

“D”

## Public Comments

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

P.O. BOX 23660, MS-10D

OAKLAND, CA 94623-0660

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www.dot.ca.gov

*Making Conservation a  
California Way of Life.*

May 12, 2017

Project # P14-00330-UP &  
P14-00331-VAR  
GTS # 04-NAP-2017-00052Charlene Gallina  
Napa County Planning Division  
1195 Third Street  
Napa, CA 94559**Truchard Family Winery, Use Permit #P14-00330-UP and Variance #P14-00331-VAR –  
Negative Declaration**

Dear Ms. Gallina:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Truchard Family Winery Project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), the Caltrans mission signals a modernization of our approach to evaluate and mitigate impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Traveled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the March 2017 Use Permit and Design Review.

***Project Understanding***

The Truchard Family Winery Project seeks approval of a Use Permit (P14-00330-UP) to allow the construction of a new 100,000 gallon winery with the following characteristics:

- a) Construction of a 33,702 sf winery building and a 1,200 sf attached covered crush pad;
- b) Tours and tastings by appointment with a maximum of 40 visitors per weekday and 60 visitors on weekends/holidays for a maximum weekly total of 320 visitors;
- c) A marketing program, which consists of two (2) events per month for up to 30 people and four (4) annual events for up to 150 people. Portable restrooms to be provided for events over 60 people;
- d) Establishment of commercial catering kitchen for food and wine pairing activities;
- e) Provision of food and wine pairings for the tours and tastings;
- f) Employment of four (4) full time and three (3) part time employees;
- g) Establishment of hours of operation: visitation 10:00 a.m. - 6:00 p.m., and non-harvest production 8:30 a.m.- 5:30 p.m.;

- h) On premise consumption of wines produced on site within the winery building and adjacent patio areas in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill);
- i) Construction of 12 parking spaces;
- j) Improvement of the southern existing driveway dedicated to winery visitors in conformance with the Napa County Road and Street Standards. The northern driveway to be dedicated for agricultural purposes, employees and production activities of the winery;
- k) Construction of a new entry gate for the southern driveway;
- l) Replacement of the existing wooden bridge with a clear span bridge in compliance with California Department of Fish and Wildlife and Napa County Conservation Regulations;
- m) Construction of an on-site wastewater system with disposal of treated wastewater on vineyards on the adjacent 26 acre parcel (APN: 043-040-003);
- n) On-site water storage tanks and utilizing the existing connection to the Congress Valley Water Department and/or well on the adjacent parcel (APN 043-061-022).

A Variance application (P14-00331-VAR) is also requested to allow construction of the winery 178 feet within the 600 foot winery setback of Old Sonoma Road. Project access is gained via State Route 29 at the Highway 121 interchange to Freeway Drive, or via State Route 12 at Old Sonoma Road.

### ***Lead Agency***

As the Lead Agency, the County of Napa is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This includes any required improvements to the STN or reductions in VMT. Any required improvements should be completed prior to issuance of the Building Permit. We strongly recommend the County of Napa pursue early coordination with Caltrans to address any potential issues relating to increased traffic flow on Caltrans facilities resulting from this project.

### ***Traffic Operations***

Caltrans requests that the County of Napa provide the project's Traffic Analysis, completed on January 28, 2016, and mentioned on Pg. 22 of the Use Permit, be sent to the District 4 office for review by Highway Operations. Also, please include an analysis of new trips generated during construction of the new 100,000 gallon winery.

If construction traffic attempts to access southbound Highway 29 from Old Sonoma Road, there is a possibility of conflicts with oncoming traffic at the un-signalized intersection of Old Sonoma Road and the access road to Freeway Drive. There is limited storage capacity in the eastbound left turn lane at this intersection, and limited sightlines towards the Old Sonoma Road bridge over Highway 29.

### ***Vehicle Trip Reduction***

From Caltrans' *Smart Mobility 2010: A Call to Action for the New Decade*, the project site is identified as being within **Rural and Agricultural Lands (Place Type 5b)** where location efficiency factors, such as community design, are very low and regional accessibility is low. Caltrans recommends including bicycle parking at the entrance of the winery building. The project should also consider providing bicycle route information to visitors and employees of the winery. This would provide visitors with information on recreational activities, and employees with commute options. The additional measures listed below will help promote smart mobility and reduce regional VMT:

- Preferential parking for carpools and vanpools;
- Participation in the Guaranteed Ride Program;
- Project design to encourage walking, bicycling and convenient transit access;
- Designated bicycle parking;
- Charging stations and designated parking spaces for electric vehicles;
- Aggressive trip reduction targets with Lead Agency monitoring and enforcement.

