

Hello, my name is Keith Lindstrom and I live at 275 Casswall St, which is near Truchard Family Winery.

I wish to encourage the commission to approve the Truchard use permit and to allow the construction project for their winery. Tony and Jo Ann Truchard are pioneers in Carneros, having planted their first grapes in 1973. It's a family run operation and they live on the property. The family is highly respected in the local wine community and they epitomize the quality, small, family-run operations in Napa Valley. They farm sustainably and their wines are all estate-bottled. In other words, this winery typifies why Napa Valley is such a special place. Everyone can see the beauty of the land in this valley, but I've always been equally amazed by the handful of successful, small family wineries that started modestly 40-50 years ago. This was the era of the Judgment of Paris that brought international fame to Napa.

These wineries started with a vision and often very little experience, but they figured out how to make great wine and thrive. That's the classic American Dream! Many of those original wineries have changed hands and several are now part of publicly traded international companies. If this commission denies pioneering families such as the Truchards the opportunity to grow modestly in order to compete with their corporate competitors, the commission will be responsible for the further decline of family farmers and their inevitable takeover by corporate conglomerates.

As a neighbor I have no problems whatsoever with the Truchards expanding on the same property they've owned for over 40 years, and if there is <sup>overse</sup> opposition to their plans, then I have to wonder if there are ulterior motives. I encourage the Commission to ~~follow the Staff Recommendation:~~ Adopt the Mitigation Negative Declaration and MMRP and approve the Variance and Use Permit, as conditioned.

Thank you.

Planning Commission Mtg.

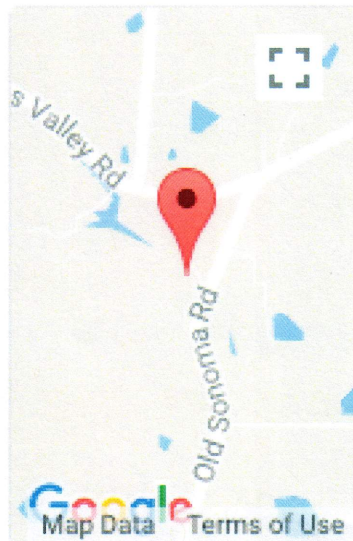
SEP 20 2017

Agenda Item # 8B

## Chirp! Festival Heron Rookery Tour by Napa-Solano Audubon Society

**WHEN:** April 23,  
2017 @ 10:00  
am – 12:00  
pm

**WHERE:** Vine Village  
4059 Old  
Sonoma Rd  
Napa, CA 94559  
USA



 Calendar

 Add to Calendar ▾



The Vine Village Ranch in Napa has protected one of the largest heron and egret rookeries in Napa County for decades. Napa-Solano Audubon has partnered with them and Audubon Canyon

Ranch to monitor and report on the health of the birds. Join them for a tour on private land to learn the history of the rookery and get up-close views of the birds on their nests. For more info, [click here](#).

SEP 20 2017

Agenda Item # 8B

September 1<sup>st</sup>, 2017

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

Dear Chairwoman Gill and Fellow Commissioners:

I am writing in support of the Truchard Family and their intent for a new winery on their property. I have lived in the nearby Browns Valley area for more than 15 years and as this is my neighborhood and my commute on a daily basis, I am in full support of the Truchard application. I have know the Truchard family for many years, having met them in the neighborhood many times and purchasing their wonderful wine when I served as Wine Director at Redd in Younville, as well as Solage and Bardessono Resorts during my time there.

I believe that 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. The site was selected after the 2014 earthquake, when they discovered their original proposed site was on a fault line.

I have driven by the property and vineyards for more than 10 years on my way to drop my kids off at Harvest Middle School. It's always been a joy to point out the vineyard workers and the season within the vineyard to my kids as a natural part of a rural environment. 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.

I believe this is an application that would benefit our neighborhood and the Carneros area of which my family and I live. The Truchards have my support and I would hope you might consider our thoughts and opinions in approving this application.

Sincerely,

Chris Blanchard, Master Sommelier  
3593 Meadowbrook Drive  
Napa,

SEP 20 2017

Agenda Item # BB

8/31/2017

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 five years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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.

