburelli
President & CEO

TRINCHERO
Family Estates

To: Lee and Cristina Hudson

Hudson Vineyards

Re: Use Permit Application

Hudson Vineyards Winery

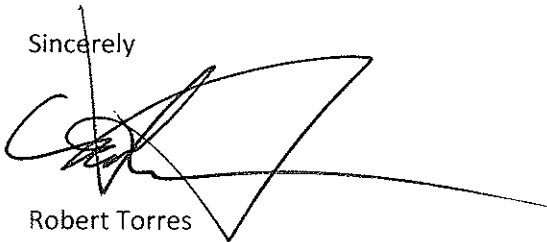
5398 Carneros Hwy. , Napa

Dear Lee and Cristina

I have reviewed your proposed project at your beautiful ranch in Carneros. I find the project to be just what was intended when the Ag Preserve and WDO were adopted. A fully integrated property, growing and processing grapes in a sustainable way, further enhancing the agricultural use of Napa County's Ag lands. Furthermore, the integration of other agricultural products grown and raised onsite, makes your project and activities truly a diverse Ag use, one that well represents Napa County's long history and legacy as an agricultural county.

Your reputation as a champion of sustainability, best farming practices, and supporter of the Ag preserve, gives me great faith that you both will be a model of how to "do it right". You are both truly stewards of the land, and you have my whole hearted support for your project.

Sincerely

A handwritten signature in black ink, appearing to read 'Robert Torres', with a long horizontal flourish extending to the right.

Robert Torres

Principal, Vice Chairman and Director

Trinchero Family Estates



RECEIVED

JUL 14 2015
RB
Napa County Planning, Building
& Environmental Services

Planning Commission County of Napa

Commissioners,

I have reviewed the Use permit application for the Hudson Vineyards.
Furthermore I have done business with Lee & Hudson Vineyards for 20 plus years.

This is the epitome of what an Estate Winery should be, efficient and sustainable.
It will do nothing but add positively to our image and heritage as world class wine region.

You should approve this project as the model for the type of winery envisioned by the WDO and to
reinforce its support of Napa County agriculture.

Sincerely,

Andrew Hoxsey
Managing Partner Napa Wine Company

J O S E P H G . P E A T M A N

Attorney at Law

August 25, 2015

Planning Commission
County of Napa
1195 Third St.
Napa, CA 94559

RE: Hudson Vineyards Pending Use Permit Application

To Whom It May Concern:

This letter is written in support Hudson Vineyards' application to build a winery in Carneros.

I have followed with interest the County discussion regarding a minimum parcel size for new wineries. I hope that discussion will not hold up Lee's permit. Hudson Vineyard's winery will be located on a 166 acre site. No matter what the eventual minimum parcel size it determined to be, it will not be larger than 100 acres.

Hudson Vineyards has established a long-term view of farming as demonstrated by its 30 year stewardship over this land.

Since the Hudson wine brand was established in 2004, grapes have been trucked off site to make their wine. In order to support its existing production, sourced entirely from grapes grown on their property, they wish to create a facility that allows them to process grapes at their own facility and host visitors who can witness their integrated farming operation first-hand.

This project has been researched thoroughly and serves as a model of the type of winery envisioned by the WDO:

- No variance of any kind is required.
- The proposed winery at Hudson Vineyards demonstrates its ability to meet the 75% rule.
- The property will be served by an existing well.
- The project site is not visible from any public road.
- It will be easily accessible and is served by a large, existing left-turn-lane.
- No neighborhood opposition.

We endorse this Use Permit application and request that you allow this winery to be built.


Sincerely,



Joseph G. Peatman

433 Soscol Avenue Suite A120
Napa, California 94559
707-255-1646
Fax 707-255-4338
Email jpeatman@gasserfoundation.org

RECEIVED

 AUG 31 2015

Napa County Planning, Building
& Environmental Services



CASA PIENA
VINEYARDS

July 27, 2015

Planning Commission
County of Napa
1195 Third St.
Napa, CA 94559

RE: Use Permit Application for Hudson Vineyards

To Whom It May Concern:

We are writing this letter to support Hudson Vineyards' application to build a winery in Carneros. Hudson Vineyards has established a long-term view of farming as demonstrated by its 30 year stewardship over this land.

