

BOUCHAINE

NAPA VALLEY · CARNEROS

February 15, 2015

Chairman Basayne and Planning Commission
Planning, Building & Environmental Services Department
1195 2nd Street, Suite 200
Napa, California 94559

Planning Commission Mtg.

FEB 17 2016

Agenda Item # 9C

Bouchaine Vineyards, Inc.
UP MOD # ~~P14-00148~~; P14-00409

Dear Chair Basayne and Planning Commissioners,

As owners of Bouchaine Vineyards and proposers of the above Use Permit Modification and Variance application that will be before you on Wednesday, February 17, we wanted to write you to highlight some specific elements of our application that are extremely important to us. We also would like to thank County staff for their cooperation and efforts during the past year. Our architects, FIRMA Design Group, and our winemaker, Chris Kajani, have said that your staff has worked with them in a very collaborative way to get to this point.

Secondly, we wanted to emphasize that our love of the land that Bouchaine sits on is paramount. We are Napa Green Land Certified and plan to be certified as a Napa Green Winery in the near future with our new building. Agriculture is our life blood and we are trying to create an improved property that respects the farming tradition that goes back to the 1880s. The Agriculture Preserve is our number one priority. The new structure will be built within our existing property at the northeast corner of our land. With the buildings in close proximity, it creates efficiencies, time and money savings. Our proposed new building will be the best facility to educate our customers and guests about our winemaking and farming practices.

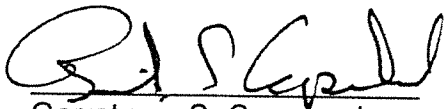
Since 1981, this land has been owned by us personally. Bouchaine has been a pioneer in Carneros with its sustainability practices and attention to detail in the vineyards. We are a family-owned winery that has not exceeded our production limits, or number of visitors. Our employees, vendors and customers are part of our extended family and we want to make the experience at Bouchaine Winery the best it can be for everyone!

The most important thing for Bouchaine to succeed is to have the Use Permit Plan that has been proposed, and we ask that you approve the variance application. Since before Use Permits, we have been permitted to produce 225,000 gallons of wine per year. When we purchased Bouchaine in 1981, we decided that it was important to start small and move towards a larger production. This is the same plan as expressed in our Use Permit - - we will start with small steps and grow into the requested visitation and marketing plan. **This is our family's company and our family's vision for the next 10-20 years.**

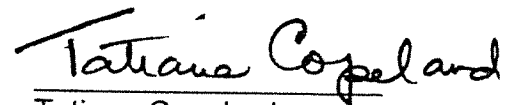
Our new facility will be an exciting and dramatic building, meant to entertain our customers with incredible wine and food. Part of the new building will be devoted to office space, which we desperately need.

Thank you for your time and effort to review this application. We hope you find that we have taken all the appropriate steps to meet the County's requirements and also make this project an important part of the community of Carneros.

Sincerely,



Gerret van S. Copeland
Proprietor & Chairman



Tatiana Copeland
Proprietor & President

February 15th, 2016

Timothy Colla
2689 Las Amigas Rd.
Napa, Ca 94559

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherd this site into the 21st century so they can continue to thrive in Carneros. The project will be done with the utmost respect for the lowest impact on the land that is possible.

The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros region. I have known Chris Kajani (Winemaker/GM) both personally and professionally for 6 years, and have seen firsthand her devotion to our community and dedication to the preservation of the Napa Valley Ag Preserve and the Napa Valley's grape growing/wine making industry.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from “non-groundwater sources” (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.

- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

As a Napa Valley winemaker, grape grower, and neighbor, I support the approval of their Use Permit Major Modification and Variance applications, and request that you vote to allow these winery improvements to be built.

Sincerely,



Name(s) Timothy Colla
Title(s) Winemaker
Organization(s) Saintsbury
Address _____

February 16, 2016

Name

Erica Smithies

Address

1125 Milton Rd.

City,

Napa, CA 94559

State, Zip

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services. The proposal does not include any increase in their permitted wine production or hours of operation.

The proposed winery improvements and variance for dry good storage fit within their property with minimal impacts to their neighbors, the community and the Carneros Region. I have been a neighbor to Bouchaine Vineyards for 23 years. As a longstanding, family owned and sustainable property, I am confident they will continue to be a major credit to the Carneros Region and Napa County.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- There is no increase in production and they will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.

- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for bottling materials - that resides immediately adjacent to the bottling line and loading dock. No change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

I endorse this Use Permit Major Modification and Variance Application and request that you vote to allow these winery improvements to be built.

Sincerely,

Name (s)

Address

Erica Smithies
1125 Millwood Rd, Napa 94559

February 16, 2016

Name

Address

City,

State, Zip

John & Judy Ahmann
1400 Buchli Str. Rd.
Napa
CA 94559

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services. The proposal does not include any increase in their permitted wine production or hours of operation.

The proposed winery improvements and variance for dry good storage fit within their property with minimal impacts to their neighbors, the community and the Carneros Region. I have been a neighbor to Bouchaine Vineyards for ^{since 1984} 28 years. (28y) As a longstanding, family owned and sustainable property, I am confident they will continue to be a major credit to the Carneros Region and Napa County.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- There is no increase in production and they will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.

- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for bottling materials - that resides immediately adjacent to the bottling line and loading dock. No change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

I endorse this Use Permit Major Modification and Variance Application and request that you vote to allow these winery improvements to be built.

Sincerely,

Name (s)

Address

Judy Ann Ahmann
1400 Buchli Str. Rd., Napa CA
94559

Bouchaine Vineyards, Inc.
Permit #P14-00408-MM P14-00409 VAR

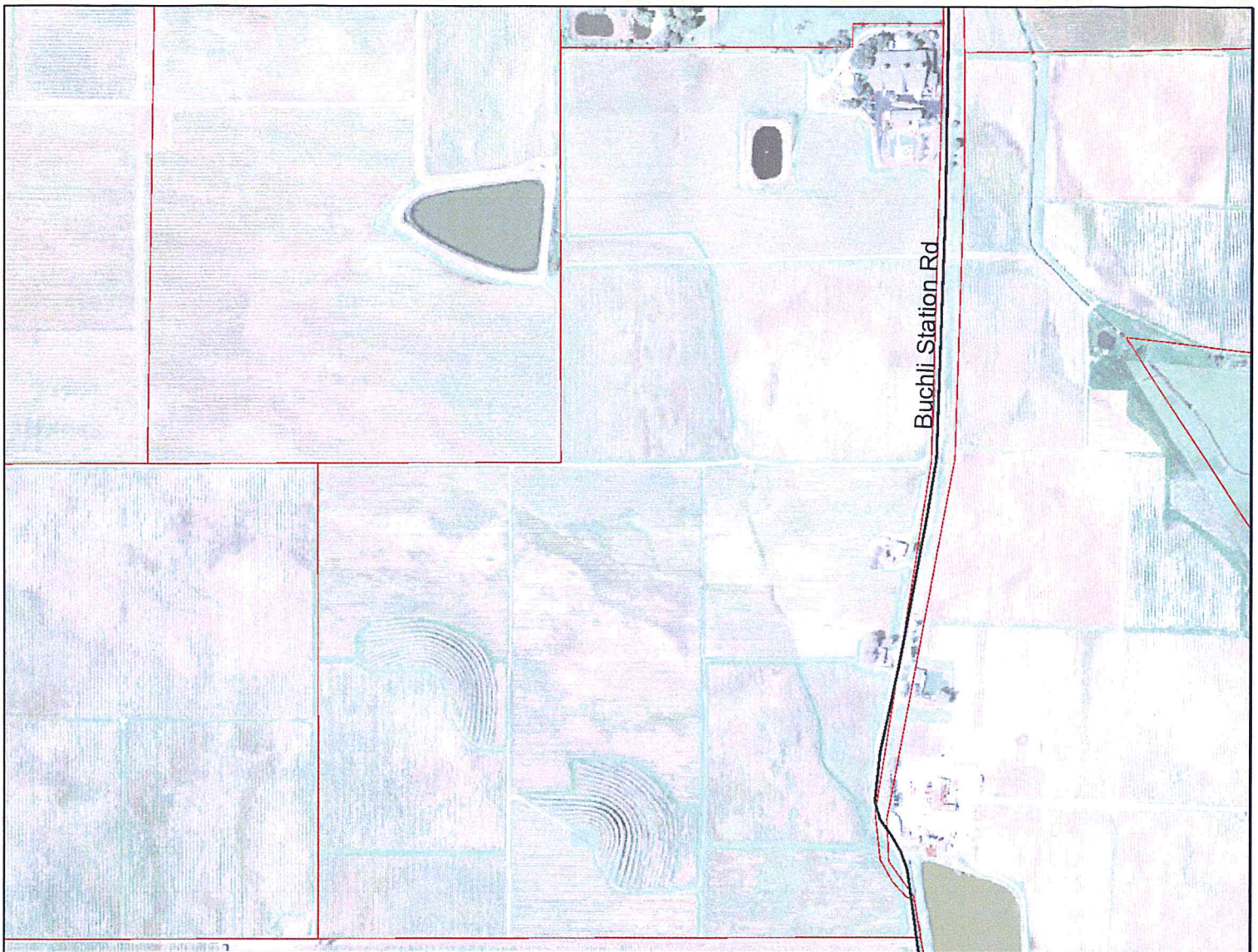
Type	Visitation			Marketing Events			Totals	
	Daily (M - F)	Weekend (Sat. - Sun.)	Event/Day	Event/Year	Persons/Event	Weekly	Annual	Annual
Pre-WDO Drop-In Tasting Room Vis	60	90				480	24960	
Appointment Only Tasting Room								
Visitors (including Wine & Food	40	80				360	18720	
Sub-Total Daily Visitors	100	170				840	43680	
Event Type 1				15	50		500	
Event Type 2				2	50		100	
Event Type 3				36	50		1800	
Event Type 4				36	50		1800	
Event Type 5				24	80		1920	
Event Type 6				48	60		2880	
Wine and Food Pairings (included within appt. only tasting)							0	
Sub-Total Marketing Events Visitors				165		840	9000	
Proposed Total	100	170		165		840	52680	