For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). The reference is available online at:

<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

### ***Transportation Management Plan***

Where vehicular, bicycle, and pedestrian traffic may be impacted during the construction of the proposed project requiring traffic restrictions and detours, a Caltrans-approved Transportation Management Plan (TMP) is required. Pedestrian and bicycle access through the construction zone must be maintained at all times and comply with the Americans with Disabilities Act (ADA) regulations. See Caltrans' *Temporary Pedestrian Facilities Handbook* for maintaining pedestrian access and meeting ADA requirements during construction at:

[http://www.dot.ca.gov/hq/construc/safety/Temporary\\_Pedestrian\\_Facilities\\_Handbook.pdf](http://www.dot.ca.gov/hq/construc/safety/Temporary_Pedestrian_Facilities_Handbook.pdf)

See also Caltrans' Traffic Operations Policy Directive 11-01 "Accommodating Bicyclists in Temporary Traffic Control Zones" at:

[www.dot.ca.gov/trafficops/policy/11-01.pdf](http://www.dot.ca.gov/trafficops/policy/11-01.pdf)

Any curb ramps and pedestrian facilities located within the limits of the project are required to be brought up to current ADA standards as part of this project. The TMP must also comply with the requirements of corresponding jurisdictions. For further TMP assistance, please contact the Caltrans District 4 Office of Traffic Management Operations at (510) 286-4579. Further traffic management information is available at the following website:

Charlene Gallina, County of Napa  
May 12, 2017  
Page 4

[www.dot.ca.gov/hq/traffops/trafmgmt/tmp\\_lcs/index.htm](http://www.dot.ca.gov/hq/traffops/trafmgmt/tmp_lcs/index.htm)

***Transportation Impact Fees***

Please identify project-generated traffic and estimate the costs of public transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Charles Palmer at 510-622-1640 or [charles.palmer@dot.ca.gov](mailto:charles.palmer@dot.ca.gov).

Sincerely,



PATRICIA MAURICE  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse

## Gallina, Charlene

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**From:** Palmer, Charles@DOT <Charles.Palmer@dot.ca.gov>  
**Sent:** Friday, May 12, 2017 1:31 PM  
**To:** Gallina, Charlene  
**Subject:** Truchard Family Winery, Use Permit #P14-00330-UP and Variance #P14-00331-VAR  
**Attachments:** 04-NAP-2017-00052-Truchard Family Winery-2017MAY11.pdf

Ms. Gallina,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Truchard Family Winery, Use Permit and Variance Negative Declaration. Please find attached the Caltrans District 4 comments based on the March 2017 Negative Declaration. A hard copy of the comments is also being mailed.

Charles C. Palmer  
Associate Environmental Planner/Principal Architectural Historian  
Office of Cultural Resource Studies  
Caltrans District 4 - Environmental Planning  
(510) 622-1640

RECEIVED

AUG 28 2017

Napa County Planning, Building  
& Environmental Services

8/22/17

Chairwoman Gill and Fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559

Dear Chairwoman Gill and Fellow Commissioners:

Please allow this letter to serve as confirmation of my unwavering support for the Truchard Family and their application for a new winery on their property. I have known the Truchards for 6 years, and they have shown my family and local business, Olive and Poppy, support, encouragement and kindness. They are the kind of local, family business we should encourage to grow here in Napa Valley.

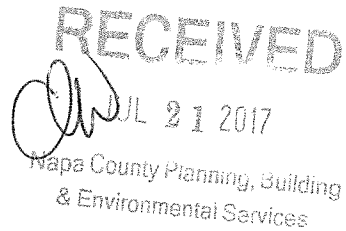
Their proposal fits with the rural character of their expansive 400 acre property and would be a welcome addition to the Carneros AVA. It is a thoughtful layout that is shielded by many trees and well off the road. This site was selected after the 2014 earthquake, when they discovered their original proposed site was on a fault line.

The Truchards make wine only from their estate and have kept their prices affordable, which has kept them a favorite of locals for many years. The property is not only a vineyard and a winery but a true working farm with goats, orchards, donkeys, beehives, vegetable gardens, and more. Their plan is to continue to maintain a diverse agricultural estate.

There are many applications that have come before your commission that deserve criticism and scrutiny, but this is not one of them. It is an example of what a model application and winery should be for the Carneros region and Napa as a whole, and I unequivocally support approval of this application.

