

ATTACHMENT D

Public Correspondence

From: [Morrison, David](#)
To: [Gallina, Charlene](#); [Balcher, Wyntress](#)
Subject: FW: 100 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"
Date: Wednesday, February 27, 2019 6:10:34 PM
Attachments: [image003.png](#)

From: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>
Sent: Wednesday, February 27, 2019 1:55 PM
To: Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Wagenknecht, Brad <BRAD.WAGENKNECHT@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>; 'Diane Dillon' <diane@dianedillon.net>
Cc: Morrison, David <David.Morrison@countyofnapa.org>; Brax, Jeffrey <Jeffrey.Brax@countyofnapa.org>; Anderson, Laura <Laura.Anderson@countyofnapa.org>; Sharp, Leigh <Leigh.Sharp@countyofnapa.org>; Tran, Minh <Minh.Tran@countyofnapa.org>; Franchi, Helene <Helene.Franchi@countyofnapa.org>; Whitney, Karita <Karita.Whitney@countyofnapa.org>; Morgan, Greg <Greg.Morgan@countyofnapa.org>
Subject: FW: 100 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"

Members of the Board:

Good afternoon.

Please see the correspondence below regarding Caldwell Vineyards.

Thank you.

Louie Valdez
Administrative Manager –
Clerk of the Board of Supervisors
County of Napa, CA
1195 3rd St., 3rd Floor
Napa, CA 94559
(707)-253-4196 Office



CONFIDENTIALITY NOTICE: This email and all attachments are confidential and intended solely for the recipients as identified in the "To," "Cc" and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. Sender reserves and asserts all rights to confidentiality, including all privileges that may apply. Immediately delete and destroy all copies of the email and its

attachments, in whatever form, and notify the sender of your receipt of this email by sending a separate email or phone call. Do not review, copy, forward, re-transmit or rely on the email and its attachments in any way.

From: mail@changemail.org <mail@changemail.org>

Sent: Wednesday, February 27, 2019 1:34 PM

To: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>

Subject: 100 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"



New signatures

Napa County Board of Supervisors – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Napa County Board of Supervisors: Respect Caldwell
Vineyard's Right to Farm

Petition by John and Joy Caldwell · 100 supporters



**100 more people signed
in the last 2 days**

[View petition activity](#)

RECENT SUPPORTERS



Sharon Napolitano

Everett, MA · Feb 26, 2019

Seems like the Caldwell neighbors are being completely unreasonable and controlling, and the Planning Commission is kowtowing to them.



Laura Simons

Napa, CA · Feb 26, 2019

From: [Morrison, David](#)
To: [Gallina, Charlene](#); [Balcher, Wyntress](#)
Subject: FW: 500 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"
Date: Thursday, February 28, 2019 1:36:39 PM
Attachments: [image003.png](#)

From: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>
Sent: Thursday, February 28, 2019 10:48 AM
To: Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Wagenknecht, Brad <BRAD.WAGENKNECHT@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>; 'Diane Dillon' <diane@dianedillon.net>
Cc: Morrison, David <David.Morrison@countyofnapa.org>; Brax, Jeffrey <Jeffrey.Brax@countyofnapa.org>; Anderson, Laura <Laura.Anderson@countyofnapa.org>; Sharp, Leigh <Leigh.Sharp@countyofnapa.org>; Tran, Minh <Minh.Tran@countyofnapa.org>; Franchi, Helene <Helene.Franchi@countyofnapa.org>; Whitney, Karita <Karita.Whitney@countyofnapa.org>; Morgan, Greg <Greg.Morgan@countyofnapa.org>; Fuller, Lashun <Lashun.Fuller@countyofnapa.org>; Thepkaisone, Cesselea <Cesselea.Thepkaisone@countyofnapa.org>
Subject: FW: 500 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"

Members of the Board:

Good morning.

Please see the correspondence below regarding Caldwell Vineyards.

Thank you.

Louie Valdez
Administrative Manager –
Clerk of the Board of Supervisors
County of Napa, CA
1195 3rd St., 3rd Floor
Napa, CA 94559
(707)-253-4196 Office



CONFIDENTIALITY NOTICE: This email and all attachments are confidential and intended solely for the recipients as identified in the "To," "Cc" and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its

attachments is the result of an inadvertent disclosure or unauthorized transmittal. Sender reserves and asserts all rights to confidentiality, including all privileges that may apply. Immediately delete and destroy all copies of the email and its attachments, in whatever form, and notify the sender of your receipt of this email by sending a separate email or phone call. Do not review, copy, forward, re-transmit or rely on the email and its attachments in any way.

From: mail@changemail.org <mail@changemail.org>

Sent: Wednesday, February 27, 2019 6:03 PM

To: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>

Subject: 500 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"



New signatures

Napa County Board of Supervisors – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Napa County Board of Supervisors: Respect Caldwell
Vineyard's Right to Farm

Petition by John and Joy Caldwell · 500 supporters



**500 more people signed
in the last 5 hours**

[View petition activity](#)

RECENT SUPPORTERS



Robert Smith

Townville, SC · Feb 28, 2019

It's a wonderful vineyard that need to stay in business!