Revised Bouchaine Proposal--Seasonal Approach

Type	Visitation			Marketing Events			Seasonal Visitation			Totals
	Weekday Daily Maximum (M-F)	Weekend Maximum (Sat.-Sun.)	Event/Day	Event/Year	Persons/Event	Weekly (HIGH season, May - Oct)	Weekly (LOW season, Nov - April)	Annual	Annual	
Pre-WDO Drop In Tasting Visitors (Vested)	80	150				700	350	27300		
Appointment Only Tasting Room (including wine & food pairings)	50	100				450	225	17550		
Sub-total Daily Visitors	130	250				1150	575	44850		
Event Type 1				15	50			750		
Event Type 2				2	50			100		
Event Type 3				30	50			1500		
Event Type 4				30	50			1500		
Event Type 5				24	80			1920		
Event Type 6				35	60			2100		
Sub-total Marketing Event Visitors				136	60			7870		
Proposed Totals	130	250		136		1150	575	52720		

Parcel Report for { 047320031000 }

Developed by Napa County GIS
GISStaff@CountyOfNapa.org



Environmental Data

Alquist Priolo Faults:	No Alquist Priolo faults found
Archaeology:	No Archaeological sites found
California Planar Coordinate:	DB264 DB265 Multiple results found. For more information, see report footnote**
CalVeg:	No CalVeg data found
CalWater Watershed: Hydrologic Region (HR) Hydrologic Unit (HU) Hydrologic Area (HA) Hydrologic Sub Area (HSA) Super Planning Watershed (SPW) Planning Watershed (PW)	HR: San Francisco Bay HU: San Pablo HA: Napa River HSA: Napa River SPW: Lower Napa River PW: Mouth of Napa River
Faults:	No Faults found
FEMA Flood Zone:	Parcel not in FEMA Flood Zone
Fire Hazard Severity:	No Fire Hazard Severity rating found

TROY M. DUNHAM

Planning Commission Mtg.

FEB 17 2016

Agenda Item # 9C

February 13, 2016

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

Dear Commissioners,

I write today to express my strong support of Bouchaine Vineyards' application for major modification of its use permit and zoning variance. I regret that I cannot attend the meeting in-person to personally express my support for the project. Please accept this letter in place of my personal attendance.

In 2006, my wife Miriam and I first traveled to the Carneros region of Napa County and Bouchaine became the first – and for many years, the only – wine club we ever joined. We lived in Oakland at the time and began, that day, our search for a home in Carneros. Three years later, we purchased our home at 2216 Las Amigas Road. We are now close enough Bouchaine from our front door. We love Carneros and have devoted ourselves to making it a better place for our family by organizing litter pickups, introducing neighbors, and serving on the Los Carneros Water District Board of Directors.

In the nine years since we moved to Carneros, Bouchaine has been an exemplary neighbor and conscientious steward of the region. We have been lucky enough to become friends with many people associated with Bouchaine, from tasting room and administrative staff to growers, winemakers, and executives. Down to a person, each has repeatedly demonstrated his or her belief that Carneros is a special place and deserves special treatment. Each person demonstrates this care for the neighborhood in different ways. Susan often honks and waves on her way to work. Dee takes extra time to use water-friendly plants that match the native landscape of the Carneros region. Winemakers, past and present, think not just about maximizing volume, or even solely about production quality, but how the wine, the grapes, the visitors, and the winery itself fit into the unique and delicate ecosystem of the region. Most of these folks are not fortunate enough to live in Carneros but they treat it like their homes and us like their neighbors.

Over the course of the past two years, Bouchaine has taken tremendous steps to make to community aware of its plans. There have been special open-houses, lunches, receptions, and even a CD-ROM in the mail with detailed plans and descriptions of the project. Its openness and willingness to listen to residents has been refreshing, although frankly, I shouldn't have expected anything less.

Miriam and I are still members at Bouchaine and visit as often as we can. There have been many parties, tastings, dinners, and events at Bouchaine during that time. We have attended some and

Gallina, Charlene

From: Planning
Sent: Wednesday, February 17, 2016 7:21 AM
To: Gallina, Charlene
Subject: FW: Dunham Letter ISO Bouchaine Vineyards' Application
Attachments: Dunham Letter ISO Bouchaine Vinyards.pdf

Hey Charlene,

This came in on the POD line. Jason was also sent the letter. But, since they sent it to this line, I'm just going to go ahead and forward it to you, just in case.

T

*Terri Abraham
Planner
Napa County Planning, Building, and Environmental Services
1195 Third St., Suite 210
Napa CA 94559
707.299.1331
707.299.4075 direct fax*

terri.abraham@countyofnapa.org
New County Web site www.countyofnapa.org

The happiest people don't have the best of everything. They just make the best of everything they have. Live simply, love generously care deeply, and speak kindly.

From: Troy Dunham [<mailto:mail@troydunham.com>]
Sent: Tuesday, February 16, 2016 10:55 PM
To: Planning; Hade, Jason
Cc: mike@firmadesigngroup.com; ckajani@bouchaine.com; sfalcon@bouchaine.com; Miriam Dunham
Subject: Dunham Letter ISO Bouchaine Vineyards' Application

Dear Commissioners and fellow Napa County residents-

Please find the attached letter expressing my deep support for Bouchaine Vineyards' application for use permit modification and zoning variance. As a concerned neighbor, I had hoped to attend the meeting in person but, unfortunately, must send this letter instead.

Thank you for your consideration. I truly believe that Bouchaine's proposal takes into serious consideration not only its own needs, but that of the land, the community, the region, and especially its neighbors.

Sincerely,

Troy Dunham
2216 Las Amigas Road
Napa, CA 94559
mail@troydunham.com
415-706-5806



Planning Commission Mtg.

FEB 16 2016

Agenda Item # 9C

February 10, 2016

Greg Allen
Dolce Winery, Far Niente Wine Estates, LLC
PO Box 327
Oakville, CA 94562

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherding this site into the 21st century so they can continue to thrive in Carneros. The project will be done with the utmost respect for the lowest impact on the land that is possible.

The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros region. I have known Chris Kajani (Winemaker/GM) both personally and professionally for fourteen years, and have seen firsthand her devotion to our community and dedication to the preservation of the Napa Valley Ag Preserve and the Napa Valley's grape growing/wine making industry.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.

- All vineyard irrigation water will continue to be provided from “non-groundwater sources” (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

As a Napa Valley winemaker and winery executive, I support the approval of their Use Permit Major Modification and Variance applications, and request that you vote to allow these winery improvements to be built.

Sincerely,



R. Gregory Allen

President and Winemaker, Dolce Winery

Vice President of Winery Facilities and Safety, Far Niente Wine Estates

1350 Acacia Drive

PO Box 327

Oakville, CA 94562

(707) 944-2861

February 11, 2016

Name Sharon Hooper
Address 1606 Milton Rd
City, Napa
State, Zip Ca. 94559

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services. The proposal does not include any increase in their permitted wine production or hours of operation.

The proposed winery improvements and variance for dry good storage fit within their property with minimal impacts to their neighbors, the community and the Carneros Region. I have been a neighbor to Bouchaine Vineyards for 1 1/2 years. As a longstanding, family owned and sustainable property, I am confident they will continue to be a major credit to the Carneros Region and Napa County.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- There is no increase in production and they will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.

- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for bottling materials - that resides immediately adjacent to the bottling line and loading dock. No change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

I endorse this Use Permit Major Modification and Variance Application and request that you vote to allow these winery improvements to be built.

Sincerely,

Name(s) Sharon D. Hoch
Address 1606 Milton Rd

February 11, 2016

Name DAVE GOTTLIEB & CONSTANCE NORWICK

Address 1065 LAS AMIGAS RD

City, NAPA

State, Zip CA. 94559

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services. The proposal does not include any increase in their permitted wine production or hours of operation.

The proposed winery improvements and variance for dry good storage fit within their property with minimal impacts to their neighbors, the community and the Carneros Region. I have been a neighbor to Bouchaine Vineyards for 8 years. As a longstanding, family owned and sustainable property, I am confident they will continue to be a major credit to the Carneros Region and Napa County.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- There is no increase in production and they will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.

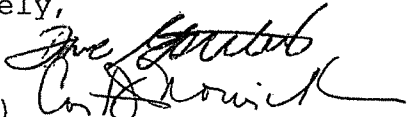
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for bottling materials - that resides immediately adjacent to the bottling line and loading dock. No change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

I endorse this Use Permit Major Modification and Variance Application and request that you vote to allow these winery improvements to be built.