Sincerely,  
Anne Siegel





April 23, 2017

Chairwoman Jeri Gill and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, CA 94559


Dear members of the Planning Commission:

I heartily support the Thruchards' application for building a new winery on Old Sonoma Road. JoAnn and Tony have been my neighbors ever since I arrived in Napa 23 years ago. The Truchards are superb stewards of the land. Their farming attitude is one of respect for the environment and concern for their neighbors' sensibilities. I could not ask for more considerate neighbors. The new winery's architecture fits right in with the rustic ambience of the Carneros wine growing area. The grapes grown in this area have enjoyed a superb reputation for the last forty years. Much of the credit for this is due to JoaAnn's and Tony's devotion to their craft and concern for our planet's survival.



I add my voice for approval of the Truchard's application to those of other neighbors in recommending that the Commission approve the application. My property overlooks the Truchard vineyards so I have firsthand knowledge of Tony's meticulous care and respect for the environment.

Sincerely,

  
Elsebeth N. Schoenberger

3113 Old Sonoma Road

Napa, CA 94558

Cell: 707-548-3975

email: [napadane@att.net](mailto:napadane@att.net)



## F R O G ' S   L E A P

March 29, 2017

Chairwoman Jeri Gill and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559

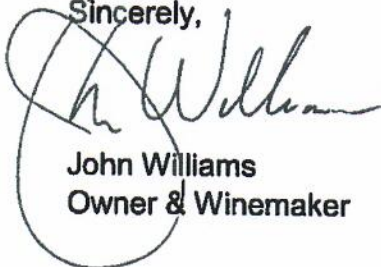
Dear Members of the Planning Commission,

Please count my voice and the voice of Frog's Leap Winery among those, anxious to support the application of the family of Tony and Joann Truchard. Their proposed new facility on Old Sonoma Road is a credit to the agricultural heritage of the Napa Valley and the spirit of the Ag Preserve. What a pleasure it is in these times to support, without reservation, a new winery application!

I have personally know the Truchards for more than thirty years and can say, enthusiastically, that no one embodies the spirit of family farming and thoughtful wine production more than they.

As I looked at their application, it made me glad to have a chance to support it. Imagine – a facility centered around the production of wine instead of its tourist attraction. Imagine – a facility designed to fit in with its agricultural surrounding instead of a commercial eye sore. Imagine – a winery based on its own estate grapes, grown by a family with more than four decades of responsible stewardship. What a pleasure to support this initiative. Please approve this application with a smile on your face – the Truchards have made it easy to do so!

Sincerely,



John Williams  
Owner & Winemaker

Planning Commission

County Of Napa

1195 Third Street

Napa, CA 94559



March 27, 2017

Dear Planning Commissioners,

I am writing in support of the proposed winery at Truchard Vineyards. As a fourth generation grape grower and winemaker in the Napa Valley my family has known the Truchard Family since the early 1980's. The Truchard Family have been stewards of their lands and have created a strong following for their artisan 'dirt to bottle' wines, which reflect their hard work, unique terroir and the spirit of family farming.

The proposed project exemplifies exactly what the Napa Valley should be holding aloft in our precious agricultural lands: fruit sourcing that can be verified and a clear need of processing capacity at the field where the fruit is grown.

Today when so many projects grossly over ask for production capacity and obscene levels of visitation that don't coincide with agricultural preservation, the Truchard Family has put forth a proposal that is a rarity. The production level proposed is actually below what their own lands & farming produce. There is no mystery where the fruit will be coming from to fill their winery- they grow it! This should become a key component of any new production approval- fruit sourcing certification- and this project clearly satisfies what is not yet required, but someday should be.

Secondly where many projects astatically miss the mark of evoking our rural heritage, the Truchard Family have spent literally four decades personally living in the small agricultural sub valley that they call home to this day and where the proposed winery will stand. Like their neighbors they relish a quiet rural environment and this project will be a seamless part of that landscape.

I encourage the passage of the Truchard use permit application.