Jill Serpas

New Orleans, LA · Feb 28, 2019

I love the wine and their welcoming spirt.



james wilmot

Las Vegas, NV · Feb 28, 2019

Caldwell is one of our favorite places and it would be a shame to not let others experience this amazing place!



karen mueller

Napa, CA · Feb 27, 2019

I believe they should be allowed



Lauren Marie

, · Feb 27, 2019

I have visited this vineyard many times and would be saddened to not have the opportunity to go again.

[View all 500 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to clerkoftheboard@countyofnapa.org, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

3 words: Right to Farm!



Noelle Barnes

Bellevue, WA · Feb 27, 2019



Caroline Hitt

Baton Rouge, LA · Feb 27, 2019



Joel Wood

Memphis, TN · Feb 27, 2019

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to clerkoftheboard@countyofnapa.org, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

From: [Bruce Bailey](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Monday, February 25, 2019 8:17:56 AM

As a past Planning Commissioner and now Chairman of Liquor Control Board for Nebraska, we appreciate the care and support the Caldwell family and staff have given to us each time we come out to the vineyards each year.

We look forward to continued trips each year and your support of the Wine and tourism industry by supporting the huge investment and employment center each vineyard has become and their continued need for support to stay competitive in your community.

Bruce Bailey, 402-474-3000

From: [Mike Baldwin](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Saturday, February 23, 2019 5:31:16 AM

Wineries like Caldwell are the reason we visit the Napa valley area. It's a very personalized presentation of what they do which keeps us coming back over and over again.

Mike Baldwin

Sent from my iPhone

From: [Mica Bane](#)
To: [Balcher, Wyntress](#)
Subject: Supporting permit request from Caldwell Wineries
Date: Friday, February 22, 2019 1:07:46 PM

We have been club members at Caldwell Winery for several years. The winery is truly a unique experience and the location is so beautiful. For small wineries to continue to thrive without a retail presence they need to have the ability to showcase their wines and vineyards through visit experiences. The caves and properties at Caldwell are magnificent and should be shared.

For the county to deny permits for a business to continue operations and showcase their wines seems shortsighted. From my understanding, Mr Caldwell has complied with all requests regarding his permits. Please allow my voice to be heard as you once again make consideration of his permit request. Thank you for your time

Sincerely
Dr Jeffrey and Mica Bane
Caldwell Wine Club Members

Sent from my iPad

From: [Greg Bird](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Support for Caldwell winery permit use changes
Date: Saturday, February 23, 2019 7:12:19 AM

I am writing in support of the Caldwell winery permit change request. I understand that change should be reviewed and consideration given to all factors but strongly believe that the entire picture must be considered. If the permit follows the county guidelines, it should be approved. John and Joy Caldwell are strong ambassadors for their winery and for Napa. Their direct connection to buyers throughout the country has raised the understanding and appreciation for the wonder that Napa valley has become as a wine producer and the understanding of how special it can be.

Support for family run wineries must be paramount in developing a healthy economy around an agriculture business. Our family raises cattle and its a never ending labor of love to keep an ag business going. The Caldwell's are passionate about their business. We have visited several times with friends and family and watched as John explains the various wines to first time visitors. The knowledge transfer is great and the experience always leaves them looking for more and wanting to return to find other wineries that complement the Caldwell style and passion.

We have been buying wines from John and Joy for almost 10 years. We support numerous Napa and Sonoma vineyards. I feel that his customers have a stake in seeing the Caldwell family grow and prosper and strongly urge you to support the permit use changes. A few complaints should not override the relationship and support of the Caldwell customers and fans.

Please lend them your support!

Greg Bird
640 Taylor Street
Fort Worth TX 76102

Balcher, Wyntress

Subject:

FW: Caldwell

From: Lauren Daigle Blanda <laurenblanda@hotmail.com>
Sent: Saturday, February 23, 2019 8:55 AM
To: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>
Cc: Balcher, Wyntress <Wyntress.Balcher@countyofnapa.org>
Subject: Caldwell

To whom it may concern,

I am writing to let you know why I choose to travel to the beautiful Napa Valley.

I choose Napa because I love wine. And in Napa, I am welcomed into the homes and livelihoods of hardworking people. They bring me into the intimacy of their workspace, the vastness of their vineyards, the sweeping views of the Valley.

I am a true Southerner, where we pride ourselves not just on what we hunt and fish and catch and bring to the dinner table, but who we bring to our dinner table. Maybe a neighbor, maybe a stranger. They are equally welcome.

A Southerner's love of sharing conversation, food and drink resounds strongly and loudly in Napa. Specifically, in Caldwell vineyards. Every time we travel to Napa, we schedule a visit to see our friends at Caldwell. There is no other winery we have repeatedly visited as much as Caldwell. The minute you step onto the grounds of the Caldwell estate, you feel the excitement, passion, and pride that only comes with becoming a part of their journey. No tasting room can duplicate this experience. The blood, sweat and tears of many culminate in the first swirl of the wine, the first sniff inside, and the first taste on the palate - ALL ON THE SITE WHERE IT IS CREATED. These are the authentically raw experiences that make Napa so incredible. This is why we choose Napa. I recommend traveling to Napa and scheduling an appointment at Caldwell Vineyards to anyone I meet who is even remotely interested in wine.