Sincerely,

Name (s)

Address


1065 LAS AMIGAS RD

February 11, 2016

Name Troy Reed

Address 1301 Milton Rd

City Napa Ca

State, Zip 94559

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

To Whom It May Concern,

I am writing to lend my support to the proposed winery modifications at Bouchaine Vineyards' beautiful property in the Carneros Region. We have been neighbors of Bouchaine since 16. They are excellent neighbors and thoughtful stewards of the land (as demonstrated by their current Napa Green and Fish Friendly Farming certifications). 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 and neighborhood. We also know from many that they are wonderful employers and contribute in many ways to the Napa Valley community, including being founding sponsors of Festival del Sole.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. We support the variance to enclose an already paved and walled area immediately next to their bottling line and loading dock for dry storage use. The proximity makes sense, and is less impactful than building a new structure. We are also excited to see their thoughtful plans for a new hospitality center. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Carneros, and Napa County, proud.

Sincerely,



February 11, 2016

Name William Bishop

Address 1346 MILTON RD

City NAPA, CA 94559

State, Zip

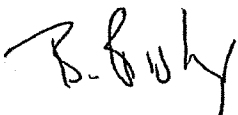
Planning Commission
County of Napa
1195 Third Street
Napa, California 94559

To Whom It May Concern,

I am writing to lend my support to the proposed winery modifications at Bouchaine Vineyards' beautiful property in the Carneros Region. We have been neighbors of Bouchaine since 1983. They are excellent neighbors and thoughtful stewards of the land (as demonstrated by their current Napa Green and Fish Friendly Farming certifications). 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 and neighborhood. We also know from many that they are wonderful employers and contribute in many ways to the Napa Valley community, including being founding sponsors of Festival del Sole.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. We support the variance to enclose an already paved and walled area immediately next to their bottling line and loading dock for dry storage use. The proximity makes sense, and is less impactful than building a new structure. We are also excited to see their thoughtful plans for a new hospitality center. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Carneros, and Napa County, proud.

Sincerely,



February 11, 2016

Name Linda + Doug Simms

Address 1784 Milton Road

City, Napa,

State, Zip CA, 94559

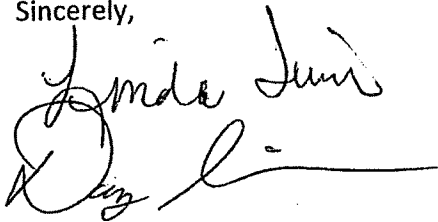
Planning Commission
County of Napa
1195 Third Street
Napa, California 94559

To Whom It May Concern,

I am writing to lend my support to the proposed winery modifications at Bouchaine Vineyards' beautiful property in the Carneros Region. We have been neighbors of Bouchaine since _____. They are excellent neighbors and thoughtful stewards of the land (as demonstrated by their current Napa Green and Fish Friendly Farming certifications). 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 and neighborhood. We also know from many that they are wonderful employers and contribute in many ways to the Napa Valley community, including being founding sponsors of Festival del Sole.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. We support the variance to enclose an already paved and walled area immediately next to their bottling line and loading dock for dry storage use. The proximity makes sense, and is less impactful than building a new structure. We are also excited to see their thoughtful plans for a new hospitality center. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Carneros, and Napa County, proud.

Sincerely,

Handwritten signatures of Linda and Doug Simms. The signature for Linda is written in a cursive style, and the signature for Doug is written in a more stylized, flowing cursive style.



Friday, February 12, 2016

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

To Whom It May Concern,

I, Koerner Rombauer Jr. as Trustee of The Koerner Rombauer Revocable Trust (KRTrust) and The Joan K. Rombauer Irrevocable Trust B (JRTrust) and as President of Rombauer Vineyards, Inc. (RVI, fully support the Bouchaine Vineyards proposed "Winery Improvement Project" at their property at 1075 Buchli Station Road.

KRTrust and JRTrust own the neighboring property, Pacific Vineyard, parcel # 047-320-030, and own 50% of Buchli station Vineyard, parcel # 047-320-027. Rombauer Vineyards has long-term leases on the aforementioned vineyards, along with the neighboring Midnight Sun Vineyard, parcel # 047-330-052. The vineyards have several water sharing agreements with Bouchaine.

Bouchaine and their team are outstanding stewards of this land (and the Carneros AVA), and have been exceptional growers and vintners (Napa Green and Fish Friendly Farming certified) for over 35 years at that location. They've also contributed to the Napa community in so many other ways, including being founding sponsors of Festival del Sole.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Napa County proud.

Sincerely,

A handwritten signature in black ink that reads "Koerner Rombauer". The signature is written in a cursive style with a large, stylized initial "K".

Koerner Rombauer, Jr.
Trustee, The Koerner Rombauer Revocable Trust
Trustee, The Joan K. Rombauer Irrevocable Trust B
Owner, Rombauer Vineyards, Inc.

February 12, 2016

Name *Dorron Milman*

Address *1866 Milton Rd*

City, *Napa*

State, Zip *CA 94559*

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services. The proposal does not include any increase in their permitted wine production or hours of operation.

The proposed winery improvements and variance for dry good storage fit within their property with minimal impacts to their neighbors, the community and the Carneros Region. I have been a neighbor to Bouchaine Vineyards for 6 years. As a longstanding, family owned and sustainable property, I am confident they will continue to be a major credit to the Carneros Region and Napa County.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- There is no increase in production and they will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.

- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for bottling materials - that resides immediately adjacent to the bottling line and loading dock. No change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

I endorse this Use Permit Major Modification and Variance Application and request that you vote to allow these winery improvements to be built.

Sincerely,

Name(s) 
Address 1866 Ailro. Rd

February ¹² 2016

Name Chris Panko
Address 1880 Milton Rd
City Napa, CA
State, Zip 94559

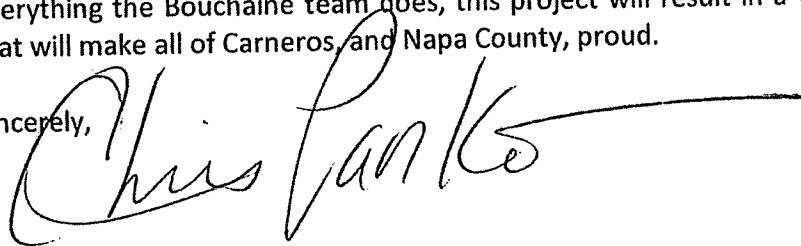
Planning Commission
County of Napa
1195 Third Street
Napa, California 94559

To Whom It May Concern,

I am writing to lend my support to the proposed winery modifications at Bouchaine Vineyards' beautiful property in the Carneros Region. We have been neighbors of Bouchaine since ~~3~~ ²⁰¹⁴. They are excellent neighbors and thoughtful stewards of the land (as demonstrated by their current Napa Green and Fish Friendly Farming certifications). 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 and neighborhood. We also know from many that they are wonderful employers and contribute in many ways to the Napa Valley community, including being founding sponsors of Festival del Sole.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. We support the variance to enclose an already paved and walled area immediately next to their bottling line and loading dock for dry storage use. The proximity makes sense, and is less impactful than building a new structure. We are also excited to see their thoughtful plans for a new hospitality center. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Carneros, and Napa County, proud.

Sincerely,



February ¹² 2016

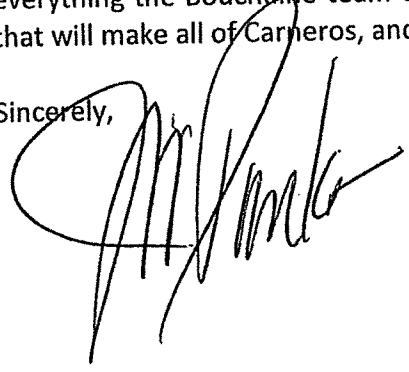
Name Joe & Donna Panko
Address 1776 Milton Rd
City, State, Zip Napa, CA 94559

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

To Whom It May Concern,

I am writing to lend my support to the proposed winery modifications at Bouchaine Vineyards' beautiful property in the Carneros Region. We have been neighbors of Bouchaine since ~~1981~~ ¹⁹⁸¹. They are excellent neighbors and thoughtful stewards of the land (as demonstrated by their current Napa Green and Fish Friendly Farming certifications). 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 and neighborhood. We also know from many that they are wonderful employers and contribute in many ways to the Napa Valley community, including being founding sponsors of Festival del Sole.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. We support the variance to enclose an already paved and walled area immediately next to their bottling line and loading dock for dry storage use. The proximity makes sense, and is less impactful than building a new structure. We are also excited to see their thoughtful plans for a new hospitality center. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Carneros, and Napa County, proud.

Sincerely,


February 12, 2016

Name CRAIG RJEES

Address 1466 MILTON RD.