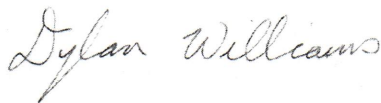
The Truchards make wine only from their estate and have kept their prices affordable, which has kept them a favorite of locals for many years. The property is not only a vineyard and a winery but a true working farm with goats, orchards, donkeys, beehives, vegetable gardens, and more. Their plan is to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

This application 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,

Dylan Williams  
Director of Information Technology  
Computer Engineering Group  
[dylan@cegsupport.com](mailto:dylan@cegsupport.com)  
Office: (707) 257-9702 ext. 206  
Cell: (707) 321-5653

Sincerely,



SCHUG  
CARNEROS ESTATE  
WINERY

Planning Commission Mtg.

SEP 20 2017

Agenda Item # 8B

August 29, 2017

TO: Chairwoman Gill and Fellow Commissioners  
Planning Commission, County of Napa

RE: Truchard Winery application

Dear Chairwoman Gill and Fellow Commissioners:

My family has produced wines in Carneros since 1980, and I have been a resident of Napa County since 1967. I am firmly in support of the Truchard family's application for a new winery on their property, and I respectfully urge the Commission to approve it.

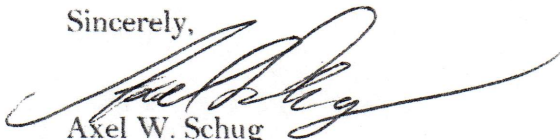
Our own winery visitor center is scheduled to open in early 2019 after nearly 30 years at our current location in western Carneros. So I know how hard the Truchard family has worked to get this far, having farmed their 400 acre property for 43 years. Their project would be a wonderful book-end to the eastern side of Carneros. It would be a valuable asset to downtown Napa tourism and would be the cornerstone of a new gateway into Carneros.

As a resident of Browns Valley since 2000 (and my wife Kristine since 1970), my family and I have always enjoyed the rural character of the rolling vine-covered hills on their expansive 400 acre property. We often drive the "long way" into town for this reason. Kristine and I feel this project would be a welcome addition to our own back yard, being shielded by many trees and well off the road.

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.

This application 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,



Axel W. Schug  
Managing Partner  
Schug Carneros Estate Winery

602 BONNEAU ROAD  
SONOMA, CA 95476 USA



OFFICE 707-939-9365  
WINERY 707-939-9363  
FAX 707-939-9364



Planning Commission Mtg.

SEP 20 2017

Agenda Item # 8B

September 1<sup>st</sup>, 2017

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 7 years, and my parents many years before that, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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.

This application 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,

Garrett Busch  
Proprietor & CEO  
Trinitas Cellars  
garrettbusch@trinitascellars.com

Morimoto  
NAPA



August 31, 2017

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 12 years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land. I am also a close neighbor to their property and I believe it would only enhance the area.

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 and tourists and served at other Morimoto locations world wide 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.

This application 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,

Eduardo A Dingler

Corporate Beverage Director

Morimoto Restaurants

Planning Commission Mtg.

SEP 20 2017

Agenda Item # BB

SEP 20 2017

Agenda Item # BB

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 12 years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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.

This application 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,  
Ian White



Wine Director | San Francisco Magazine  
1500 3<sup>rd</sup> St. | Suite B1 | Napa CA 94559



# LAUREL GLEN

*Vineyard*

Planning Commission Mtg.

SEP 20 2017

Agenda Item # 8B

August 28, 2017

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

Dear Chairwoman Gill and Fellow Commissioners:

Please accept this letter as confirmation of my support for the Truchard Family and their application for a new winery on their property. I have known the Truchards for close to ten years, and I have great respect for their commitment to agriculture, passion for farming, and love of the land.

The winery proposal they have shared with me fits seamlessly with the rural character of their 400 acre property and, I believe, 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. I am particularly impressed that the site was selected only after the 2014 earthquake, when they discovered their original proposed site was on a fault line.

The Truchard family make wine only from their estate fruit and have kept their prices affordable, which has kept their wines a great value and 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.

I hope you will agree with me that this application 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 the Truchard winery application.