Please allow them to continue providing these types of experiences to us. The interest people have in vineyards like Caldwell will continue to make Napa the wine mecca that it is.



We continue to buy Caldwell because we love the wine we tasted at Caldwell. We continue to visit Napa because of the memories we made at Caldwell.

Lauren Blanda
Sent from my iPhone

From: [Frank Cannato](#)
To: [Balcher, Wyntress](#)
Subject: Caldwell Petition
Date: Wednesday, February 27, 2019 2:10:16 PM

Frank and Betsy Cannato from Ohio. We visited Caldwell Winery a few years ago. We went with a group of people to a wine tasting hosted by John. Not only was the wine great but the food was as well. We enjoyed learning all about the process of producing fine wine. This was the highlight of our visit to California. We plan on returning one day to visit the winery again.

Sent from my iPad

From: [Whitney, Karita](#)
To: [Balcher, Wyntress](#)
Subject: FW: Seeking Support
Date: Thursday, February 28, 2019 12:00:56 PM

Another one for your files

-----Original Message-----

From: ClerkoftheBoard
Sent: Thursday, February 28, 2019 10:53 AM
To: Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Wagenknecht, Brad <BRAD.WAGENKNECHT@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>; 'Diane Dillon' <diane@dianedillon.net>
Cc: Morrison, David <David.Morrison@countyofnapa.org>; Brax, Jeffrey <Jeffrey.Brax@countyofnapa.org>; Anderson, Laura <Laura.Anderson@countyofnapa.org>; Sharp, Leigh <Leigh.Sharp@countyofnapa.org>; Tran, Minh <Minh.Tran@countyofnapa.org>; Franchi, Helene <Helene.Franchi@countyofnapa.org>; Whitney, Karita <Karita.Whitney@countyofnapa.org>; Morgan, Greg <Greg.Morgan@countyofnapa.org>; Fuller, Lashun <Lashun.Fuller@countyofnapa.org>; Thepkaisone, Cesselea <Cesselea.Thepkaisone@countyofnapa.org>
Subject: FW: Seeking Support

Members of the Board:

Good morning.

Please see the correspondence below regarding Caldwell Vineyards.

Thank you.

Louie Valdez
Administrative Manager –
Clerk of the Board of Supervisors
County of Napa, CA
1195 3rd St., 3rd Floor
Napa, CA 94559
(707)-253-4196 Office

CONFIDENTIALITY NOTICE: This email and all attachments are confidential and intended solely for the recipients as identified in the "To," "Cc" and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. Sender reserves and asserts all rights to confidentiality, including all privileges that may apply. Immediately delete and destroy all copies of the email and its attachments, in whatever form, and notify the sender of your receipt of this email by sending a separate email or phone call. Do not review, copy, forward, re-transmit or rely on the email and its attachments in any way.

-----Original Message-----

From: Micki Chehardy <micki@lawrencechehardy.com>
Sent: Thursday, February 28, 2019 8:12 AM
To: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>
Subject: Seeking Support

Please support our friends the Caldwell's! We travel to California once a year primarily to visit their winery. What

we love most about them (after the great wine) is the way they support Coobsville and other small business owners. They have a beautiful operation and are so respectful of the area that we have learned so much from them. Living in Louisiana we know how important tourism is to our state and I am sure to California as well. We wish there were more people like the Calwell's!

Micki Chehardy
504-232-4984

From: [Ben Cody](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Cc: jfc@caldwellvineyard.com
Subject: Caldwell Vineyard
Date: Wednesday, February 27, 2019 2:33:43 PM

Dear Mr. Valdez and Ms. Balcher,

I am writing you on behalf of Joy and John Caldwell and their petition to expand winery visitation and production limits. John and Joy are one of the "good guys" in the wine industry. With so much of Napa Valley now owned by high tech millionaires/billionaires and large corporations, it's imperative that we support family ran wineries. They are a dying breed!

John has been an inspiration for so many, including myself and wife Sarah who founded a vineyard here on the East Coast in Pennsylvania a few years ago. Before getting into wine making, John supplied vines for the best vineyards across America. I can't think of a harder way to make money than being a nursery grower. My point is this - John and Joy have earned every \$ they have ever made the "hard way" and deserve the community's support.

I realize the needs of the community must be weighed in any decision like this. As a winery and vineyard owner myself I get that (more than you know!). But please consider this: If there was ever a vigneron in Napa County that was deserving of your support, it's John.

I sincerely hope that you all can see fit to allow John and Joy to continue to grow, and for their group of loyal supporters to continue to enjoy the magic of Caldwell wines.