City NAPA, CA

State, Zip 94559

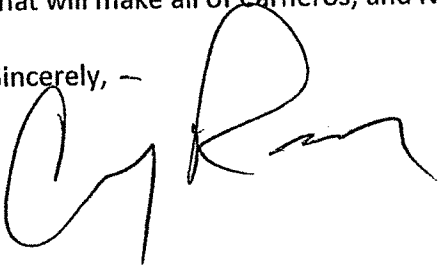
Planning Commission
County of Napa
1195 Third Street
Napa, California 94559

To Whom It May Concern,

I am writing to lend my support to the proposed winery modifications at Bouchaine Vineyards' beautiful property in the Carneros Region. We have been neighbors of Bouchaine since 2013. They are excellent neighbors and thoughtful stewards of the land (as demonstrated by their current Napa Green and Fish Friendly Farming certifications). 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 and neighborhood. We also know from many that they are wonderful employers and contribute in many ways to the Napa Valley community, including being founding sponsors of Festival del Sole.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. We support the variance to enclose an already paved and walled area immediately next to their bottling line and loading dock for dry storage use. The proximity makes sense, and is less impactful than building a new structure. We are also excited to see their thoughtful plans for a new hospitality center. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Carneros, and Napa County, proud.

Sincerely, -



February 12, 2016

Dean & Bunny Lincoln
1073 Buchli Station Rd
Napa, CA 94559

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

To Whom It May Concern,

I am writing to lend my support to the proposed winery modifications at Bouchaine Vineyards' beautiful property in the Carneros Region. Our property is right next door to Bouchaine, they are excellent neighbors and thoughtful stewards of the land (as demonstrated by their current Napa Green and Fish Friendly Farming certifications). 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 and neighborhood. We also know from many that they are wonderful employers and contribute in many ways to the Napa Valley community, including being founding sponsors of Festival del Sole.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. We support the variance to enclose an already paved and walled area immediately next to their bottling line and loading dock for dry storage use. The proximity and built in efficiencies make sense, and would be less impactful than building a new structure. We are also excited to see their thoughtful plans for a new hospitality center. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Napa County proud.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Lincoln", written in a cursive style.



HYDE VINEYARDS

3250 Sonoma Highway • Napa, California 94558

Phone: 707-224-3618

January 12, 2016

Christopher Hyde
Hyde Vineyards
3250 Carneros Hwy
Napa, CA 94559

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherd this site into the 21st century so they can continue to thrive in Carneros. The project will be done with the utmost respect for the lowest impact on the land that is possible.

The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros region. I have known Chris Kajani (Winemaker/GM) both personally and professionally for several years, and have seen firsthand her devotion to our community and dedication to the preservation of the Napa Valley Ag Preserve and the Napa Valley's grape growing/wine making industry.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:



HYDE VINEYARDS

3250 Sonoma Highway • Napa, California 94558

Phone: 707-224-3618

- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from “non-groundwater sources” (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

As a Napa Valley grape grower, vintner, and long time resident, I support the approval of their Use Permit Major Modification and Variance applications, and request that you vote to allow these winery improvements to be built.

Sincerely,

Name(s) Christopher Hyde
Title(s) PARTNER
Organization(s) HYDE VINEYARDS
Address 3250 Sonoma Hwy.
Napa, CA 94558

Nicholas Monroe

c/o The Carneros Inn
4048 Sonoma Highway, Home 19
Napa, CA 94559
Mobile (707)287-0381

February 15, 2016

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

Re: Bouchaine Vineyards
Use Permit Major Modification No. P14-00408-MOD
And Variance No. P14-00409-VAR

Dear Napa County Planning Commission,

I am writing you to express support of Bouchaine Vineyards' application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Having known Gerret and Tatiana for more than ten years, I have met with them on several occasions since they determined it was essential for the future long-term sustainability of Bouchaine that their use permit be modified to support the modernization of their vineyard operation. I know how important it has been for them to ensure that all material environmental and neighborhood concerns be properly addressed, and incorporated into their final plans. Their outreach has been sincere, and I believe that the extensive work they have done has resulted in an excellent project, one which respects Carneros' long viticultural heritage and that also takes great care to minimize impacts. The proposed winery improvements fit within their property and will be a great asset to the neighborhood and Carneros region.

As you already well know, Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherd this site into the 21st century so they can continue to thrive in Carneros.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.

- All vineyard irrigation water will continue to be provided from “non-groundwater sources” (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

As a Carneros property owner and former 15-year CFO of one of the largest businesses in Napa County’s Carneros District (The Carneros Inn), I support the approval of Bouchaine’s applications before the Planning Commission, and request that you vote to allow these winery improvements to be built.

Sincerely,

A handwritten signature in black ink that reads "Nicholas Monroe". The signature is written in a cursive, flowing style.

Nick Monroe



February 16, 2016

Lee Hudson
Hudson Vineyards
5398 Carneros Hwy, Napa CA 94559

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherd this site into the 21st century so they can continue to thrive in Carneros. The project will be done with the utmost respect for the lowest impact on the land that is possible.

The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros region. I have known for the Copelands professionally for 25 years, and have seen firsthand her devotion to our community and dedication to the preservation of the Napa Valley Ag Preserve and the Napa Valley's grape growing/wine making industry.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

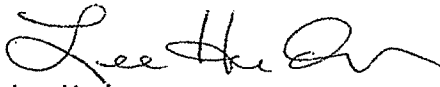
- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.

5398 Carneros Hwy, Napa, Cal. 94559, Tel. (707) 255-1455, Fax (707) 255-4772

- All vineyard irrigation water will continue to be provided from “non-groundwater sources” (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

As a Napa Valley grape grower, I support the approval of their Use Permit Major Modification and Variance applications, and request that you vote to allow these winery improvements to be built.

Sincerely,



Lee Hudson

Owner

Hudson Vineyards
5398 Carneros Hwy
Napa, CA 94559



S C H U G
C A R N E R O S E S T A T E
S O N O M A · C A L I F O R N I A

RECEIVED

FEB 11 2016

Napa County Planning, Building
& Environmental Services

Chw

February 3, 2016

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherd this site into the 21st century so they can continue to thrive in Carneros. The project will be done with the utmost respect for and the lowest impact on the land that is possible.

The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros region. I have known Chris Kajani (Winemaker/GM) both personally and professionally for many years, and have seen firsthand her devotion to our community and dedication to the preservation of the Napa Valley Ag Preserve and the Napa Valley's grape growing/wine making industry.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from “non-groundwater sources” (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

As a Napa Valley resident and Sonoma Valley wine businessperson, I support the approval of their Use Permit Major Modification and Variance applications, and request that you vote to allow these winery improvements to be built.

Sincerely,



Scott Stone
General Manager
Schug Carneros Estate
602 Bonneau Rd
Sonoma, CA 95476

February 11, 2016

Dan McCabe
2875 Elm St.
Napa, CA 94558

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services. The proposal does not include any increase in their permitted wine production or hours of operation.

The proposed winery improvements and variance for dry good storage fit within their property with minimal impacts to their neighbors, the community and the Carneros Region. I have been visiting Bouchaine Vineyards since the 1970s. As a longstanding, family owned and sustainable property, I am confident they will continue to be a major credit to the Carneros Region and Napa County.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- There is no increase in production and they will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.

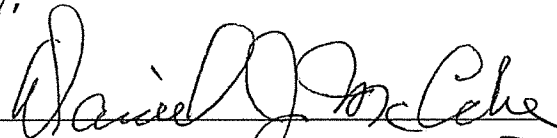
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

I endorse this Use Permit Major Modification and Variance Application and request that you vote to allow these winery improvements to be built.

Sincerely,

Name (s)

Address


~~2875 Elm Street~~
NAPA, CA 94558

February 11, 2016

Carmen Deibert
2207 Las Amigas Rd.
Napa, CA 94559

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services. The proposal does not include any increase in their permitted wine production or hours of operation.

The proposed winery improvements and variance for dry good storage fit within their property with minimal impacts to their neighbors, the community and the Carneros Region. I have been a neighbor to Bouchaine Vineyards since the 1970s. As a longstanding, family owned and sustainable property, I am confident they will continue to be a major credit to the Carneros Region and Napa County.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- There is no increase in production and they will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.

- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

I endorse this Use Permit Major Modification and Variance Application and request that you vote to allow these winery improvements to be built.

Sincerely,

Name(s) Bornton Dubert
Address 2207 LAS AMIGAS Rd.

February 11, 2016

Mindy Harvey
2258 Las Amigas Rd.
Napa, CA 94559

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services. The proposal does not include any increase in their permitted wine production or hours of operation.

The proposed winery improvements and variance for dry good storage fit within their property with minimal impacts to their neighbors, the community and the Carneros Region. I have been a neighbor to Bouchaine Vineyards for many years. As a longstanding, family owned and sustainable property, I am confident they will continue to be a major credit to the Carneros Region and Napa County.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- There is no increase in production and they will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.

- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

I endorse this Use Permit Major Modification and Variance Application and request that you vote to allow these winery improvements to be built.

Sincerely,

Name (s) Mindy Hawley
Address 2258 Las Amigas Rd
Napa, CA 94559

February 11, 2016

Dr. Paul Gee
2229 Las Amigas Rd.
Napa, CA 94559

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

To Whom It May Concern,

I am writing to lend my support to the proposed winery modifications at Bouchaine Vineyards' beautiful property in the Carneros Region. We have been neighbors of Bouchaine since 1981. They are excellent neighbors and thoughtful stewards of the land (as demonstrated by their current Napa Green and Fish Friendly Farming certifications). 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 and neighborhood. We also know from many that they are wonderful employers and contribute in many ways to the Napa Valley community.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. We support the variance to enclose an already paved and walled area immediately next to their bottling line and loading dock for dry storage use. The proximity makes sense, and is less impactful than building a new structure. We are also excited to see their thoughtful plans for a new hospitality center. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Carneros, and Napa County, proud.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Gee". The signature is fluid and cursive, with a long horizontal stroke extending to the right.