Respectfully,

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

Peter Heitz

Winegrower

*Nickel & Nickel*  
**NN**  
Single Vineyard Wines

3/24/17

Chairwoman Jeri Gill and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third St.  
Napa, California 94559

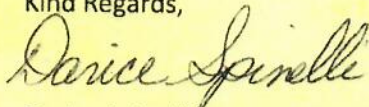
Dear Jeri Gill and fellow Commissioners,

My name is Darice Spinelli and I am writing on behalf of Joann and Anthony Truchard in support of their new winery project on Old Sonoma Rd. I am the winemaker at Nickel & Nickel winery in Oakville and I have been purchasing fruit from the Truchards to make a single vineyard Chardonnay for the last 17 years. During this time, my experience with the Truchards has been very positive. They are very thoughtful people and routinely put my needs in front of their own by harvesting my fruit before theirs. As one of the first to develop vineyards in the Carneros region, the Truchards have created a beautiful landscape and have proven to be good stewards of the land. If I am not mistaken, I believe that their winery is a Napa Green Winery and I know from conversations with them that they try very hard to do what is right for the area. They are genuinely good people and good neighbors and their decisions reflect a true desire to enhance the Carneros AVA. As a resident of Browns Valley, this is very important to me since I travel Old Sonoma Rd. frequently. I have seen the proposed winery drawing and feel that it is quite fitting for the area. The old barn blends in nicely with the vineyard setting and will seem like it has been there for years. The winery landscaping can only maintain or improve the site and redirecting traffic from the corner of Congress Valley Rd is very appealing.

The Truchards have needed to expand their facility for years. As a winemaker, I have been amazed at how their winemaker can process and bottle all of their wines as efficiently as he does. As a consumer, it has been difficult to navigate their driveway due to the one way traffic, since their wines are in high demand. Knowing the process, I feel that this new site will relieve a lot of the congestion and make both the employee and visitor experience much better. I have been to an event at the Truchard winery and can personally say that they are thoughtful of their neighbors and yet put on a very tasteful event. As a vintner who promotes the AVA's of the Napa Valley, I believe that granting this request will help educate consumers about the quality of wine produced in the Carneros region, which continually promotes Napa Valley as a leader in the wine industry.

The Carneros region has benefitted from the Truchards investment into their land, making it desirable for both locals and visitors. I feel that they will continue this legacy by doing what is right for the area and that this new project will prove to be a positive addition for Napa Valley.

Kind Regards,



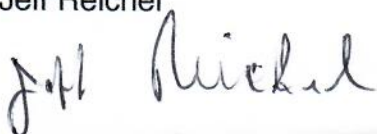
Darice Spinelli  
Nickel & Nickel Vineyards

Chairwoman Beth Gill and Fellow Commissioners'

I live at 1060 Congress Valley Road and want to contact you in support of the proposed Truchard winery. My family has known the Truchards since 1976. We have watched Tony and Joanne build their vineyard and then their winery. They have been good neighbors and good stewards of the land.

We are still friends of their children; two of whom live in the immediate neighborhood. I am certain that the Truchards will responsibly design and build their expanded winery and I lend my voice in support.

Sincerely,  
Jeff Reichel

A handwritten signature in cursive script that reads "Jeff Reichel".

3/21/09

March 23, 2017



From the Desk of James Fuller

Chairwoman Jeri Gill and Fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559

Re: Letter of Project Recommendation and Support of the Truchard Vineyards Project:  
3234 Old Sonoma Road, Napa CA 94559

Dear Chairwoman Jeri Gill and Fellow Commissioners,

This letter is in support of the Truchard Vineyards Project. It is my recommendation that the proposed winery is in conformity with the Napa Master Plan for this area.

The Truchard family is working to make the Old Sonoma Road and Napa one of the most beautiful and prestigious vineyards in Napa. For about four years they have been working to create this new facility on Old Sonoma Road.

The Truchard Vineyards is known as a Napa Green Winery and Napa Green Land Facility. I visited the Vineyards on numerous occasions annually. I have known the Truchards for approximately seven years. Tony Truchard is one of the pioneers of Carneros. He has been planting grapes there since 1973. As you can tell from the proposed winery and map, the Truchards fully intend to keep the barn, agricultural, and rural feel in complete conformity with the Napa Master Plan for this area.

They started making their own wine in 1989. They converted a turn of the 19<sup>th</sup> century chicken barn into a small winery and their first vintage was 1,000 cases. They have slowly grown from there and are planning a new facility that will have a barn-like design that is thoughtful, unobtrusive, and is compliant with the rural and country character of Carneros.

I appreciate your commitment in granting approval of this project. In addition, I want to thank you and your Fellow Commissioners in approving this project and the many others for their significant input and leadership in making this project a success.

Warmest regards,

James Fuller

**Baytree Capital**  
2584 Filbert Street  
San Francisco, California 94123

Phone: (415) 308-3008  
Email: jamesfuller1@gmail.com



March 23, 2017

Chairwoman Jeri Gill and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, CA 94559

Dear Chairwoman Gill and fellow Commissioners,

We are writing you today to express our support of the Truchard family's application for a new winery permit.

