



PARADIGM
W I N E R Y

December 5, 2013

Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Regarding: 3730 Silverado Trail Winery, 3730 Silverado Trail P13-00260-UP

Dear Napa County Planning Commissioners:

We are writing this letter to encourage you to approve the 3730 Silverado Trail Winery request for a Winery Use Permit. Frank and Kathy Dotzler, have been excellent ambassadors for Napa Valley and assets to the Napa County Wine and Grape community.

Sincerely,

Rennick Harris
Owner

RECEIVED

DEC -9 2013

Napa County Planning, Building
& Environmental Services



Wallis Family Estate

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Napa County Planning Commission
1195 Third Avenue, Suite 210
Napa, CA 94559

Regarding: 3730 Silverado Trail Winery, 3730 Silverado
Trail P13-00260-UP

Dear Napa County Planning Commissioners,

We are writing this letter to encourage you to approve the
3730 Silverado Trail Winery request for a Winery Use
Permit.

Kathy and Frank Dotzler and Thomas Brown are excellent
stewards of the Napa Valley agricultural vision and proven
excellence in winemaking. Their project would be a positive
addition to our neighborhood, and your support to their
success is a strong vote for the future of The Napa Valley.

Sincerely,

Marilyn and Edward Wallis

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DEC -9 2013

Napa County Planning, Building
& Environmental Services

1670 Diamond Mountain Road, Calistoga, CA 94515

Phone (877) 463-8008

www.wallisestate.com

Fax (707) 942-0936

Sharma, Shaveta

From: Mark Allen <707marky@gmail.com>
Sent: Tuesday, December 10, 2013 2:59 PM
To: Sharma, Shaveta; Ron Goldin
Subject: 3730 Silverado Trail winery project

Dear Shaveta,

I reside at 3750 Silverado Trail, Calistoga and I'm writing to you and the Planning Commissioners about the proposed winery project at 3730 Silverado Trail, Calistoga.

It is of paramount importance that the members of the Planning Commission visit my residence which will be severely and negatively impacted as stated in the following paragraph if this proposed winery is built on the site specified by the County of Napa. Since the public hearing on the project is scheduled for December 18, 2013, timing is of the essence.

Please understand that although I respect the rights of property owners and entrepreneurs to build their vision and after a meeting yesterday with Thomas Brown and John Webb who I'm certain will be good neighbors, I must object to this project because its location will be approximately 200' from my home, bedroom, patio and balcony. If approved as currently planned my views and privacy will be obliterated and the peace and tranquility that I have known for twenty years on this property will vanish. What I am asking is that this project be granted a variance so that it can be relocated 400' closer to the Silverado Trail if in fact it is going to be built at all.

I can be reached at 707-396-7902 and can meet at the property anytime that is convenient for any commissioner to do so.

Sincerely,
Mark Young

Sharma, Shaveta

From: goldinr@aol.com
Sent: Tuesday, December 10, 2013 3:13 PM
To: Sharma, Shaveta; 707marky@gmail.com
Subject: 3730 Silverado Trail

Dear Shaveta,

I reside at 3750 Silverado Trail, Calistoga and my property is adjacent to the proposed 24,000 square foot winery at 3730 Silverado Trail. I met with John Webb and Thomas Brown on Monday to review their plans and I am very concerned about the proximity of this winery to my home.

In my discussion with John Webb I was informed that the reason the main building is within 200 feet of my home is to comply with the counties 600 foot set back requirement.

As a long time resident of Napa County I understand the importance of not having wineries located next to the highway, however what about the county's concern for the neighbors who's privacy, views and property values will be destroyed as a result of having a winery in their front yard?

A 60,0000 gallon winery that is trucking in 95% of their grapes,crushing for 6 wine labels, hosting numerous special events and open for tours and tasting is not something that belongs next door to a residence.

According to John Webb this project fits the criteria and will be approved. Therefore, the only possibility of protecting our property is to hope the county will grant a variance. If this project is approved I request the Planning Department consider what effects the location of this Factory will have on the neighbors. Granting a variance and placing the winery 400 feet closer to Silverado Trail and 400 feet further from my property will make a significant difference.

I have owned this property for over 20 years and plan on living the rest of my life here. The proximity of this winery will destroy everything I love about living here. I know the County has made several trips to view this site however I do not believe anyone has walked on my property to see the effects this large project will have on my residence and my life style. A 400 feet variance would allow a buffer so this massive facility will be less imposing and afford me some privacy.

I ask that the county consider granting a variance so my quality of life here in the Napa Valley is not destroyed. Both John Webb and Thomas Brown are in favor of giving us some green space so the damages can be mitigated however John Webb stated the county rarely considers the concerns of a few residents and was doubtful a variance would be considered.

I am hopeful that is not the case!

Sincerely,

Ron Goldin