Sincerely,

Ben Cody
Co-Owner - 1723 Vineyards

--

Ben Cody
214-215-9676

From: [Morrison, David](#)
To: [Gallina, Charlene](#); [Balcher, Wyntress](#)
Subject: FW: Comment on the entanglement surrounding the Caldwell Vineyard petition
Date: Monday, February 25, 2019 8:34:48 AM

-----Original Message-----

From: Sharp, Leigh <Leigh.Sharp@countyofnapa.org>
Sent: Monday, February 25, 2019 8:32 AM
To: Morrison, David <David.Morrison@countyofnapa.org>
Subject: FW: Comment on the entanglement surrounding the Caldwell Vineyard petition

-----Original Message-----

From: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>
Sent: Friday, February 22, 2019 2:03 PM
To: Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Wagenknecht, Brad <BRAD.WAGENKNECHT@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>; 'Diane Dillon' <diane@dianedillon.net>
Cc: Brax, Jeffrey <Jeffrey.Brax@countyofnapa.org>; Anderson, Laura <Laura.Anderson@countyofnapa.org>; Sharp, Leigh <Leigh.Sharp@countyofnapa.org>; Tran, Minh <Minh.Tran@countyofnapa.org>; Franchi, Helene <Helene.Franchi@countyofnapa.org>; Whitney, Karita <Karita.Whitney@countyofnapa.org>; Morgan, Greg <Greg.Morgan@countyofnapa.org>
Subject: FW: Comment on the entanglement surrounding the Caldwell Vineyard petition

Members of the Board:

Good afternoon.

Please see the correspondence below regarding Caldwell Vineyards.

Thank you.

Louie Valdez
Administrative Manager –
Clerk of the Board of Supervisors
County of Napa, CA
1195 3rd St., 3rd Floor
Napa, CA 94559
(707)-253-4196 Office

CONFIDENTIALITY NOTICE: This email and all attachments are confidential and intended solely for the recipients as identified in the "To," "Cc" and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. Sender reserves and asserts all rights to confidentiality, including all privileges that may apply. Immediately delete and destroy all copies of the email and its attachments, in whatever form, and notify the sender of your receipt of this email by sending a separate email or phone call. Do not review, copy, forward, re-transmit or rely on the email and its attachments in any way.

-----Original Message-----

From: paul Craig <wynsnobs@sbcglobal.net>
Sent: Friday, February 22, 2019 1:53 PM
To: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>

Subject: Comment on the entanglement surrounding the Caldwell Vineyard petition

To the Honorable Public Servants of Napa County

I have an indistinguishable love for Napa County. It began with my first visit there in 1975. By 1980 there was a clear and obvious nostalgia that emerged in this unique area of America. My wife and I have been a visitor in the Napa Valley every year since 1975, except for 1980 when I was working on a project outside the U.S and in 1999 and 2014 when our family struggled (successfully) through two serious illnesses. There have been 11 of the years between 1975 and 2018 when we were in the Napa Valley twice. There were also two years when we were in the Valley three times enjoying the great wine, food and many friends we have accumulated, We have a special fondness for the Caldwells and we think their wine and their dedication to the Napa Valley and to the wines they produce are unsurpassed, anywhere. We have worried through the years that Napa would not remain committed to the image we and others have of the Valley, and not act in the long-term interest of this idyllic place. We were wrong and I want to congratulate for your commitment and diligence in protecting this Valley from tacky developments and from the degradation that growth can bring.

The Napa Valley is a world renowned mecca of great wine, great food, and great people. Some of the finest winemaker in the world work their magic on the fruit of this Napa Valley and Napa on the bottle is a reliable symbol of world-class wine., world-wide. I hope this never changes. And to insure that it does not it is important to remember that the wines from this valley have made everything good in this valley possible. In November of 2018 my wife and I along with our daughter, her husband, and a granddaughter, visited Caldwell Vineyards. This was the best experience of the entire week. We left there with \$300 worth of wine to enjoy that evening at Mustards. We will be back in 2019. I hope you will not take me as brash when I tell you that Caldwell Vineyards needs the expansion they have been working to achieve. This will bring more serious wine drinkers to the Napa Valley, it will enable Caldwell Vineyards to increase the availability of their unique wines and increase the amenities of their current situation. And they will do it well.

Static organizations wither away over time. In a competitive industry like wine-making an organization must strive to keep up with all that is required to sustain success. Delays bring discouragement and they increase costs. And every business knows that the cost of keeping up pales when compared to the cost of catching up. The governing bodies in Napa County have done a great job and increasingly in the future they will be expected to balance the needs of its vital resource (the wineries) with the demands that continued growth will present. I hope that the Napa County Board will not allow obstructionists to re-write their codes and ordinances and shut down the evolution and preservation of the wineries who have given this Valley international recognition. Caldwell Vineyards and their contemporaries are the reason why people want to live in and vacation in the Napa Valley. We are asking you to take the necessary steps to approve the changes Caldwell are seeking.

We often tell dinner guests in our home, "if you want to drink the finest imported wine in the world, go to Europe and order a bottle of Napa Valley Wine" and Increasingly, when we say this to our guests, we are pouring a bottle of Left Bank from Caldwell Vineyards.