Our family's story runs parallel to that of the Truchards:

Our family moved to the Napa Valley in 1973, re-planted and planted grapes throughout the 1970's, and made our first wine in 1978: 1000 cases of Stags Leap District Cabernet Sauvignon. Since then our vineyards have grown to over 200 acres in Napa Valley with a steady annual production of about 34,000 cases.

Like the Truchards, we live here, work here, and care greatly for the precious resource known as "The Napa Valley".

We first started purchasing fruit from Joann and Tony Truchard in the late 80's and continued for many years until we had enough of our own acreage to supply our grape needs. However, just last year (2016 harvest) we renewed our business relationship with the Truchards by purchasing some Syrah grapes which will continue now on an a yearly basis. The Truchards grow great grapes. We need great grapes to produce great wines.

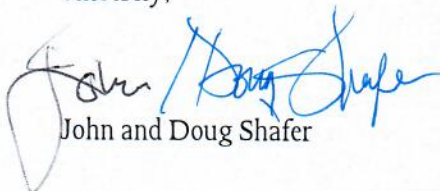
Working with the Truchards over these many years has been a joy. Joann and Tony are honest, straightforward, fair, and always a pleasure to work with. We have never had any difficulties in dealing with them. They are the real deal.

In addition, we have spent many hours/days with the Truchards "on the road" marketing and selling our respective wines to customers all over the United States. In fact, we see each other more "on the road" than here locally.

We have reviewed the plans for the design of their proposed new winery. Not surprisingly, it is tasteful and understated. It truly fits in with the rural/barn-like feel which the Carneros region is well known for.

We urge you to support and approve their new winery permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "John and Doug Shafer", is written over a printed name. The signature is fluid and cursive, with the first names clearly legible.  
John and Doug Shafer

March 21, 2017

Chairwoman Jeri Gill and Fellow Commissioners  
Planning Commission, County of Napa

We have been fortunate to have known the Truchards since about 1982. They are our neighbors on Old Sonoma Road. We have admired the way they have built up their winery in this area while keeping it rural in nature. We know from visiting with them over the years that they are very committed to being as careful as it is possible to be in our wonderful Napa Valley environment.

They are so helpful to those of us who enjoy wine and grow a few grapes . They are always willing to share their knowledge about ways to grow the grapes and then turn them into a bottle of wine.

We completely give our thumbs up for them to have a tasting room on Old Sonoma Road. We know they will do all they can to enhance the area and make it even better than it is.

Most sincerely

A handwritten signature in cursive script that reads "Glen & LaVonne Bauder". The signature is written in black ink and is positioned above the printed name.

Glen & LaVonne Bauder





Chairwoman Jeri Gill and fellow Commissioners

Planning Commission, County of Napa

1195 Third Street

Napa, California 94559

I am writing to you in support of the new Truchard's winery project. I have known the family for many years and I have had the honor of purchasing their grapes for Sauvignon Blanc. The Truchard's are wonderful people and great stewards of their land. I am confident their new winery will fit with their lifelong goal of keeping the valley protected and safe. There are many challenges facing the valley and many projects that might not be good for our community. I believe the Truchard's project will not impact our valley and will only help the family continue to make wines for generations.

Sincerely,



Michael Honig

President

Honig Vineyard and Winery

# MERRYVALE



RECEIVED

APR 03 2017  
*MS*

Napa County Planning, Building  
& Environmental Services

March 17, 2017

Chairwoman Gill and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559

To Whom It May Concern:

I am writing on behalf of Starmont and Merryvale to lend our support to the proposed winery at Truchard Vineyards. We have been working with and purchasing fruit from the Truchards since 2013. With over 40 years of stewardship to the land, the Truchards have shown a deep understanding of the property through their Napa Green land certified vineyards and quality farming practices – and this winery project reflects their original vision.

In the past, the Truchards have had to truck grapes offsite to make some of the Truchard wines, so building a winery that can handle their production on their own land makes perfect sense. Additionally, it is an essential part of a long-term strategy for customers to visit the vineyard and winemaking facility to see the relationship between agriculture and wine first hand. It was sad and unfortunate that their original proposed site was on a fault line (discovered after the 2014 earthquake). We fully support the new location which is off the road and shielded by trees.

Although there is much discussion surrounding winery development, this region of Napa County is underrepresented. The Truchard family has been a steward of 400 acres of land for over 40 years, this winery project will reflect on Napa County and the Carneros AVA in the best possible manner. We support this Use permit application.

