

Balcher, Wyntress

From: Marissa Carlisle <photosbym@sbcglobal.net>
Sent: Monday, March 05, 2018 4:50 PM
To: Balcher, Wyntress
Subject: Kreuzer Land/Caldwell Winery COMMUNICATION

Wyntress Balcher, Planner

Planning, Building, Environmental Services

1195 Third Street Suite 210

Napa, CA 94559

D. 707. 299.1351

F. 707. 299.4094

Dear Ms. Balcher,

I am emailing you today with a plea for your ear, and your concern regarding the ongoing Caldwell Kreuzer Lane permit dispute. Please know that many of our neighbors on Kreuzer Lane are distressed regarding potential safety concerns for our neighborhood children, animals, properties and selves with respect to the unknown potential traffic problems inherent in the meeting of mixed usage of our County roads at the intersection of 4th Avenue and Kreuzer Lane. Safety records known by residents' experiences on this street, including damaged fencing on average of 2 x per year for past 5 years require a more thorough examination by the planning commission. The release of the latest report March 2 and the Planning Commission hearing on March 7, did not allow us enough time to submit either a collection of working neighbor surveys who cannot attend Wednesday' meeting or correct responses to the traffic survey facts some of which are very erroneous.

In a fair representation of the people of our District, it seems only appropriate to grant an additional continuance hearing at a later date when more time has been spent on communication, research and the implied give and take between the two parties involved.

Thank you,

Marissa Carlisle

187 Kreuzer Lane

Napa, CA 94559

Balcher, Wyntress

From: Joseph Sabella <joesabella@sbcglobal.net>
Sent: Monday, March 05, 2018 4:40 PM
To: Balcher, Wyntress
Subject: Caldwell winery traffic report

I did not receive the Caldwell Winery's new traffic report until 2 March, and a weekend then supervened. Therefore, I have had little time to study its details, and more important, it is impossible to have had it reviewed by our own traffic consultant in time for the March 7 hearing.

Therefore, I request, as a matter of fairness to us neighbors, that the March 7 hearing be postponed. The traffic situation on both private and public Kreuzer Lane is very dangerous, and an expert review of the winery's second report is essential.

There are two other, related problems: The blind, dangerous 4th Avenue-Kreuzer Lane intersection and speeding on both the public and private sections of the lane. These will pose a great danger not just to the residents, but also to the winery itself and to its visitors and tasters; some of the tasters will have been tasting previously at other wineries and will have blood alcohol levels above the legal limit.

This problem is especially pertinent to those who attend the winery's special events (not otherwise defined). Further compounding this problem is the possibility that the planning commission might approve the winery's excessive proposal of the number of events and attendees. Many of the attendees will have consumed considerable wine, and will certainly have blood alcohol levels which will greatly exceed the legal limit. To put this in plain English, they will be drunk.

The problem of drunk drivers on both public and private Kreuzer Lane should be of concern not just to us residents, but equally to the Caldwell Winery. If serious accidents with injury or death occur, and these lead to litigation, if it can be shown that the winery knowingly supplied wine to attendees who were exhibiting impairment, not only will the driver be liable, *the winery will be also held liable!*

Thank you for your attention to my request for postponement. and I look forward to your response.

Joseph D Sabella, MD

Balcher, Wyntress

From: Peter Menzel <peter@menzelphoto.com>
Sent: Monday, March 05, 2018 4:38 PM
To: Balcher, Wyntress
Subject: Planning Commission continuance of hearing for Caldwell Winery Major Modification #P17-00074-MOD

March 5, 2018 RE: #P17-00074-MOD

To Wyntress Balcher, PBES
Planning Commission Planner

Dear Ms. Balcher: thanks for taking the time to meet with us this afternoon so we could explain our concerns about the W-Trans Traffic Report of March 1, 2018 for the Caldwell Winery Major Modification. Going over the print-out of the PDF we presented to you for the Planning Commission, we explained our analysis of the report, outlining the major finding which we found to be untrue: that there is an unobstructed view looking down Fourth Avenue to the west when exiting Kreuzer Lane (and no need for any stop sign). This to us, along with several other points we spelled out, leads us to conclude that the traffic report was generated from data drawn from maps rather than direct observation and measurements. Having discovered a number of faults with the report, and not having had time to contract and get an analysis of the report by another professional traffic engineer, we asked for the hearing to be continued until we have had adequate time to do so.

We understand that the hearing, since it is already on the books, will take place on the 7th at 1 PM as scheduled, and that we will need to be present to make the same points in person to the planning commission members at that time.