Sincerely,

Paul R. Craig
Springfield, Illinois

From: [Jim Eschenbacher](#)
To: [Balcher, Wyntress](#)
Subject: Caldwell Petition
Date: Thursday, February 28, 2019 11:21:07 AM

We visited /Caldwell Vineyards and shared wine in his cave, a couple years ago. It was a truly memorable time and one that we have hoped to repeat.. We fully support his right to be, and stay, in business .

sincerely,

Jim and Karla Eschenbacher

From: [Lee Gientke](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Caldwell Vineyard
Date: Monday, February 25, 2019 10:45:08 AM

To Whom it May Concern,

Caldwell Vineyard is a family-owned, estate-grown Napa Valley winery established in 1981 on AW-zoned land **where agriculture is deemed the highest, best use**. They applied in 2016 to modify their winery use permit so they could make wine from all the grapes they grow, and sell all the wine they make. Selling direct to consumer is critical for small family vintners like the Caldwell's to stay in the black and keep our family business going for the next generation.

My family is a frequent visitor of the winery and enjoy visiting the Napa Valley. I would encourage you to support their application for increased production and visitors. They have complied with all applicable rules and regulations through the process. A couple boisterous neighbors shouldn't have the right to destroy a small family farm.

Family farms like John and Joy's are the heart and soul of the Napa Valley. The last thing I want is the continued growth of mega-farms that don't care about the quality of production or their neighbors. Again, I encourage you to support their application to modify their usage.

Thanks,

Lee Gientke

From: [John A. Giunco](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Friday, February 22, 2019 1:44:06 PM

Please accept the application for Caldwell to expand the hours of operation and eth winery as proposed. IT is fair and reasonable to grant this approval, since the winery has an excellent reputation and the wines are sought after here in New Jersey. After reviewing the application package, it is clear that the proposal is reasonable, has taken extensive steps to limit the impacts to the adjoining property owners and to nearby residents, and provided adequate protection from intrusion by late, sound and certainly sufficient landscaping all of which act as effective buffering for the from this use to the adjoining properties. Further, taking into account the topography of the site, and the proposed locations for customer visitation, the impacts to the adjoining properties should be negligible.

Traffic considerations are always overstated in that delay for traffic is in consequential since this business does not encourage significant traffic during the a.m. peak hours and minimal impacts in the PM peak hours. The project, clearly is perfectly suited for its location and site and, has very limited impact.

As a customer, and a visitor to the state, primarily for visitation to wine country, I would encourage the approval in order to continue to permit the successful operation of Caldwell winery and to be able to deliver these fabulous products in California to residents and visitors.

For all the above considerations, and the condition the continuation of an existing business in the community, I urge a speedy approval for the relief requested. Thank you John Giunco

From: [Matthew Feeney](#)
To: [Balcher, Wyntress](#)
Cc: [ClerkoftheBoard](#)
Subject: Seeking Support
Date: Friday, February 22, 2019 6:16:09 PM

To Whom it May Concern -

I was so disappointed to hear of the difficulties John and Joy Caldwell are going through trying to maintain and reinforce the family business they've worked so hard to build, not only for themselves but also for the benefit of the community at large. Caldwell vineyard is a special place, and they've continually and selflessly promoted the endeavors of neighboring wineries (essentially their competition) for the purpose of bringing economic success and stability to the area as a whole.

I've been a visitor and customer since 2010, and establishments like Caldwell are what makes the Napa Valley experience so unique and enjoyable.

If you allow a small number of isolationist neighbors to dictate agricultural and business policy, I believe it will be to the detriment of your community in general.

Sincerely -

Matthew Feeney
20 Powderhorn Drive
Wayne, NJ 07470

From: [Staphe Fujimoto](#)
To: [Balcher, Wyntress](#)
Subject: Caldwell Petition
Date: Wednesday, February 27, 2019 5:28:19 PM

John and Joy Caldwell are wonderful people with a passion for producing great wines that unfortunately are enjoyed by a limited number of people due to their limited production and limited tasting opportunities.

It would be very sad and disappointing if the Caldwell's are not allowed to increase production of such fine wines to share with more wine lovers like myself, derived from such a wonderful terroir.

Please allow John and Joy Caldwell to increase their winery visitations and production for the enjoyment of all wine lovers!

Thank you for your time,

Staphe Fujimoto

From: [Geach, Jason](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Seeking Support
Date: Wednesday, February 27, 2019 11:52:42 AM

To the Board,

Please follow the land use policy and respect Caldwell Vineyard's right to farm. Caldwell Vineyard is a shining example of how to grow wine grapes. Please support their permit.

Best regards,

Jason

Jason Geach | Vice President, U.S. Well Services | Parker Drilling
5 Greenway Plaza, Suite 100, Houston, TX 77046 United States
W: +1 (281) 406-2310 | M: +1 (281) 686-7450 | Jason.Geach@parkerdrilling.com | www.parkerdrilling.com

NOTICE BY Parker Drilling Company

This message, as well as any attached document, contains information from Parker Drilling Company that is confidential and/or privileged. The information is intended only for the use of the addressee named above.