Sincerely,

René Schlatter  
Proprietor & CEO



BOUCHAINE  
NAPA VALLEY · CARNEROS

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

RECEIVED  
MAR 10 2017  
Napa County Planning, Building  
& Environmental Services

February 15, 2017

Dear Planning Commission:

I am writing on behalf of our owners, the Copelands, and myself to lend our support to the proposed winery at Truchard Vineyards. We have known the Truchards since Bouchaine was established nearby in 1981. With over 40 years of stewardship to the land, the Truchards have shown a deep understanding of the property through their Napa Green land certified vineyard and quality farming practices – and this winery project reflects their original vision.

Their estate grapes have been trucked offsite to make Truchard wines, so building a winery that handles their production on their own land makes perfect sense. Additionally, it is an essential part of a long term strategy for customers to visit the vineyard and winemaking facility to see the relationship between agriculture and wine first hand. It was sad and unfortunate that their original proposed site was on a fault line (discovered after the 2014 earthquake). We fully support the new location which is off the road and shielded by trees.

Although there is much discussion surrounding winery development, this region of Napa County is underrepresented. The Truchard family has been a steward of 400 acres of land for over 40 years, this winery project will reflect on Napa county and the Carneros AVA in the best possible manner. We endorse this Use Permit application and request you allow the winery to be built.

Sincerely,



Chris Kajani  
Winemaker / General Manager

Erik W. Erickson

707.224.8595

Napa, CA 94558

RECEIVED

FEB 17 2017

Napa County Planning, Building  
& Environmental Services

February 16, 2017

Chairman Basayne and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559

Recently it has come to our family's attention that the Truchard family would like to build a new winery and increase wine production at their Old Sonoma Road property. We could not be happier to hear the great news. The Truchards have worked hard for decades to produce superb wines at an affordable price. (My sister is both in the wine industry and in the Truchard wine club.)

Our family settled on Thompson Avenue in the Carneros region in 1966. We met the Truchard family shortly afterwards when they began to make weekend drives from Reno, Nevada to Carneros. Tony and Joanne eventually planted grapes on the hillside opposite to our property egress and later purchased a 32-acre parcel adjacent to our northern boundary. We were impressed and even a little surprised that Tony had a vision to farm grapes in the area – few if any had ventured here before with such an endeavor.

The Truchards have been exemplary neighbors from day one. We continue to be impressed with their desire and willingness to be good neighbors by respecting and appreciating the rural agricultural beauty of Carneros. Their buildings were built with great care so to have the least amount of impact on the land. It is evident to us that Truchard Winery is extremely conscious of being a green business from farm to bottle. We wish them great success in the next chapter of their winery pursuits and have full confidence that what comes to fruition will be done with excellence.

Warm regards,



E. W. Erickson

David White and Lois Takahashi  
4041 Old Sonoma Road  
Napa, CA 94559

16 February 2017

Chairman Basayne and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559

Dear Chairman Basayne and Commissioners,

We are writing in enthusiastic support of the Truchard Vineyards proposal for a new winery permit. We are neighbors of the Truchards and have known them since 2010, when we moved into the neighborhood.

We support this proposal for several reasons. First, Tony and Jo Ann Truchard have been leaders in the community in keeping Carneros rural and agricultural. They are model stewards of the land and sustainability, with a "green" winery and "green" agricultural practices including organic farming. Second, the Truchards are caring neighbors, so we know they will always take into account the welfare of their neighbors. As an example, the morning after the devastating earthquake in 2014, Jo Ann came over to our house to make sure we were ok! Third, we know that the Truchards will continue to create wines that are affordable and the highest quality.

For all of these reasons, we are absolutely in favor of a winery permit being approved for the Truchards. We know that they will continue their practices of caring for the people, the land, and the wines of the Carneros region.

Thank you for your consideration,

  
David White  
Cell: (707) 337-3348



Chairman Basayne and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559  
February 14<sup>th</sup>, 2017

RE: Truchard proposed winery

Dear Sirs/Madams,

I have been a close friend of the Truchard family for more than 25 years. Most recently, we have also been neighbors since 2013. They are very kind and conscientious neighbors. As one of the pioneers of Carneros, Tony Truchard planted some of his first grapes there in 1974. The Truchards have been caring stewards of the land with sustainable farming practices that are not only responsible, but have completed the Napa Green Winery and Napa Green Land certification process with the California Land Stewardship Institute.

This kind of responsible stewardship is also evident with the thoughtful design of the proposed winery. It will be a barn-like structure that will fit in and complement the surrounding rural character of Carneros.