But in the meantime, we ask that the planning commission members read our analysis of the report and dutifully deny the applicant's request for the modification— or continue the hearing procedure for at least another month to give us time to have a professional review.

Sincerely,

Peter Menzel
199 Kreuzer Lane
Napa, CA 94559



T O U R N E S O L

March 5, 2018

Wyntress Balcher, Planner
Napa County Planning
Building & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Dear Ms. Balcher,

Please allow this letter to serve as confirmation of my support for Caldwell Vineyard's application to modify their use permit regarding the winery on their property. We have known the Caldwells for 20 years. In their 40 years in the Napa Valley, they have shown nothing but respect for agriculture, passion for farming, and love of the land.

We have read the proposed modification and feel it fits with the rural character of their property and would be welcome in the Coombsville AVA.

John Caldwell has helped many of the landowners in Napa establish their vineyards, making him a respected favorite of locals for many years. His wife Joy is quick to promote Coombsville to their clients which has helped a lot of the wineries adjacent to Caldwell. Being the newest appellation in the Napa Valley, consumer interest in Coombsville has been growing steadily and allowing this expansion affords the opportunity to showcase this incredible corner of the county.

It is our understanding that Caldwell has complied with the county's requirements for this modification. This is an example of what a model application and winery should be for the Coombsville region and Napa as a whole, and we unequivocally support approval of this application.

Sincerely,

Robert and Anne Arns

Balcher, Wyntress

From: Peter Menzel <peter@menzelphoto.com>
Sent: Tuesday, March 06, 2018 4:01 PM
To: Balcher, Wyntress; Gallina, Charlene; Smith, Vincent (PBES)
Cc: Morrison, David
Subject: Corrections to Caldwell Winery Expansion Letter from David Rude of March 5, 2018

March 6, 2018

Napa Planning Commission
Ms. Wyntress Balcher (PBES)
Mr. Vincent Smith, (PBES)
Ms. Charlene Gallina

Dear Ms. Balcher:

Regarding: Letter to the Napa County Planning Department from David Rude of 245 Kreuzer Lane on March 5, 2018

We'd like to correct the record and respectfully point out errors in the letter sent to the Napa County Planning Department yesterday by the Rudes of 245 Kreuzer Lane, who purchased their home after the Caldwell Winery Cave complex was constructed. They are self-described part-time, out-of-state Kreuzer Lane residents, and may not know they don't have all of the facts.

The Rudes say that they are the closest neighbor to the Caldwell Winery, and they are in fact the closest via the Kreuzer Lane roadway, however they are not the geographically-closest neighbors in distance. The distance from the Caldwell crush pad to our bedroom windows at 199 Kreuzer Lane is 822 feet. We have line-of-sight and sound from our hilltop residence to the Caldwell Winery's daily operations and also to the Rude house. The Rude's house is further away.

The Rudes say that "*All or most Kreuzer Lane residents knew the Caldwell Vineyard and/or Caldwell Winery existed before purchasing their property.*" The vineyard operation is not the problem, and therefore must be separated from the matter at hand—the winery. We all believe in the right to farm, and many practice within its constricts ourselves. The Rudes, in fact, are the only neighbors on the upper, private part of Kreuzer Lane who moved here after the winery began operation. The rest of us have lived here for 25 or more years, and in our case, over 30 years—long before the steep cliffside narrow road was cut—un-permitted—from the Caldwell vineyards down to the present site of the winery cave complex.

The Kreuzer Lane neighborhood is made up of residents who have always worked together to solve problems as they have arisen. Unfortunately many of us can point to time after time when problems, many of them dealing with Caldwell vineyard and winery broken promises and contract disputes, had to be handled by lawyers.

We do agree though with Mr. Rude that the Napa Valley is beautiful, but would correct his assertion that the Ag Preserve is celebrating it's 40th anniversary. It is it's 50th and we all proud to celebrate it. Interestingly, the Coombsville *Appellation* is not in the Ag Preserve, it is in the Ag Watershed. We also agree that grapes make wine and wine has to be sold to consumers. But Direct-to-Consumer marketing is now beginning to override the agricultural mandate of the Napa General Plan.

Regarding not reading the Napa Register: We think everyone should read it. And also, we think it is everyone's best interest to read whatever battle stories appear over the Caldwell Winery expansion in the Napa Register.

The reports contain information that concerned citizens need to understand, to enable them to effectively communicate their wishes to elected and appointed representatives. It's called Democracy.

Sincerely, and Respectfully,

Peter Menzel

199 Kreuzer Lane

(Where my wife and I live full time and experience the sights and sounds of the Caldwell Winery 24/7, 52 weeks of the year).