If you are not the intended recipient, you are hereby notified that any use, disclosure, copying, distribution or the taking of any action in reliance on the contents of this message or its attachments is strictly prohibited, and may be unlawful. If you have received this message in error, please delete all electronic copies of this message and its attachments, if any, destroy any hard copies you may have created, without disclosing the contents, and notify the sender immediately.

Unless expressly stated otherwise, nothing contained in this message should be construed as a digital or electronic signature, nor is it intended to reflect an intention to make an agreement by electronic means.

From: [Robyn Heely](#)
To: [Robyn Heely](#)
Subject: Caldwell Winery
Date: Friday, February 22, 2019 1:28:13 PM

Good Afternoon -

I am writing on behalf of Caldwell Vineyard with regard to their request to expand their visitation and production limits. Caldwell is a special part of my life and has consistently curated welcoming experiences for myself and my family when we visit Napa. They are such a genuine family run business, rooted in ethics and high quality wine. It is my hope that the county will support their expansion as this will not only benefit the local industry but their business and strong community of wine lovers that are part of the Caldwell extended family.

Kind Regards,
Robyn Heely

From: [Morrison, David](#)
To: [Gallina, Charlene](#); [Balcher, Wyntress](#)
Subject: FW: Seeking Support
Date: Monday, February 25, 2019 8:35:13 AM

From: Sharp, Leigh <Leigh.Sharp@countyofnapa.org>
Sent: Monday, February 25, 2019 8:32 AM
To: Morrison, David <David.Morrison@countyofnapa.org>
Subject: FW: Seeking Support

From: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>
Sent: Friday, February 22, 2019 2:08 PM
To: Gregory, Ryan <Ryan.Gregory@countyofnapa.org>; Wagenknecht, Brad <BRAD.WAGENKNECHT@countyofnapa.org>; Ramos, Belia <Belia.Ramos@countyofnapa.org>; Pedroza, Alfredo <Alfredo.Pedroza@countyofnapa.org>; 'Diane Dillon' <diane@dianedillon.net>
Cc: Brax, Jeffrey <Jeffrey.Brax@countyofnapa.org>; Anderson, Laura <Laura.Anderson@countyofnapa.org>; Sharp, Leigh <Leigh.Sharp@countyofnapa.org>; Tran, Minh <Minh.Tran@countyofnapa.org>; Franchi, Helene <Helene.Franchi@countyofnapa.org>; Whitney, Karita <Karita.Whitney@countyofnapa.org>; Morgan, Greg <Greg.Morgan@countyofnapa.org>
Subject: FW: Seeking Support

Members of the Board:

Good afternoon.

Please see the correspondence below regarding Caldwell Vineyards.

Thank you.

Louie Valdez
Administrative Manager –
Clerk of the Board of Supervisors
County of Napa, CA
1195 3rd St., 3rd Floor
Napa, CA 94559
(707)-253-4196 Office



CONFIDENTIALITY NOTICE: This email and all attachments are confidential and intended solely for the recipients as identified in the "To," "Cc" and "Bcc" lines of this email. If you are not an intended recipient, your receipt of this email and its attachments is the result of an inadvertent disclosure or unauthorized transmittal. Sender reserves and asserts all rights to confidentiality, including all privileges that may apply. Immediately delete and destroy all copies of the email and its attachments, in whatever form, and notify the sender of your receipt of this email by sending a separate email or phone call. Do not review, copy, forward, re-transmit or rely on the email and its attachments in any way.

From: John A. Giunco <JGiunco@ghclaw.com>
Sent: Friday, February 22, 2019 2:04 PM
To: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>
Subject: Seeking Support

Please accept this email in support of the Caldwell Application for the winery. After review of the application, it is apparent that the applicant, has mitigated any impacts to neighbors who are joining business or residential uses. Traffic impacts are minimal. The application if approved, will support the continuation and success of the winery business. For business perspective, the winery makes contributions to the local economy, and attracts customers from all over the United States. My wife and I, have traveled frequently to California to enjoy one country. Caldwell is one of our favorite visits, and anytime we've been there, it is been well-organized maintained and supervised. Certainly, there skillful and qualified operators have developed an excellent product.

Given the minimal impact, and the significant benefits of granting the application, we urge you to grant the application. John and Janet Giunco

From: [Marie Keating](#)
To: [Balcher, Wyntress](#)
Subject: Caldwell Petition
Date: Friday, March 1, 2019 5:33:24 AM

To Whom It May Concern:

Several years ago we had the pleasure of meeting John Caldwell at his winery. We were impressed with the premises and the wine production.

You should know their wines are amazing and part of the appeal of this winery is that they are a small family business.

This is what this country stands for - the American dream. To start a small business that can produce this quality wine is a tribute to this family.

We were fortunate enough to be able to be a part of this and to open his business to others and to expand that business would be a definite positive for the area. I don't have to tell you that the more folks you bring into the area, the more the area and other small businesses thrive.

Please consider allowing this company to grow. You will not regret it.