Sincerely,



Bettina A. Sichel

# Patland Estate Vineyards

30 August 2017

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

Planning Commission Mtg.

SEP 20 2017

Agenda Item # 8B

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 several years, and in the time I've known them, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

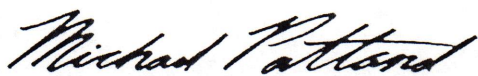
Their proposal fits with the rural character of their expansive 400 acre property and would be a welcome addition to the Carneros AVA. It is a thoughtful layout that is shielded by many trees and well off the road. This site was selected after the 2014 earthquake, when they discovered their original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

This application 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,

Michael Patland



SEP 20 2017

Agenda Item # BB

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 more than six years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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.

By proposing this project, they show their continued investment in this community, and a model for the sustainability of both the business and the families who established their livelihoods here 40 years ago. Allowing the second generation to continue to flourish while preserving the agriculture focus of our region is simply good development.

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,

Gwen McGill  
Proprietor  
GEM Collective  
707-337-9018  
gwen@gwenmcgill.com



Planning Commission Mtg.

SEP 20 2017

Agenda Item #

*EB*

## HYDE VINEYARDS

8/24/17

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 over thirty years, and in 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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 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,

Christopher Hyde



KALE  
W I N E S

Planning Commission Mtg.

SEP 20 2017

Agenda Item # BB

August 24, 2017

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 our unwavering support for the Truchard Family and their application for a new winery on their property. We have known the Truchards for many years, our children play and go to school together, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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 we unequivocally support approval of this application.

Sincerely,



Ranko Anderson

Kale and Ranko Anderson  
Owners, Kale Wines

08/23/2017

Planning Commission Mtg.

SEP 20 2017

Agenda Item # BB

Chairwoman Gill and Fellow Commissioners

Planning Commission, County of Napa

1195 Third Street

Napa, California 94559

Dear Chairwoman Gill and Fellow Commissioners:

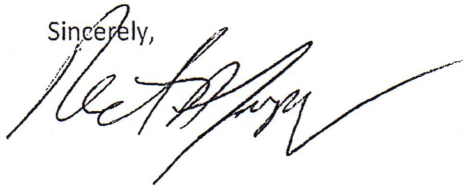
Please allow this letter to serve as confirmation of my unwavering support for the Truchard Family and their application for a new winery on their property. I have known the Truchards for 2 years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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 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,

A handwritten signature in black ink, appearing to read "Rick Adams", written over a horizontal line.

February 17, 2017

Planning Commission Mtg.

SEP 20 2017

Agenda Item # OB

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

To Whom It May Concern:

We are writing on behalf of our neighbors and friends Anthony and Suzanne Truchard who we have known since 2010. We are confident the Truchard family will continue to maintain the barn, rural feel, while maintaining the agricultural integrity of their property. In addition to knowing Anthony and Suzanne, we have the honor of knowing Anthony's parents, Jo Anne and Tony Truchard. They are truly pioneers in Carneros whose early efforts planting vineyard grapes in 1973 have proved to be successful while also being a part of the Napa Green Winery and Napa Green Land. In fact, to this day its not uncommon to see "Tony" personally working on one of his tractors or tending to one of the gardens on the property. We have enjoyed being neighbors and spending time together while creating special events combining their wines and our food from our catering business, SMOKE Open Fire Cooking. The family has also supported us by being regulars at our new café, Southside at The Carneros Center.

Sincerely,

Irma & Morgan Robinson



2/20/2017

Planning Commission Mtg.

SEP 20 2017

Agenda Item # BB

RE: Truchard Proposed Winery

Dear Chairman Basayne and fellow Commissioners:

I have known the Truchards in the 1990s. My late father Thomas was a friend of theirs too, this is a multi-generational friendship built on kindness and respect. Both of our families have been wine growers since the early 1970s, cementing our status as real vintners, unlike so many other projects of recent. In my five decades here in the Napa Valley, I have met few families as true to the core of what the Napa Valley is all about as the Truchards. Anthony M. Truchard II carries the business forward true to their roots.