TRUCHARD VINEYARDS
EST. 1974

February 11, 2016

Truchard Vineyards
3234 Old Sonoma Road
Napa, CA 94559

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherd this site into the 21st century so they can continue to thrive in Carneros. The project will be done with the utmost respect for the lowest impact on the land that is possible.

The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros region. I have known Chris Kajani (Winemaker/GM) both personally and professionally for several years, and have seen firsthand her devotion to our community and dedication to the preservation of the Napa Valley Ag Preserve and the Napa Valley's grape growing/wine making industry.

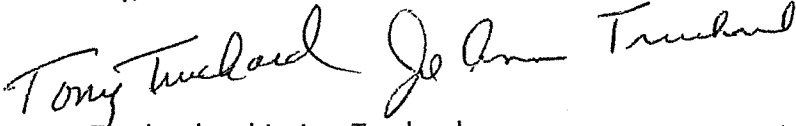
This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.

- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

As a Napa Valley grape grower and vintner I support the approval of their Use Permit Major Modification and Variance applications, and request that you vote to allow these winery improvements to be built.

Sincerely,


Tony Truchard and Jo Ann Truchard

Name(s) _____
Title(s) _____
Organization(s) _____
Address _____

l' Uvaggio di Giacomo

P.O. Box 10708
Napa, CA 94581
707.224.2254
email:
uvaggio@napanet.net

10. February. 2016

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherd this site into the 21st century so they can continue to thrive in Carneros. The project will be done with the utmost respect for the lowest impact on the land that is possible.

The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros region. I have worked very closely with Bouchaine for over a decade, with my first business dealings there dating back to the mid-1990's. Since Chris Kajani (Winemaker/GM) accepted her position, I have been extremely impressed by her focus and dedication to improving their operations, across the board. As a lifelong wine industry veteran, committed to both our vocation and the future of our region, I strongly believe in her commitment to our community and dedication to the preservation of the Napa Valley Ag Preserve and the Napa Valley's grape growing/wine making industry.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

l'Uvaggio di Giacomo

P.O. Box 10708
Napa, CA 94581
707.224.2254
email:
uvaggio@napanel.net

- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

As a Napa Valley businessman I support the approval of their Use Permit Major Modification and Variance applications, and request that you vote to allow these winery improvements to be built.

Sincerely,



Jim Moore, Owner

l'Uvaggio di Giacomo

Cc: Chris Kajani



Casa Carneros
1159 Bayview Avenue
Napa, California 94559
Phone: 707 257-8713 Fax: 707 257-2788
Mobile: 707 479-5603
Web site: www.casacarneros.com
Email: melissa@casacarneros.com

RECEIVED
FEB 10 2016
Napa County Planning, Building
& Environmental Services
Clw

February 8, 2016

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

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherd this site into the 21st century so they can continue to thrive in Carneros. The project will be done with the utmost respect for the lowest impact on the land that is possible.

The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros region.

We have lived near and been involved with Bouchaine Vineyards in one capacity or another for over 30 years. While we have only known Chris Kajani (Winemaker/GM) personally and professionally for a year we are confident in her devotion to our community and dedication to the preservation of the Napa Valley Ag Preserve and the

Napa Valley's grape growing/wine making industry. We believe she will continue in the same sustainable direction as her predecessors and will continue to move Bouchaine Vineyards in a positive and appropriate direction.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.
- All vineyard irrigation water will continue to be provided from "non-groundwater sources" (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

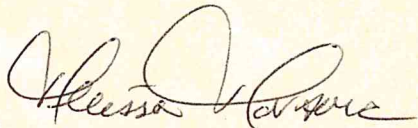
As Napa Valley and Carneros grape growers and vintners, we support the approval of their Use Permit Major Modification and Variance applications, and request that you vote to allow these winery improvements to be built.

Sincerely,

Melissa Moravec

Kurt Reaume

Casa Carneros



cc. C. Kajani, Bouchaine Vineyards

Gallina, Charlene

From: Gallina, Charlene
Sent: Tuesday, February 16, 2016 5:41 PM
To: Frost, Melissa; Anne Cottrell; 'Heather Phillips'; 'Jeri Gill '; 'Mike Basayne'; 'Terry Scott'
Cc: Morrison, David; McDowell, John; Hade, Jason; Darbinian, Silva; Frost, Melissa
Subject: RE: Correspondence for item 9C
Attachments: Item9C-RevisedComparisonTable.pdf; Item9C-LettersofSupport.pdf; Item 9C - DraftComparisonTable.pdf

Commissioners,

Attached are more correspondence received for Item 9C on tomorrow's agenda. A hard copy of these documents will be provided at the meeting. Please note that the first PDF document represents a revision to the document that was handed out during your site visit.

Brown Act Communication – Please Do Not Reply All

Charlene Gallina
Supervising Planner
Napa County Planning, Building, & Environmental Services Department
(707) 299-1355

Planning Commission Mtg.

FEB 17 2016

Agenda Item # 9C

Hade, Jason

FEB 17 2016

Agenda Item # 9C

From: Doug Cook <Doug@firmadesigngroup.com>
Sent: Tuesday, February 16, 2016 4:49 PM
To: Hade, Jason
Cc: Michael Cook; Chris Kajani
Subject: Formal Submittals of Documents Shared with you this Morning + New "Seasonal" Proposal
Attachments: Comparison Table--Revised by Bouchaine.xml; Presentation to Planning Commissioners--updated 1-4-16.xlsx

Jason—Sorry this is running a little late; hope you can still provide to Planning Commissioners

The documents attached (except for "Seasonal Proposal") have all been shared with Commissioners Scott, Gill, Cottrell and Chair Basayne. I'm understanding that Commissioner Phillips will not be participating tomorrow.

Basically what we've tried to do is carefully compare staff's description of our Visitation and Marketing Plan annual visitors vs. our own (as reflected on Page 10 of the application (revision dated 12/1/15) and data provided in Table 1 of the WAA document. We've noted some discrepancies and identified them on the attached tables (highlighted in yellow)

We've also identified some concerns with the methods of calculating "Average" and "Median" values for the winery comparison tables, especially when a winery does not have a "daily visitation limitation" (I'm sure that no winery on the list has a visitation limit of 0) or has not requested a "Marketing Plan" with visitation numbers. Essentially, we've dropped the 0 entries and N/A entries and calculated new "Average" and "Median" values with the data that is available.

The FDG/Bouchaine revised "Average" and "Median" changes are most notable on the Pre-WDO Winery list and our "corrected" proposed numbers fall substantially below both the recalculated numbers.

In addition, we've included a Proposed option which, by our count, has less visitors overall than the County staff proposed approach. Finally, we've proposed a "Seasonal" approach recognizing Low (or Off-) Season numbers are always substantially less than maximum numbers estimated for the Low season (November to April).

We've also attached a one page table that attempts to compare what Bouchaine is proposing with "what it is not" (using examples from recent projects before the Planning Commission (and their associated controversies).

We trust all of this information will be useful in tomorrow's deliberations.

Our new address is: 418 B Street, Third Floor, Santa Rosa, California 95401
Telephone and other contact information will remain the same.

Douglas A. Cook
Senior Project Manager



planners · civil engineers · landscape architects

Firma Design Group
418 B Street, Third Floor
Santa Rosa, California 95401
phone 707.792.1800 x109
mobile 707.321.8337

www.firmadesigngroup.com



INTRODUCTION TO THE BOUCHAINE WINERY IMPROVEMENT PROJECT

Rev. 3 01/04/2016

Location: 1075 Buchli Station Road, Napa, CA 94558 (in the Carneros Region)

WHAT THE PROJECT IS:	WHAT THE PROJECT IS NOT:
<p>1 An upgrade to an existing pre-WDO 102.28 acre winery and vineyard property that has had similar uses since the 1920s; last major improvements in 1993. Only 3.3 acres dedicated to Production/Accessory Uses</p>	<p>1 Not a new winery on a 10 acre or less vineyard or "natural" property</p>
<p>2 Provides increased efficiency to vineyard/winery operations and improves the visitor experience</p>	<p>2 Not just an expansion of visitors & events or increase in production</p>
<p>3 Includes the following physical changes: a. Remodelling of interior of existing Tasting Room/Office/Storage Building to Wine Club/Office Building b. Addition of 1,608 sq. ft. Dry Storage Area to existing Production Building adjacent to Bottling Room (within historic footprint) c. Construction of new Hospitality Center/Office Building (4,897 sq.ft.) to include Tasting Room, Kitchen, the Copeland Room to facilitate Marketing Plan implementation and addition of Wine & Food Pairings</p>	<p>3 Does not include: a. Not adding square footage or expanding visitors count b. No increase in production; merely improving efficiency of winery operations and wine sales c. No expansion of Tasting Room (still 750 sq. ft.); just improvement of efficiency of business operations and add visitor experiences and comfort</p>
<p>4 Requires a "Variance" from 300 foot setback to add to front of existing Production Building/Winery for enclosure of existing "open" fenced concrete pad storage area; visual improvements</p>	<p>4 Existing building has been there since the 1920s; not a new building; historic tank farm (1990s); maintenance of existing "footprint" by increasing wall height and adding roof</p>
<p>5 Slight increase in potable & process water use provided by wells; vineyard irrigation (primary on-site use) from surface water and/or recycled water (from existing and future sources) remains (with slight reduction in volume used)</p>	<p>5 Not a major new groundwater use in Carneros region; total water use dramatically less than the 0.3 acre-foot/acre-year allowed by WAA Guidance in impacted areas</p>
<p>6 Location in Carneros; surrounded by vineyards with few residential neighbors</p>	<p>6 Not located in foothills; no NIMBY issues (winery since 1920s); significant efforts at neighbor outreach, no major issues identified</p>
<p>7 Located on dead-end road (1/4 mile south from facility); one residence to south. Have had 2 neighborhood meetings on project to date</p>	<p>7 No issues re: fire/safety, access, noise, traffic, neighbors</p>
<p>8 There will be an increase in total annual visitors and Marketing Plan events to support DTC efforts; reduction in maximum daily visitors due to smaller, more frequent events and elimination of 2 large (300 visitors per weekend) events</p>	<p>8 Total visitors (tasting, tours, events) not greater than median or mean/average level at other wineries with either actual or maximum permitted production levels; maximum daily visitors reduced from existing permitted levels</p>
<p>9 Includes permitting of Public Water System and upgrade to existing Process Waste Water System (on-site disposal)</p>	<p>9 Does not require "Hold & Haul" Process Waste Water Management</p>
<p>10 First significant improvement since 1993; several other UP Mod applications for small changes to facilities since 1993</p>	<p>10 Not a "request for forgiveness" of past violations</p>