Marie Keating

From: [Keith Kefgen](#)
To: [Balcher, Wyntress](#)
Subject: Caldwell Vineyards
Date: Friday, March 1, 2019 9:28:24 AM

Ms. Balcher,

I wanted to take a moment and lend support to John and Joy's appeal. I have been supporting their vineyard almost for inception. I was first introduced to John by some of the local hotel owners who raved about his wine and property. I was even an inaugural member of their wine club. They are one of the reasons I come back to the valley every year. Their personal touch and dedication to the community is unparalleled. Knowing how much they care about the land, the community and their customers, I know they would never do anything to harm the valley. It would be an absolute sin to see small, boutique wineries like Caldwell go by the wayside because of economic realities of the business. I encourage you to consider their appeal and find a solution that would ensure the long-term viability of their property. It is one of the real gems!

Regards,

Keith Kefgen
Managing Director & CEO
AETHOS Consulting Group
Work: [+1 \(718\) 313 9149](#)
Mobile: [+1 \(516\) 770 2331](#)
kkefgen@aethoscg.com
www.aethoscg.com / www.2020assess.com / www.powerofadvice.com

Access . Know-How . Fresh Thinking: With the new year in full swing, ensure to keep up-to-date with best practices. AETHOS' book 'The Loneliness of Leadership: From Solitude to Success' should be on your reading list. Order a copy [here](#).

Follow us on [Linked In](#) and [Twitter](#)

From: [John Kist](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Friday, February 22, 2019 3:17:16 PM

Hi, John Caldwell and the Smuggler team are authentic and iconic Napa neighbors - mindful that some folks are focusing on destroying small local vineyards- can't they stop being so narrow minded and allow businesses to thrive

J. F. Kist. Sent from my iPhone

From: [Lindsay Komlanc](#)
To: [Caldwell Vineyard](#); [ClerkoftheBoard](#); [Balcher, Wyntress](#)
Subject: Caldwell Vineyard Appeal
Date: Saturday, February 23, 2019 6:02:42 AM

To Whom It May Concern,

I am writing in support of Caldwell Vineyard's appeal application. Their thoughtful and responsible effort to grow their family business meets every single one of your legal requirements and should not have been denied. As someone from a small, historic town that is experiencing unprecedented growth right now, I understand both sides. As the County, I know you feel you must balance the needs of the residents with those of the industry, and that is the right approach. But you've gone too far in this case and are unfairly penalizing a small business that could stand as a shining beacon of support for a process that involves reaching a compromise between residents and industry.

My husband and I are regular visitors to California's wine region. It is Caldwell Vineyard that continues to draw us back to the Napa area, and Coombsville in particular. We have visited Caldwell no less than four times and every time, the staff at the Vineyard - to a person - showed themselves and their operation to be responsible and good stewards of their property who cared very much about their neighbors needs.

John and Joy Caldwell have gone over and above what is reasonable or necessary to appease neighbors who never had any intention of reaching a compromise, regardless of what John and Joy offered. It is now not only your legal responsibility, but also you moral and ethical responsibility to stop holding up this application. Right the wrong that the County has already caused to Caldwell Vineyard.

Sincerely,

Lindsay and Tom Komlanc
Grandview, Ohio

From: [jacqueline landeen](#)
To: [Balcher, Wyntress](#)
Cc: [ClerkoftheBoard](#)
Subject: Caldwell Petition
Date: Thursday, February 28, 2019 8:06:03 AM

Gentlepeople...

I hereby support the Caldwell Family Petition to modify their use permit for their winery. They are a stellar family and true ‘Wine Ranchers’ in the tradition of their dad Jack and mom Alma....Not to speak of the delicious and high quality wines they produce....they are the official Caring Caldwells of the Napa Valley and the last of what wine growing and wine ranching so valuably means/meant.

Thank you.

Jacqueline Landeen

From: [jacqueline.landeen](mailto:jacqueline.landeen@saltspring.com)
To: [Balcher, Wyntress](mailto:Balcher.Wyntress@countyofnapa.org)
Cc: [ClerkoftheBoard](mailto:clerkoftheboard@countyofnapa.org)
Subject: Signed Caldwell Petition -
Date: Thursday, February 28, 2019 8:10:37 AM

Jacqueline Landeen
Anacortes, Wa. 98221

From: jacqueline landeen [mailto:jacqueline@saltspring.com]
Sent: Thursday, February 28, 2019 8:06 AM
To: 'Wyntress.Balcher@countyofnapa.org' <Wyntress.Balcher@countyofnapa.org>
Cc: 'clerkoftheboard@countyofnapa.org' <clerkoftheboard@countyofnapa.org>
Subject: Caldwell Petition

Gentlepeople...

I hereby support the Caldwell Family Petition to modify their use permit for their winery. They are a stellar family and true 'Wine Ranchers' in the tradition of their dad Jack and mom Alma....Not to speak of the delicious and high quality wines they produce....they are the official Caring Caldwells of the Napa Valley and the last of what wine growing and wine ranching so valuably means/meant.

Thank you.