Since the Hudson wine brand was established in 2004, grapes have been trucked off site to make its wine. They wish to create a facility that allows them to process grapes at their own facility and host visitors who can witness their integrated farming operation.

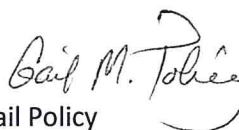
This project serves as a model of the type of winery envisioned by the WDO:

- No variance of any kind is required.
- The proposed winery at Hudson Vineyards demonstrates its ability to meet the 75% rule.
- The property will be served by an existing well.
- The project site is not visible from any public road.
- It will be easily accessible and is served by a large, existing left-turn-lane.

We endorse this Use Permit application and request that you allow this winery to be built.

Sincerely,


Carmen Policy


Gail Policy

RECEIVED

JUL 31 2015
RB
Napa County Planning, Building
& Environmental Services



DOMAINE CARNEROS.

August 3, 2015

Napa County Planning Commission
Heather Phillips, Chair
1195 Third Street, 2nd Floor
Napa, CA 94559

RE: In Support of the Hudson Vineyard Winery Application

Dear Ms. Phillips and Commissioners:

I have known Lee Hudson for over 35 years. He has always been committed to quality and sustainability. He is a model of diverse agriculture and the winery Lee envisions will be a model of what the WDO sought.

Lee has the highest reputation for growing great quality grapes and producing high quality wine, which cannot be produced on abused land. Great wines need to be tied to their land and today the only way to effectively tell that story is to welcome visitors. Small, high quality wineries are not viable without visitor centers.

Lee has well and completely addressed traffic and water concerns. In addition, his proposed winery will only be 1.5 miles from the Sonoma County line, the golden gate access point to his winery. Many of his visitors will not drive beyond Carneros and will not use Highway 29.

Lee Hudson is a model farmer and model neighbor. His winery will enhance the best of Napa, not detract from it and I, therefore, fully support his winery project.

Sincerely,

Eileen Crane
CEO

RECEIVED

AUG 05 2015

RJB
Napa County Planning, Building
& Environmental Services

August 1, 2015

County of Napa Planning Commission
1195 Third Street, Suite 210
Napa, Ca. 94559

Dear Napa County Planning Commissioners,

I am writing to offer wholehearted support of Hudson Vineyards' application for a Use Permit for a winery on their property. As a neighbor to Hudson Ranch, the Board and staff of di Rosa are well aware of their sustainable and long-term approach to farming, grounded in a deep understanding of the property through both education and years of experience working with the land. Their record of sustainable and exemplary stewardship of the land speaks strongly for the approach that will be taken with this project.

The scope outlined in their Use Permit application is very reasonable and well within the resources of Hudson Vineyards. Any additional traffic on the road will be modest in relation to what is already there. And it will be easily accessible from Carneros Highway (Hwy 121) as it is served by a large, existing left-turn-lane.

I urge the Planning Commission to approve this project as a model for the type of winery envisioned by the WDO and to reinforce its support of Napa County agriculture. Please contact me if you have any questions or if I may provide any additional information.

Sincerely,



William S. Duff, Jr.
President, Board of Directors
di Rosa

Principal and Founder
William Duff Architects, Inc.
1531 Mission Street
San Francisco, CA 94103

T 707.226.5991 F 707.255.8934 dirosaart.org



5200 Sonoma Highway Napa, California 94559



GLOBAL
WINE PARTNERS
NAPA • SYDNEY • PARIS
The Global Wine Investment Bank

September 2, 2015

Napa County Planning Department
Attn: David Morrison, Director
1195 Third Street, 2nd Floor
Napa, CA 94559

RECEIVED
SEP 03 2015
Napa County Planning, Building
& Environmental Services

Re: Hudson Vineyards Winery Use Permit Application

Dear Mr. Morrison:

I've been friends with Lee Hudson since the late 1970s when we met as class mates studying viticulture and enology at UC Davis. Lee and his wife Christina have updated me on their plans to construct a winery on their property in Carneros. Having reviewed their plans, I'm in full support.