From sustainable farming and ranching, to classic winemaking, and then confidently marketing and representing the Napa Valley in person and in the bottle, the Truchards "earn their keep." The wines are accessibly priced too, a testament to who these people are. This well-rounded business gainfully employs, carefully stewards, and genuinely contributes to the Valley in a way that is desired for Napa Valley's endearing qualities.

Considering the Truchard's roots, actions, and family-winery spirit, the proposed Truchard Winery is 100% a beneficial development for the Carneros and for the Napa Valley. As a fellow vintner and Napa Valley resident, I support this project without reproach.

Sincerely,

Steven Burgess  
Burgess Cellars, Inc.  
established 1972, B.W. #945  
President & CEO

Deer Park Fire, Sta. 21  
Volunteer FF

[www.burgesscellars.com](http://www.burgesscellars.com)

P. 707.963.4766 F. 707.963.8774  
PO Box 282 • Saint Helena, CA 94574



SEP 20 2017

Agenda Item #

8B

9/10/17

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

Dear Chairwoman Gill and Fellow Commissioners:

I, Edward Lee, would like to express my whole-hearted support for the Truchard Family and their application for a new winery on their property. I have known the Truchards for over 3 years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land. It's a pleasure to have them as the pride of Napa.

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 one of my favorite of local producers. The property is not only a vineyard and a winery but a farm alive with biodiversity: goats, orchards, donkeys, beehives, vegetable gardens, and more. I can attest that their goal is to continue to maintain a diverse agricultural estate.

This application 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,

Edward Lee

September 8, 2017

As a resident of Napa County for over 35 years there are not many people in this valley that I can speak more highly of than the Truchard family.

The Truchards exemplify everything this rich agricultural community stands for. Multi generational family owned, farmers, vintners, and above all stewards of the land.

I fully support their winery project, and hope the Planning Commission realizes that this is exactly the type of project that can set an example for future applications to come.

Sincerely,



Mark Grassi

Planning Commission Mtg.

SEP 20 2017

Agenda Item #

BB

4967 Dry Creek Road  
Napa, CA 94558

September 10, 2017

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

Planning Commission Mtg.

SEP 20 2017

Agenda Item #

BB

Dear Chairwoman Gill and Fellow Commissioners,

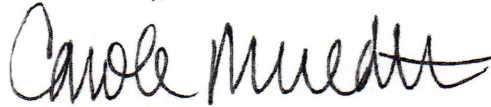
We are writing in support of the application for the Truchard winery. We have known the Truchards for more than 15 years and they represent the future that we want Napa to be.

As Napa residents for 31 years, we have seen a lot of changes here, some of which have been new wineries. Many winery proposals have faced opposition, as we all grapple to protect the future of our successful rural community. But it is vitally important that winery proposals be considered individually and not be lumped into a single basket. Some wineries are small and some are large. Some are owned by families and some by multinational companies. And some are farms and some are factories.

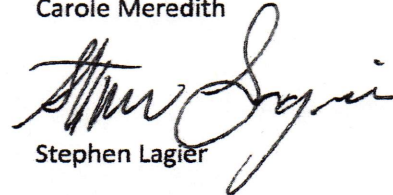
The Truchard family operates a farming and wine business that was born here in Napa over 40 years ago. Started from scratch by Tony and Joanne Truchard, the endeavor now supports multiple generations of this hard-working Napa family on farmland that they have carefully tended. The new winery will sit lightly on the land and its vernacular architecture will allow it to blend in seamlessly with its Carneros surroundings.

The Truchard family's need for the proposed new winery is obvious given the size and other limitations of their current facility. Your approval of this proposal will help the Truchard family business to survive and thrive. It is in the interests of Napa County residents to keep this local family, now raising its third generation, on their farmland onward into the future.

Yours truly,



Carole Meredith



Stephen Lagier

September 11, 2017

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

Planning Commission Mtg.

SEP 20 2017

Agenda Item #

BB

Dear Chairwoman Gill and Fellow Commissioners:

As a sales representative who has represented the Truchard Winery for 10 years, I know firsthand that the Truchard family has shown nothing but respect caring for their land and have also shown progress in farming the property with sustainable/organic farming techniques. Their current proposal for a new winery on their property fits with the rural character of the area, with a thoughtful layout shielded by many trees—and away from the road.