Bouchaine Vineyards, Inc.

Permit # P14-00408-MM P14--00409-VAR

APN 047-320-031

Summary of Location and Operation Criteris

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	102.28 acres
Proximity of Nearest Residence	530 feet
Number of Wineries Located Within One Mile	3
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	No
Primary Road a Dead End	Yes, Buchli Station Road; 1 residence to South
Located Within a Flood Zone	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	No
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Is currently Napa Green for land/vineyard; Intends to become Napa Green Certified winery
Percentage of Estate Grapes Proposed	97.66 acres
Number of Proposed Variances	One, setback for minor modification of existing winery structure
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 12 measures incorporated such as solar panels on roof of hospitality center and installation use of recycled water
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	Yes, Environmental Health Division violations
High Efficiency Water Use Measures Proposed	Yes, native drought tolerant landscaping and water efficient fixtures proposed
Existing Vineyards Proposed to be Removed	Yes, approximately 1.23-acres to be removed
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes
New Vineyards Plantings Proposed	Yes, approximately 0.10-acres to be replanted
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

BY APPOINTMENT WINERIES

Bouchaine Revisions--2/15/16

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
ACACIA WINERY	34436	0	250000	75	525	27375	3612	63	30987	49.67	carneos
FROGS LEAP WINERY	38568	0	240000	50	350	18200	900	36	19100	38.92	valley floor
GROTH WINERY AND OAKCROSS VINEYARDS	49480	0	200000	0	180	9360	5400	77	14760	63.09	valley floor
SHAFFER VINEYARDS	33630	8900	200000	0	105	3750	1720	29	5470	8.5	hillside
SILVERADO HILL VINEYARD	27454	0	200000	70	490	25480	3612	126	29092	35.68	valley floor
TURNBULL WINE CELLARS	40543	0	250000	350	400	20800	1090	22	21890	21.64	valley floor
PARADUXX VINEYARDS	32909	0	200000	0	840	43680	13130	160	56810	45.56	valley floor
ALTAMIURA VINEYARDS	30232	0	250000	10	150	7800	240	8	8040	42.72	wooden valley
AVERAGE CALCULATION	35907	1113	223750	69	380	19556	3713	65	23269	38.22	
MEDIAN CALCULATION	34033	0	220000	30	375	19500	2666	50	20495	40.82	
Bouchaine Vineyards (Approved)	25117	0	225000	30	150	1800	1452	25	3252	102.28	carneos
Bouchaine Vineyards (Proposed Maximum)	31622	0	225000	190	880	45760	13610	203	59370	102.28	carneos

Notes: Daily Visitors 1. Average Calculation: Assumes 0 represents no specific daily limit; did not include in calculation
 2. Median Calculation: Ditto

AVERAGE CALCULATION	35907	1113	223750	111	380	19556	3713	65	23269	38.22
MEDIAN CALCULATION	34033	0	220000	70	375	19500	2666	50	20495	40.82

Bouchaine Vineyards (Approved)	25117	0	225000	No Limit	No Limit	No Limit	1452	25	Unlimited Tours & tastings plus 1452 Marketing visitors	102.28	carneos
Bouchaine Vineyards (Revised Proposed Maximum)	31622	0	225000	170 max	840	43680	9000	165	52680	102.28	carneos

PRE-WDO WINERIES

Bouchaine Revisions 2-15-16

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
MICHAEL MONDAVI FAMILY WINERY	28965		0	240000	28	51	2652	0	0	2652	9.92 carneros
GRGICH HILLS CELLARS	46083		0	250000	572	4004	208208	20590	385	228798	13.24 valley floor
CLOS PEGASE	24100	19000	0	200000	0	725	37700	0	0	37700	20.39 valley floor
SILVER OAK WINE CELLARS	75000		0	210000	500	3000	156000	18280	312	174280	22.54 valley floor
NIEBAUM COPPOLA ESTATE HWY 29	74879	18400	0	250000	0	3391	176332	N/A	N/A	176332	81.81 hillside
SUTTER HOME WINERY	41000		0	200000	0	3500	182000	N/A	N/A	182000	1.44 valley floor
CASTELLO DI AMOROSA	119460	30000	0	250000	200	600	31200	N/A	N/A	31200	40 hillside
WHITEHALL LAINE WINERY	34227		0	200000	250	600	31200	4800	60	36000	25.28 valley floor
AVERAGE CALCULATION	55464	8425	225000	194	1984	103162	8734	157	108620	26.83	
MEDIAN CALCULATION	43542	0	225000	114	1863	96850	4800	60	106830	35.07	

Bouchaine Vineyards (Approved)	25117	0	225000	30	150	1800	1452	25	3252	102.28	carneros
Bouchaine Vineyards (Proposed Maximum)	31622	0	225000	190	880	45760	13610	203	59370	102.28	carneros

Alternative Evaluation by Bouchaine 2-15-16

	Notes:	Daily Visitors	1. Average Calculation: Assumes 0 represents no specific daily limit; did not include in calculation		2. Median Calculation: Ditto					
			Annual Marketing Visitors and Events	Annual Marketing Visitors	Annual Marketing Visitors	Annual Marketing Events				
AVERAGE CALCULATION		8425	225000	310	1984	103162	14557	252	108620	26.83
MEDIAN CALCULATION		43542	225000	250	1863	96850	18280	312	106380	35.07

Bouchaine Vineyards (Approved; per Bouchaine)	25117	0	225000	No Limit	No Limit	No Limit	1452	25	3252	102.28	carneros
Bouchaine Vineyards (Revised Proposed Maximum)	31622	0	225000	170	840	43680	9000	165	52680	102.28	carneros

Corrected Applicant's Proposal (based on Page 10A of Application, revised 12/1/15)

Type	Visitation			Marketing Events			Totals		
	Daily (M - F)	Weekend (Sat. - Sun.)	Event/Day	Event/Year	Persons/Event	Weekly	Annual	Weekly	Annual
Tours and Tastings									
Pre-WDO Drop-In Tasting Room Visitors	Unlimited	Unlimited				Unlimited	Unlimited	Unlimited	Unlimited
Requested Maximum "Taste & Tour" Visitors	60	150				600	31200	600	31200
Wine and Food Pairings Visitors (10 @ 4 persons/day)	40	40		4		280	14560	280	14560
Sub-Total Requested Daily Visitors	100	190				880	45760	880	45760
Marketing Plan Visitation (Max)									
Private Promotions & Dinners (Type 1)				15	50		750		
Annual Wine Auction (Type 2)				2	50		100		
Wine Related Groups w/Catered Meal (Type 3)				36	50		1800		
Additional Meetings (tasting, speeches, etc.) (Type 4)				50	80		4000		
Chef's Dinner Series (Type 5)				48	80		3840		
Special Wine and Food Events (Type 6)				52	60		3120		
Wine and Food Pairings (no longer included in Marketing Events)							0		
Sub-Total Marketing Events Visitors							13610		
Proposed Total	100	190		203		880	59370	880	59370

Staff's Recommendation (with corrected math errors)

Type	Visitation			Marketing Events			Totals		
	Daily (M - F)	Weekend (Sat. - Sun.)	Event/Day	Event/Year	Persons/Event	Weekly	Annual	Weekly	Annual
Pre-WDO Drop-In Tasting Room Visitors (Vested)	30	30				210	10920	210	10920
Appointment Only Tasting Room Visitors and Food & Wine Pairings	80	170				740	38480	740	38480
Sub-Total Daily Visitors	110	200				950	49400	950	49400
Event Type 1				Not to exceed 10/yr	Not to exceed 50		500		
Event Type 2				Not to exceed 2/yr	Not to exceed 50		100		
Event Type 3				Not to exceed 15/yr	Not to exceed 25		375		
Event Type 4				Not to exceed 15/yr	Not to exceed 75		1125		
Event Type 5				Not to exceed 10/yr	Not to exceed 80		800		
Event Type 6				Not to exceed 8/yr	Not to exceed 60		480		
Wine and Food Pairings (included within appt. only tasting)							0		
Sub-Total Marketing Events Visitors							3380		
Proposed Total	110	200		60		950	52780	950	52780