Over the years Hudson Vineyards has be a leader in not only grape growing, but growing of other fruits and vegetable and raising livestock utilizing ethical, responsible farming practices.

Based on many factors, the proposed winery at Hudson Vineyards is a model for the type of winery envisioned by the Winery Definition Ordinance and reinforces its support of Napa County agriculture.

Sincerely,

GLOBAL WINE PARTNERS (US) LLP

Mike Fisher

The Wine Business Center
899 Adams Street, Suite F
St. Helena, CA 94574 USA
+1(707) 967 5303



OAK KNOLL RANCH
LAMOREAUX VINEYARDS

August 24, 2015

Napa County Planning Department
ATTN: Dave Morrison, Director
1195 Third Street, 2nd Floor
Napa, CA 94559

RE: Hudson Vineyards Use Permit Application

Dear Napa County Planning Commission:

We have known Lee Hudson for over 30 years. There is no one more committed to the values of the Ag Preserve than Lee. As we continue to watch some of the folly that money can buy in Napa in the name of wineries and the continued variances that are given to accommodate them, it is refreshing to see the Hudson Family bring forth a project that is the quintessential Agricultural project for Napa Valley.

This project does not impact roads, neighbors, lifestyle, and quality of life for Napa citizens. It is not seen from the road, does not require variances, and will be done with the utmost respect for the lowest impact on the land that is possible.

Hudson Vineyards focus for years has been dedicated to land preservation and integration of the full farming spectrum with the desire to bring community participation from the farm to table. His respect for the land and quality in everything he does is unsurpassed.

The current WDO allows large wineries on 10-acre parcels in small communities and neighborhoods, impacting neighbors, lifestyles, and quality of life, with variances that seem to flaunt the law and the right to remove agriculture for the sake of hospitality.

The Hudson Vineyards project is refreshingly appropriate and welcomed. There should be no question in the planning Commissioners or Supervisors minds that the Hudson Vineyards project is the right project to show case the real value of Napa Valley.

We support this project wholeheartedly.

Sincerely,

Phillip A. Lamoreaux
Lamoreaux Vineyards/Oak Knoll Ranch
Owner

Morgan Morgan

GARVEY FAMILY VINEYARDS

August 21, 2015

Napa County Planning Department
Attn: David Morrison, Director
1139 Third Street, 2nd Floor
Napa, CA 94559

RECEIVED

AUG 27 2015

Napa County Planning, Building
& Environmental Services

Dear Director Morrison:

I would like to write in support of Lee and Cristina Hudson as they plan for an agriculture and wine production facility on their ranch in Carneros.

I have known Mr. Hudson for more than 25 years and have respected him as a friend, board member and officer with the Napa Valley Grape Growers association. He has always had a long-term vision of farming, possessing an understanding of agriculture and its relationship to the people, the soil and the demands they place on the infrastructure of the Napa Valley.

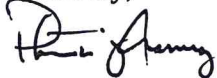
His successful farming operation has included growing grapes for many well-known wineries but also he has become an expert in producing fruits, vegetables, and meats for the local community. His success has occurred with hard work and ethical farming practices perfected through more than 30 years of experience.

The request of Mr. Hudson differs from others in that he has worked and replanted his vineyards, changed and adapted to different farming practices, adjusted to phylloxera and other virus and bacterias plus survived in an industry that has undergone three calamitous cycles in the past 30 years.

His request is a reasonable one, one that helps him plan for the future, insures a family succession plan and keeps a respected farmer continuing to farm in the Napa Valley.

Should you have questions, I can be reached at (707) 963-1688.

Sincerely,



Patrick J. Garvey