I hope you'll read this letter as confirmation of my unwavering support for the Truchard Family and their application.

The Truchards make wine only from their estate and have kept their prices reasonable. The wines are favorites with my many local customers. Their property is not only a vineyard and a winery, but a true working farm that many retail and restaurant customers have had the pleasure to tour. I know they intend to continue to maintain a diverse agricultural estate, sharing their unique history in wine country.

Preserving our history and sharing it with the younger generations is important. The Truchard family arrived in 1974 to plant vineyards and put down their own roots in Carneros. They have grown grapes and sold to many of the top wineries in Napa and Sonoma over the years. They have preserved the culture and the rural agricultural nature of the area. We have benefited from their work and generous hospitality. They have created community through their efforts and truly stand out as a treasure of Carneros and Napa.

The Truchard Winery upholds the highest standards with friendships that run deep throughout Carneros region, Napa and Sonoma. I whole-heartedly support approval of this application!

Sincerely,

Kristen Clausen  
Wine Broker  
Napa & Sonoma

September 4, 2017

Planning Commission Mtg.

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

SEP 20 2017

Agenda Item #

*BB*

Dear Chairwoman Gill and Fellow Commissioners:

This letter is coming to you as a show of support for the Truchard Family and their plans to build a new winery on their property. Having known the Truchard Family for 15 years it was important to me to stand behind their plans.

I have seen the Truchard Family be strong members of the local and agricultural community for many generations. Their passion for farming and taking care of the land has always been apparent. As a business owner I know the challenges we face trying to maintain our passion for the business and keeping true to the community that supports us. I feel the Truchard Family has always shown a true balance of this and shown respect and love for the land.

I have had a chance to look at the plans for the new winery and feel that it truly fits the rural character of the property and would be a welcome addition to the Carneros district. The plans are thoughtful to the area in which it is being built, utilizing the trees to shield the winery and well off the road. As well the property plans not only to be a winery but a working farm. This will help to maintain diversity to the estate and keep in character of where Napa began many years ago.

It is my understand the new sight was chosen after the earthquake of 2014 when family found out the original sight was on a fault line. As we all know many of us had changes in plans and to our properties after the earthquake and need to move forward to plan for any future issues.

I feel the Truchard application is a wonderful example of what we should be building in the carneros region and here in Napa. The family and their application have my total support.

Sincerely,

Bettina Rouas

**ANGÈLE**

RESTAURANT & BAR  
540 MAIN STREET - NAPA, CALIFORNIA 94559  
TEL 707.252.8115 FAX 707.252.8239



# SILENUS

NAPA VALLEY

Planning Commission Mtg.

SEP 20 2017

Agenda Item #

OB

September 1, 2017

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

Dear Chairwoman Gill and Fellow Commissioners:

This letter serves as confirmation of my firm support for the Truchard Family and their application for a new winery on their property. I have known the Truchards for 6 years, and in their 43 years in the Napa Valley, they have shown nothing but respect for the Napa Valley, agriculture, passion for farming, and love of the land.

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.

This application 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,

Scott Meadows  
General Manager  
Silenus Winery



# CARREFOUR

VINEYARDS

1180 Monticello Road  
Napa, CA 94558  
(707) 252-9167

Planning Commission Mtg.

SEP 20 2017

Agenda Item # BB

September 17<sup>th</sup>, 2017

Dear Chairwoman GILL and fellow commissioners:  
My wife and I are writing this letter to offer our support for the Truchard Family's application for a new winery on their property. I am a retired dentist and winemaker and my wife is a pilot for American Airlines.

We previously owned an 18 acre vineyard in Napa and we understand the need for respecting the land and for county regulations. In that respect, we sincerely believe the Truchards adhere to those tenets and go above and beyond. They have been in farming all their lives and have a truly beautiful 400 acre ranch. We know they would construct a new winery on their property that would exemplify that beauty.

We have known the Truchards since 1990. We have helped make wine at the crush since 1993. They graciously invited us to stay in their house while helping until we found our own house. That's one small example of what a fine family they are. Since working there, we have personally seen the need for expansion.