Bouchaine Vineyards, Inc.
Permit #P14-00408-MM P14-00409 VAR

Type	Revised Bouchaine Proposal				Marketing Events			Totals	
	Daily (M - F)	Weekend (Sat. - Sun.)	Event/Day	Event/Year	Event/Year	Persons/Event	Weekly	Annual	
Pre-WDO Drop-In Tasting Room Visi	60	90					480	24960	
Appointment Only Tasting Room									
Visitors (including Wine & Food	40	80					360	18720	
Sub-Total Daily Visitors	100	170					840	43680	
Event Type 1				15	50			500	
Event Type 2				2	50			100	
Event Type 3				36	50			1800	
Event Type 4				36	50			1800	
Event Type 5				24	80			1920	
Event Type 6				48	60			2880	
Wine and Food Pairings (included within appt. only tasting)								0	
Sub-Total Marketing Events Visitors								9000	
Proposed Total	100	170		165			840	52680	

Revised Bouchaine Proposal--Seasonal Approach

Type	Visitation			Marketing Events			Seasonal Visitation			Totals
	Weekday Daily Maximum (M-F)	Weekend Maximum (Sat.-Sun.)	Event/Day	Event/Year	Persons/Event	Weekly (HIGH season, May - Oct)	Weekly (LOW season, Nov - April)	Annual		
Pre-WDO Drop In Tasting Visit0rs (Vested)	80	150				700	350	27300		
Appointment Only Tasting Room (including wine & food pairings)	50	100				450	225	17550		
Sub-total Daily Visitors	130	250				1150	575	44850		
Event Type 1				15	50			750		
Event Type 2				2	50			100		
Event Type 3				30	50			1500		
Event Type 4				30	50			1500		
Event Type 5				24	80			1920		
Event Type 6				35	60			2100		
Sub-total Marketing Event Visitors				136	60			7870		
Proposed Totals	130	250		136		1150	575	52720		

February 16, 2016

Richard Lewis
23355 Millerick Rd.
Sonoma, CA 95476

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

To Whom It May Concern,

We at Ultima Mobile Bottling, Inc. fully support the Bouchaine Vineyards proposed "Winery Improvement Project" at their property at 1075 Buchli Station Road. Bouchaine and their team are outstanding stewards of this land (and the Carneros AVA), and have been exceptional growers and vintners (Napa Green and Fish Friendly Farming certified) for over 35 years at that location. They've also contributed to the Napa community in so many other ways, including being founding sponsors of Festival del Sole.

Regardless of some of the controversies surrounding several of the recent winery projects that have come before you, these long time members of our community fully deserve to receive approvals of the project in a rapid, and complete, manner. We support the variance to enclose an already paved and walled area immediately next to their bottling line and loading dock for dry storage use. The proximity makes sense, and is less impactful than building a new structure. We are also excited to see their thoughtful plans for a new hospitality center. Like everything the Bouchaine team does, this project will result in a world class facility, in a style that will make all of Carneros, and Napa County, proud.

Sincerely,

Richard Lewis

VP General Manager
Ultima Mobile Bottling, Inc.
Nice Wine Company
23355 Millerick Rd.
Sonoma, CA. 95476
t 707.938.3031
f 707.938.3424
m 707.364.7400

Planning Commission Mtg.

FEB 17 2016

Agenda Item # 9C



Cutting edge technology and a team of experts on wheels

Planning Commission Mtg.

FEB 17 2016

Agenda Item # 9C

RECEIVED

FEB 16 2016
Napa County Planning, Building
& Environmental Services

WALSH
VINEYARDS
MANAGEMENT, INC.

February 11th, 2016

NAME: Josef Shepard
ADDRESS: 1125 Golden Gate
CITY: Napa

Dear Napa County Planning Commission,

This letter is written in support of the Bouchaine Vineyards application to modify their existing winery in the Carneros region to improve operating efficiency and upgrade their visitor/customer services.

Bouchaine has established a long-term view of sustainable farming (Napa Green and Fish Friendly Farming certified) and agricultural protection as demonstrated by its 35 year stewardship over their 102+ acres in Carneros and their production of fine Napa Valley wines. The land has been planted to vineyards for over 100 years, and the current buildings date to the 1920s—nearly 100 years ago. Bouchaine has always done things with quality in mind, what they are doing now is shepherd this site into the 21st century so they can continue to thrive in Carneros. The project will be done with the utmost respect for the lowest impact on the land that is possible.

The proposed winery improvements fit within their property with minimal impacts to their neighbors, the community and the Carneros region. I have known Chris Kajani (Winemaker/GM) both personally and professionally for 7 years, and have seen firsthand her devotion to our community and dedication to the preservation of the Napa Valley Ag Preserve and the Napa Valley's grape growing/wine making industry.

This project has been carefully designed with recent community concerns and associated changes in Napa County guidelines and regulations in mind, and will continue to serve as a model of the type of winery envisioned by the WDO:

- The proposal does not include any increase in their permitted wine production and will continue to easily meet the 75% rule for Napa County grapes.

WALSH
VINEYARDS
MANAGEMENT, INC

- All vineyard irrigation water will continue to be provided from “non-groundwater sources” (i.e., surface and recycled water). Potable and process water needs will be served by existing wells.
- The proposed new Visitor Center will be shielded from view impacts to neighbors.
- The improved facility will continue to be easily accessible and is served by existing local roads.
- The only variance required/requested is to convert an existing, walled outdoor storage area into an indoor, dry storage area for the bottling line; no change to the existing building footprint is required.
- Based on two open houses where neighbors were invited to review the project, no neighborhood opposition was observed.

As a Napa Valley grape grower, vineyard manager, I support the approval of their Use Permit Major Modification and Variance applications, and request that you vote to allow these winery improvements to be built.

Sincerely,

Name(s):Josef Shepard
Title(s): Director of Vineyard Operations
Organization(s): Walsh Vineyards Management, Inc.
Address: 1125 Golden Gate , Napa Ca

FEB 17 2016

Agenda Item # 9C

RECEIVED

FEB 16 2016

Napa County Planning, Building & Environmental Services

JASON

Rev. 2 1/4/2016

INTRODUCTION TO THE BOUCHAINE WINERY IMPROVEMENT PROJECT

Location: 1075 Buchill Station Road, Napa, CA 94558 (In the Carneros Region)

WHAT THE PROJECT IS:	WHAT THE PROJECT IS NOT:
<p>1 An upgrade to an existing pre-WDO 102.28 acre winery and vineyard property that has had similar uses since the 1920s; last major improvements in 1993. Only 3.3 acres dedicated to Production/Accessory Uses</p>	<p>1 Not a new winery on a 10 acre or less vineyard or "natural" property</p>
<p>2 Provides increased efficiency to vineyard/winery operations and improves the visitor experience</p>	<p>2 Not just an expansion of visitors & events or increase in production</p>
<p>3 Includes the following physical changes: a. Remodelling of interior of existing Tasting Room/Office/Storage Building to Wine Club/Office Building b. Addition of 1,608 sq. ft. Dry Storage Area to existing Production Building adjacent to Bottling Room (within historic footprint) c. Construction of new Hospitality Center/Office Building (4,897 sq.ft.) to include Tasting Room, Kitchen, the Copeland Room to facilitate Marketing Plan Implementation and addition of Wine & Food Pairings</p>	<p>3 Does not include: a. Not adding square footage or expanding visitors count b. No increase in production; merely improving efficiency of winery operations and wine sales c. No expansion of Tasting Room (still 750 sq. ft.); just improvement of efficiency of business operations and add visitor experiences and comfort</p>
<p>4 Requires a "variance" from 300 foot setback to add to front of existing Production Building/Winery for enclosure of existing "open" fenced concrete pad storage area; visual improvements</p>	<p>4 Existing building has been there since the 1920s; not a new building; maintenance of existing "footprint" by increasing wall height and adding roof</p>
<p>5 Slight increase in potable & process water use provided by wells; vineyard irrigation (primary on-site use) from surface water and/or recycled water (from existing and future sources) remains (with slight reduction in volume used)</p>	<p>5 Not a major new groundwater use in Carneros region; total water use dramatically less than the 0.3 acre-foot/acre-year allowed by WAA Guidance in impacted areas</p>
<p>6 Location in Carneros; surrounded by vineyards with few residential neighbors</p>	<p>6 Not located in foothills; no NIMBY issues (winery since 1920s); significant efforts at neighbor outreach, no major issues identified</p>
<p>7 Located on dead-end road (1/4 mile south from facility); one residence to south. Have had 2 neighborhood meetings on project to date</p>	<p>7 No issues re: fire/safety, access, noise, traffic, neighbors</p>
<p>8 There will be an increase in total annual visitors and Marketing Plan events to support DTC efforts; reduction in maximum daily visitors due to smaller, more frequent events and elimination of 2 large (300 visitors per weekend) events</p>	<p>8 Total visitors (tasting, tours, events) not greater than median or mean/average level at other wineries with either actual or maximum permitted production levels; maximum daily visitors reduced from existing permitted levels</p>
<p>9 Includes permitting of Public Water System and upgrade to existing Process Waste Water System (on-site disposal)</p>	<p>9 Does not require "Hold & Haul" Process Waste Water Management</p>
<p>10 First significant improvement since 1993; several other UP Mod applications for small changes to facilities since 1993</p>	<p>10 Not a "request for forgiveness" of past violations</p>

Bouchaine Vineyards, Inc.