I fully support the Truchard family proposed winery project. I think it is beneficial for Napa to support projects such as this, with a family that is both well-known and well respected for their contributions to the community, and for creating high quality wines in Napa Valley that are still affordable.

Thank you for your consideration of this matter.

Sincerely,

Oscar Renteria



February 8, 2017

Chairman Basayne and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559

Dear Chairman Basayne and fellow Commissioners,

We are writing to you in support of the new winery facility the Truchard Family is asking to build on Old Sonoma Road in Napa County. We have been purchasing grapes from the Truchards since 1995 and we have known them for over 30 years. They are an integral and exemplary part of the Napa Valley and part of what makes it such a fantastic place to live and call home.

Tony Truchard planted grapes in the Carneros in 1974, making him one of the pioneers of the region. The Truchards are one of the very few growers in the Napa Valley who grow and sell organically certified grapes. In addition, Truchard Vineyards are certified as both a Napa Green Winery and Napa Green Land.

It is our understanding that the new facility will have a capacity of forty thousand cases which is less than the total amount of wine that can be produced on the acreage they own. They have been working with Signum Architecture and a landscape designer to create a barn-like design that is thoughtful, unobtrusive, and will fit in with the rural and country character of the Carneros.

We certainly hope you will agree that this is a project that should be embraced and supported as a continuing part of Napa Valley's bright future.

Sincerely,

The deLeuze Family



C e j a

V I N E Y A R D S

February 9, 2017

Chairman Basayne and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559

RE: TRUCHARD VINEYARDS WINERY USE PERMIT – CARNEROS, NAPA  
COUNTY

Dear Mr. Basayne:

I am writing on behalf of Ceja Vineyards and as a neighbor to the carneros property of Truchard Vineyards, in support of their winery use permit that will be before the Napa County Planning Commission. We support the Truchard's plans for building their new unobtrusive and barn-like facility on this property and believe that the winery will be a compliment to other wineries in the Carneros District.

We also believe that wineries are a compatible and good land use in proximity to our Carneros vineyards and the rural residential uses that neighbor the wineries. The owners in the Carneros District have historically worked at good neighbor relationships. We feel confident that the Truchards and their proposed winery will have a beneficial effect in our area.

I have known Tony and Jo Ann Truchard for over a decade and can attest to their strength of character, civic engagement and stewardship of their land.

Thank you for your consideration of our support of the Truchard Vineyards Winery.

Sincerely,

Ms. Amelia Moran Ceja  
President, Ceja Vineyards

*Ultra Premium Carneros Producer of Pinot Noir, Chardonnay, Merlot, and Cabernet Sauvignon*

P.O. Box 5957 • Napa, CA 94581 • Ph. 707 255-3954 • Fx. 707 253-7998 • [www.cejavineyards.com](http://www.cejavineyards.com)





February 6, 2017

Chairman Basayne and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, California 94559

Re: Truchard Proposed Winery

Dear Chairman Basayne and fellow Commissioners,

I am writing in support of the Truchards' proposed winery on Old Sonoma Road.

I am a resident of Napa and operate a Napa-based business: Anders-Lane Artisan Wines, LP. I have known the Truchard family since the mid-1990's, through my former capacity as marketing director for the Napa Valley Vintners. After starting Waterstone Winery in 2000, I have been a customer of the Truchard family...purchasing bulk wines and contracting grapes from their vineyards. I have great respect for Tony, Jo Ann, and Anthony: in how they conduct their business, in how they treat their employees, in how they promote and protect Carneros, in how they nurture their environment. They choose to abide by the strict standards of the Napa Green Winery and Napa Green Land programs.

I have reviewed the plans for the proposed winery on Old Sonoma Road, and find several things to appreciate: the barn-like design that integrates well with the region, the unobtrusive placement of the winery on the site, and the functionality of the proposed design. Also worth mentioning is that the Truchards are not over-reaching with regard to capacity; their planted acreage yields more fruit than this facility is planned for.

I hope you will see that this is a thoughtful, well-designed project that respects its environs. It is presented by a family that has a track record; they are pioneers of the Carneros AVA and they continue to operate with the highest standards for grape and wine production, as well as environmental protection. This is a project worthy of approval.

Sincerely,

Brent Shortridge  
Managing Partner  
Anders-Lane Artisan Wines, LP

Boeddiker / O'Halloran  
1247 Thompson Ave  
Napa, CA 94558

February 6, 2017

Chairman Basayne and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, CA 94559

RE: Neighbor support of Truchard Vineyards New Winery Facility

Dear Commissioners,

We are longtime residents of the Carneros region who have been living adjacent to the Truchard Vineyards for the past 13 years. In that time, we have always enjoyed an excellent relationship with both the Truchard family and their entire winery operations.