We kindly urge the commission for a positive vote for their positive application. Thank you for your consideration.

Sincerely,  
Greg and Marilyn Nitz  
99 Valley Club CR, Napa

September 11, 2007

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

Planning Commission Mtg.

SEP 20 2017

Agenda Item #

8B

Dear Chairwoman Gill and Fellow Commissioners:

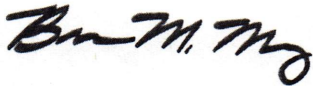
Please allow this letter to serve as confirmation of my unwavering support for the Truchard Family and their application for a new winery on their property. I have known the Truchards for seven years and during this time, they have shown nothing but respect for agriculture, passion for farming and love of the land.

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.

This application 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,



Brian M. Murphy  
Chief Operating Officer  
Boutique Air, Inc.





GAW VAN MALE

LLP

September 12, 2017

Planning Commission Mtg.

SEP 20 2017

Agenda Item # 8B

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 10 years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land. They are well respected members of our community at large and deeply respected within the wine industry.

Joanne and Tony have helped to enhance and grow the reputation of Napa Valley both locally, nationally and beyond. Their efforts to promote, preserve and respect the Napa Valley should be applauded and promoted as examples of the right way to do business in our community. Their legacy is being ably carried on by their sons Anthony and John as well as the respected team at the winery. I believe their proposal fits squarely within the rural character of their property. The thoughtful and tastefully designed facility would be a welcome addition to the Carneros AVA.

This application 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,

GAW VAN MALE, LLP

JAMES D. WATSON

JWD/cmd

ATTORNEYS AT LAW  
1000 Main Street, Suite 300  
Napa, California 94559-2653  
T/707-252-9000  
F/707-252-0792  
jwatson@gawvanmale.com



September 12, 2017

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

Planning Commission Mtg.

SEP 20 2017

Agenda Item #

EB

Dear Chairwoman Gill and Fellow Commissioners:

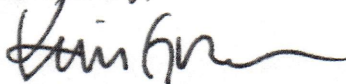
Please allow this letter to serve as confirmation of my unwavering support for the Truchard Family and their application for a new winery on their property. I have known the Truchards for 4 years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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.

This application 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,



Kimberly Granzella

September 12, 2017

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

Planning Commission Mtg.

SEP 20 2017

Agenda Item # 8B

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 Truchard family for 5 years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

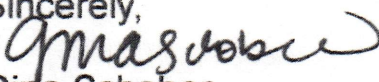
Their proposal fits with the rural character of their expansive 400 acre property and would be a welcome addition to the Carneros AVA. It is a thoughtful layout that is shielded by many trees and well off the road. This site was selected after the 2014 earthquake, when they discovered their original 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. I sell their wines in the Napa Valley and they are loved and favored by many local establishments and wine buyers, for the reasons stated above. There are very few wineries in the Napa Valley that can offer estate wines at an affordable price.

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.

This application 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,

  
Gira Schober

September 2, 2017

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

Planning Commission Mtg.

SEP 20 2017

Agenda Item #

813

RE: Truchard Family Winery Application

Dear Chairwoman Gill and Fellow Commissioners:


Please allow this letter to serve as confirmation of our unwavering support for the Truchard Family and their application for a new winery on their property. We have known the Truchards for seven years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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 we unequivocally support approval of this application.

Sincerely,



David & Christine Wilson  
Wilson Foreigner  
1360 Wooden Valley Road  
Napa, CA 94558

P.O. Box 777  
Napa, CA 94559

September 13, 2017

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

Planning Commission Mtg.

SEP 20 2017

Agenda Item # BB

Dear Chair 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 over twenty years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

This request is for the type of winery that we should be proud to have in Napa County – well off the road and fitting the character of the landscape. For years both generations of the Truchard family have been models of community support. You see them on a regular basis at many non-profit fundraisers.

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.

This application 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.

I strongly request and encourage your support of this project.

Sincerely,

*Brian*

Brian Kelly  
707-363-1510  
BJK518@me.com  
[www.BrianKellyAssociates.com](http://www.BrianKellyAssociates.com)  
[www.Linkedin.com/in/BrianKellyNapa](http://www.Linkedin.com/in/BrianKellyNapa)

# Pahlmeyer

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Planning Commission Mtg.