Permit # P14-00408-MM P14--00409-VAR

APN 047-320-031

Summary of Location and Operation Criteris

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	102.28 acres
Proximity of Nearest Residence	530 feet
Number of Wineries Located Within One Mile	4 (including Adastra)
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	No
Primary Road a Dead End	Yes, Buchli Station Road; 1 residence to South
Located Within a Flood Zone	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	No
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Is currently Napa Green for land/vineyard; Intends to become Napa Green Certified winery
Percentage of Estate Grapes Proposed	97.66 acres
Number of Proposed Variances	One, setback for minor modification of existing winery structure
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	Yes, 12 measures incorporated such as solar panels on roof of hospitality center and installation use of recycled water
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	Yes, Environmental Health Division violations
High Efficiency Water Use Measures Proposed	Yes, native drought tolerant landscaping and water efficient fixtures proposed
Existing Vineyards Proposed to be Removed	Yes, approximately 1.23-acres to be removed
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	Yes
New Vineyards Plantings Proposed	Yes, approximately 0.10-acres to be replanted
Hold & Haul Proposed: Temporary (Duration of Time) or Permanent	No
Trucked in Water Proposed	No

BY APPOINTMENT WINERIES

Bouchaine Revisions--2/15/16

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events	Annual Visitation	Acres	Location
ACACIA WINERY	34436		0	250000	75	525	27375	3612	63	30987	49.67 carneos
FROGS LEAP WINERY	38568		0	240000	50	350	18200	900	36	19100	38.92 valley floor
GROTH WINERY AND OAKCROSS VINEYARDS	49480		0	200000	0	180	9360	5400	77	14760	63.09 valley floor
SHAFFER VINEYARDS	33630	8900	0	200000	0	105	3750	1720	29	5470	8.5 hillside
SILVERADO HILL VINEYARD	27454		0	200000	70	490	25480	3612	126	29092	35.68 valley floor
TURNBULL WINE CELLARS	40543		0	250000	350	400	20800	1090	22	21890	21.64 valley floor
PARADUXX VINEYARDS	32909		0	200000	0	840	43680	13130	160	56810	45.56 valley floor
ALTAMURA VINEYARDS	30232		0	250000	10	150	7800	240	8	8040	42.72 wooden valley
AVERAGE CALCULATION	35907	1113	223750	69	380	19556	3713	2666	50	20495	40.82
MEDIAN CALCULATION	34033	0	220000	30	375	19500	2666	2666	50	20495	40.82
Bouchaine Vineyards (Approved)	25117		0	225000	30	150	1800	1452	25	3252	102.28 carneros
Bouchaine Vineyards (Proposed Maximum)	31622		0	225000	190	880	45760	13610	203	59370	102.28 carneros

Alternative Evaluation by Bouchaine (2-15-16)

Notes: Daily Visitors 1. Average Calculation: Assumes 0 represents no specific daily limit; did not include in calculation
2. Median Calculation: Ditto

AVERAGE CALCULATION	35907	1113	223750	111	380	19556	3713	2666	50	20495	40.82
MEDIAN CALCULATION	34033	0	220000	70	375	19500	2666	2666	50	20495	40.82
Bouchaine Vineyards (Approved)	25117		0	225000	No Limit	No Limit	1452	1452	25	3252	102.28 carneros
Bouchaine Vineyards (Revised Proposed Maximum)	31622		0	225000	170 max	840	43680	9000	165	52680	102.28 carneros

PRE-WDO WINERIES

Bouchaine Revisions 2-15-16

Name	Bldg Size	Cave Size	Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Annual Marketing Events	Number of Marketing Events	Annual Visitation	Acres	Location
MICHAEL MONDAVI FAMILY WINERY	28965		0	28	51	2652	0	0	0	2652		9.92 carneros
GRGICH HILLS CELLARS	46083		0	572	4004	208208	20590	385	385	228798		13.24 valley floor
CLOS PEGASE	24100	19000	0	0	725	37700	0	0	0	37700		20.39 valley floor
SILVER OAK WINE CELLARS	75000		0	500	3000	156000	18280	312	N/A	174280		22.54 valley floor
NIEBAUM COPPOLA ESTATE HWY 29	74879	18400	0	0	3391	176332	N/A	N/A	N/A	176332		81.81 hillside
SUTTER HOME WINERY	41000	30000	0	0	3500	182000	N/A	N/A	N/A	182000		1.44 valley floor
CASTELLO DI AMOROSA	119460	30000	0	200	600	31200	N/A	N/A	N/A	31200		40 hillside
WHITEHALL LANE WINERY	34227		0	250	600	31200	4800	60	60	36000		25.28 valley floor
AVERAGE CALCULATION	55464	8425	225000	194	1984	103162	8734	157	157	108620		26.83
MEDIAN CALCULATION	43542	0	225000	114	1863	96850	4800	60	60	106830		35.07

Bouchaine Vineyards (Approved)	25117	0	225000	30	150	1800	1452	25	25	3252		102.28 carneros
Bouchaine Vineyards (Proposed Maximum)	31622	0	225000	190	880	45760	13610	203	203	59370		102.28 carneros

Alternative Evaluation by Bouchaine 2-15-16 Notes: Daily Visitors 1. Average Calculation: Assumes 0 represents no specific daily limit; did not include in calculation
2. Median Calculation: Ditto

Annual Marketing Visitors and Events 1. Average Calculation: Assumes 0 or N/A represents no request for Marketing Plan visitors; calculated average based on those with Marketing Plans only
2. Median Calculation: Ditto

AVERAGE CALCULATION	55464	8425	225000	310	1984	103162	14557	252	252	108620		26.83
MEDIAN CALCULATION	43542	0	225000	250	1863	96850	18280	312	312	106380		35.07

Bouchaine Vineyards (Approved, per Bouchaine)	25117	0	225000	No Limit	No Limit	No Limit	1452	25	25	3252		102.28 carneros
Bouchaine Vineyards (Revised Proposed Maximum)	31622	0	225000	170	840	43680	9000	165	165	52680		102.28 carneros

Corrected Applicant's Proposal (based on Page 10A of Application, revised 12/1/15)

Type	Visitation			Marketing Events			Totals		
	Daily (M - F)	Weekend (Sat. - Sun.)	Event/Day	Event/Year	Persons/Event	Weekly	Annual	Weekly	Annual
Tours and Tastings	Unlimited	Unlimited				Unlimited	Unlimited		
Pre-WDO Drop-In Tasting Room Visitors	60	150				600	31200		
Requested Maximum "Taste & Tour" Visitors	40	40				280	14560		
Wine and Food Pairings Visitors (10 @ 4 persons/day)	100	190			4	880	45760		
Sub-Total Requested Daily Visitors									
Marketing Plan Visitation (Max)									
Private Promotions & Dinners (Type 1)					15		750		
Annual Wine Auction (Type 2)					2		100		
Wine Related Groups w/Catered Meal (Type 3)					36		1800		
Additional Meetings (tasting, speeches, etc.) (Type 4)					50		4000		
Chef's Dinner Series (Type 5)					80		3840		
Special Wine and Food Events (Type 6)					48		3120		
Wine and Food Pairings (no longer included in Marketing Events)					52		0		
Sub-Total Marketing Events Visitors							13610		
Proposed Total	100	190			203		880		59370

Staff's Recommendation (with corrected math errors)

Type	Visitation			Marketing Events			Totals		
	Daily (M - F)	Weekend (Sat. - Sun.)	Event/Day	Event/Year	Persons/Event	Weekly	Annual	Weekly	Annual
Pre-WDO Drop-In Tasting Room Visitors (Vested)	30	30				210	10920		
Appointment Only Tasting Room Visitors	80	170				740	38480		
Sub-Total Daily Visitors	110	200				950	49400		
Event Type 1					Not to exceed 10/yr		500		
Event Type 2					Not to exceed 2/yr		100		
Event Type 3					Not to exceed 15/yr		375		
Event Type 4					Not to exceed 15/yr		1125		
Event Type 5					Not to exceed 10/yr		800		
Event Type 6					Not to exceed 8/yr		480		
Wine and Food Pairings (included within appt. only tasting)					Not to exceed 60		0		
Sub-Total Marketing Events Visitors							3380		
Proposed Total	110	200			60		950		52780

Revised Bouchaine Proposal

Type	Visitation		Marketing Events			Totals	
	Daily (M - F)	Weekend (Sat. - Sun.)	Event/Day	Event/Year	Persons/Event	Weekly	Annual
Pre-WDO Drop-In Tasting Room Visitors (Vested)	60	90				480	24960
Appointment Only Tasting Room Visitors (including Wine & Food Pairings)	40	80				360	18720
Sub-Total Daily Visitors	100	170				840	43680
Event Type 1					15	50	500
Event Type 2					2	50	100
Event Type 3					36	50	1800
Event Type 4					36	50	1800
Event Type 5					24	80	1920
Event Type 6					48	60	2880
Wine and Food Pairings (included within appt. only tasting)							0
Sub-Total Marketing Events Visitors					165	840	9000

Proposed Total 100 170 165 840 52680