We are writing to voice our support for their application to create a new facility for their winery.

As you are aware, Tony Truchard was one of the earliest pioneers of Carneros wine making - planting his first grapes in 1974.

Since that time our experience is that the Turchard family and the Turchard winery has always operated with the utmost respect for the local neighbors and local Carneros area. As you may know, the Truchards have also taken great care of the environment operating as a Napa Green Winery.

With the many large corporations dominating the Napa wine industry, we do feel that special support and consideration should be given to a local family and their family run business that started in the very early days of Carneros winemaking.

We urge and thank you for your support of our neighbors and friends, the Truchards.

Sincerely,



Bill Boeddiker and Bob O'Halloran

**MONTY L. PREISER, esq.\***

**2115 Ranch Ct.**

**Napa, CA 94558**

**561-212—9723**

**[Nightlawyer12@aol.com](mailto:Nightlawyer12@aol.com)**

*Past President Southern Trial Lawyers*

*Past President West Virginia Trial Lawyers*

*Vintner, Shadowbox Cellars*

*Publisher, Preiser Key to Napa*

February 1, 2017

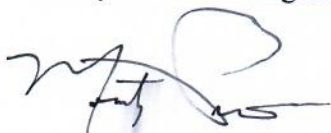
To: Chairman Basayne and Fellow Commissioners  
1195 Third Street  
Napa, California 94559

I have been informed that a hearing is near with regard to the Truchard Family's application for a new winery. I wish to wholeheartedly support this project. While I will say a little more below, in short form I can say that as a wine writer of 25 years, the publisher of a leading Napa wine guide, and an attorney, I know that no one has done more for the wine industry and Napa County than the Truchard family, and perhaps specifically Dr. Tony Truchard, who first planted vines in 1974. *Their application should, respectfully, be granted.*

I have known the entire family for over 20 years, and they have been wonderful stewards of the land and leading citizens. The Truchards are committed to the environment (they are a Napa Green winery), and, significantly, also strive to keep the wines affordable to the vast majority of Napa visitors – something not every winery can say in this day and age.

As you know, the new facility will have the capacity for forty thousand cases, which is less than the total amount of wine that could be produced based on the total planted acreage that the Truchards own. They have, or will, submit their plans to you in order that you see how the new structures compliment the land, and do not intrude. I know they intend to keep the look and aura bucolic to honor the history of the area.

Thank you for looking favorably on this letter and the Truchard application.



Monty L. Preiser

\*LICENSED IN WV ONLY

Ken and Sharon Rands  
1400 Thompson Avenue  
Napa, CA 94558

October 3, 2016

Chairman Basayne and fellow Commissioners  
Planning Commission, County of Napa  
1195 Third Street  
Napa, CA 94559



Dear Commissioners,

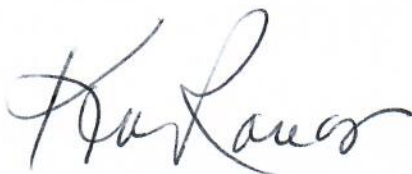
We strongly recommend that you approve the proposed new Truchard Winery on Old Sonoma Road. This excellent structure, built with the rural character of Carneros, will continue the Truchard's tradition of high quality at a friendly family winery. As one of the first to plant in Carneros, Tony Truchard is certainly an innovator, but also, one who settles for nothing less than perfection. I have always admired his dedication to build things with the highest quality. We have seen the drawings of the proposed winery and visited the proposed location. This is a perfect example of Tony's dedication.

Our family has known the Truchards since 1975 and have been next door neighbors since 1981.

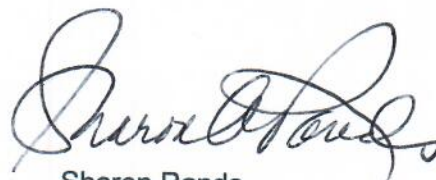
Tony and JoAnn Truchard have been wonderful neighbors and business partners. In 1989, my family wanted to enhance the beauty of their property by adding vineyards to the open land. They saw the care and precision that Tony Truchard keeps his vineyards. The Truchards agreed to lease 15 acres. For over 26 years, the Truchards have kept the leased vineyard, and all their property, in excellent condition. We know that the Truchards are strong supporters of the rural and agricultural feel of our area and will do everything to keep it as it is.

We are very excited about their new winery.

Sincerely,



Ken Rands



Sharon Rands