SEP 20 2017

Agenda Item # BB

September 12, 2017

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

Dear Chairwoman Gill and Fellow Commissioners:

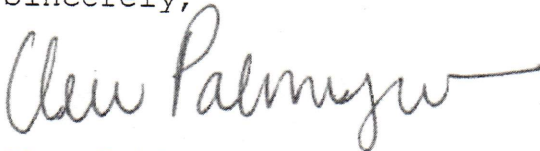
Please allow this letter to serve as confirmation of my unwavering support for the Truchard Family and their application for a new winery on their property. I have known the Truchards for almost 10 years, and in their 43 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

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 made 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.

Their application 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,



Cleo Pahlmeyer  
President, Pahlmeyer Winery

SEP 20 2017

Agenda Item #

EB

Dear Chairwoman Gill and fellow Commissioners

This letter is written in strong support of the Truchard's proposal for a new winery.

Increasingly, Napa County is faced with decisions about what growth should be allowed and if this growth is consistent with the values and identity that has been established for our valley.

This identity was solidified in 1968 when Napa's residents and government worked together to create America's first agricultural land preserve. It was a remarkable accomplishment. The legislation served not just to preserve rural land and limit development, but to clearly define Napa's vision for its future, an agricultural future. At that time farmland here was more dedicated to sheep and cattle, but its protected status allowed the transition to vineyards and produced one California's most famous landmarks, and most popular tourist destinations. Wineries associated with these vineyards have become not just a place to process grapes, but a place for people to visit and to buy wine in what is perhaps farming's best example of agritourism.

This success has come at the cost of increased traffic, and despite the obvious contributions that wineries have made to the quality of life here, some question whether this is the kind of growth that we want. Today, our Supervisors and Planning Commissioners speak openly of limiting visitors to wineries, but encourage rapid residential development within the city limits and promote events like rock concerts, golf tournaments, and film festivals that bring hundreds of thousands to Napa each year. At times, it seems that they have lost sight of the vision that they have been entrusted to protect.

The Truchard Winery represents the best of Napa's history and future. In the ever more corporate and global wine industry, it is one of the increasingly rare examples of Napa's family farming and winemaking roots. The Truchards have employed Napa's citizens, preserved its agricultural traditions, and contributed to its economy for decades. They are the essence of the agricultural heritage that the Planning Commission and Board of Supervisors have both sworn to preserve. If they don't deserve the benefit of the blessing and encouragement of Napa County, I don't know who does.

Sincerely,

Mike and Molly Hendry

9-12-2017

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

Planning Commission Mtg.

SEP 20 2017

Agenda Item #

BB

Dear Chairwoman Gill and Fellow Commissioners:

I *Daniel C. Lopez* am providing this letter to serve as confirmation and sincere message of my full support for the Truchard Family and their application for a new winery on their property. I have known the Truchards for 27 years, both professionally and personally. For the four decades in the Napa Valley, they have shown nothing but respect for the community, friends, agriculture, and the land they use to provide for their families. I attest to this whole heartedly.

Their proposal fits with the rural character of their expansive 400 acre property and would be an awesome addition to the Carneros AVA. It is a business layout well considered that is buffered naturally by many trees and off the beaten path. This site was selected after the 2014 earthquake, when they discovered their original proposed site was on a fault line. Wow!

I must add that I can speak firsthand to the integrity, work ethic, character and the value all the Truchards place on our Napa Valley lands, and all areas they may be involved in for that matter. Sure I may have bias to my friends and to keeping the Valley I was born in kept to a certain pace and spirit, but it flows from a very deep place money or developments cannot influence... I would be acting disingenuously if I didn't acknowledge the fact that I know thousands would love to live, relocate or visit Napa indefinitely. However, sometimes in this life we must make difficult decisions that hedge growth in order to preserve a greater good- a natural creation that should be recognized above all. 1981 is a special date that I presume this board can most likely recall why!

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. This application 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,  
Daniel Lopez  
Dlo1971@att.net  
707-287-7463