Jacqueline Landeen

From: [J Ronald Lenart](#)
To: [Balcher, Wyntress](#)
Cc: john@caldwellvineyard.com
Subject: Seeking Support
Date: Monday, February 25, 2019 9:30:38 AM
Attachments: [image001.png](#)

Mr. Balcher

Hard to believe the county would not be supportive of the Caldwell's trying to grow there business. Caldwell Vineyards is one of the main reasons we visit Napa and one of the finest wineries we know. They have gone to great lengths to accommodate everyone's concerns. Please reconsider your decision. Thank you

J. Ronald Lenart
Senior Vice President

USI Insurance Services
Six PPG Place | Suite # 200
Pittsburgh, PA 15222
P: 412-430-6029 | C: 412-600-4670

ronald.lenart@usi.com | www.usi.com



THE USI ONE ADVANTAGE®

Our Approach to Delivering Client Solutions ► [Learn More](#)

Please note that you may not rely on email communication to us to report a claim or to give us instructions to place, bind, change or terminate coverage unless we have subsequently confirmed to you in writing that we have received your message and will be taking the action you have requested.

Confidentiality Notice: The information contained in this email message including any attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient and have received this communication in error, please contact the sender by reply email and destroy all copies of the original message. Thank You.

From: [Nantan Lupan](#)
To: [Balcher, Wyntress](#); jfc@caldwellvineyard.com
Subject: Caldwell Petition
Date: Wednesday, February 27, 2019 3:28:24 PM

The Caldwell family deserves the right for expanded agricultural endeavors. And this should have been already allowed, based on their application for increased production as well as visitors. I believe this was reviewed by the County of Napa staff **three times**, and each time they concluded the applications **complied with all applicable County standards**.

Case closed.

The March 12th will set a precedent but it never should have gone this far !!!

Do the Right Thing here follow the legal guidelines of the County and State.

Sincerely,

William M Witzel
6539 138th Ave.
Holland, Michigan 49423

From: [Brett Madison](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Seeking Support - Caldwell Vineyard Appeal
Date: Sunday, February 24, 2019 7:22:53 PM

All,

I appreciate the challenges faced in public positions, balancing the diverse wants and needs of many parties. Please consider the following thoughts from a visitor and customer of Napa. The denial of the use permit modification for the Caldwell Vineyard Winery, and the resulting need to request an appeal is somewhat troubling. We have become passionate about Napa wine and visits to the wineries. Oenology informs us that elements of place, people and food all contribute to the overall experience. The result and reality is that we buy wines from wineries that we have visited and where we have had a positive experience. Not allowing growth and improved customer service in the industry when all parameters of law are met and county staff reports are positive, seems contrary to our view of the area. Our sense has been that Napa has a strong history of supporting the wine industry within the Agricultural Preserve. Please reconsider the commission's position, so as to preserve and grow the industry that draws most of us to your area.

Thanks

Brett Madison
1605 E. Braceville Rd
Mazon, IL 60444

From: [Mersch Household](#)
To: [Balcher, Wyntress](#)
Cc: [ClerkoftheBoard](#)
Subject: Caldwell Winery Use Permit
Date: Monday, February 25, 2019 1:20:46 PM

To Whom it May Concern:

The growth in opportunity for small craft food and beverage businesses is reaching unprecedented levels. This creates high quality job opportunities of all different types - agriculture, manufacturing, sales, marketing, hospitality, tourism, etc. The brave souls that embark on creating such enterprises must be nurtured or this trend can be halted before we know it. I would expect the people charged with stewarding forward the development of Napa would know this better than most.

That is why I'm writing in utter surprise over the developments with Caldwell Winery's request to modify their winery user permit parameters. By all accounts they have done everything within their power to compromise with their neighbors and that their request is well within the guidelines for the area.

As a regular visitor (2 to 3 times a year) to Napa I can attest to how important it is to the winery and it's existing / prospective patrons to be able to visit with the great people behind the product. To learn about their journey, understand their sensibility, and appreciate their dedication to the craft is so critical to the experience. As is the experience critical to their venture.

I would hope the Board ponders their decision carefully at the hearing in March and humbly submit my thoughts for consideration.

Sincerely,
Todd Mersch

tkmersch@gmail.com
3223 Hawk Street
San Diego, CA 92103

From: [Shaun Mesher](#)
To: [ClerkoftheBoard](#); [Balcher, Wyntress](#)
Subject: Caldwell Vineyards use permit
Date: Saturday, February 23, 2019 9:18:59 AM

To whom it may Concern

I wanted to add a comment in regards to John and Joy's modified winery use permit.

I have been coming as a tourist to the Valley for 15 years (and now investors) and I have seen a lot of change. There is no doubt that the Valley is one of the premier adult destinations of the world as such, the revenue and tax dollars that flow into the local economy from this steady stream of people is important for the entire community.

The money flows into the wineries, then flows down to the limo companies, renovation companies, restaurants, hotels, local workers, agricultural workers and many more. Tax dollars, income tax and fees flow into the city, police, fire and school departments.

The wine business provides the means to run a successful Napa Valley and we should not forget that. The more we can support the wine business the better off everyone is.

We need to look at that and say we understand the needs of the individuals and address their concerns but at the end of the day you can not make everyone happy. There is not a decision made today that 100% of the people will agree to.

As a community we elect a group of people to manage all the rules we have to live by. There is minutiae to be sure, but at the end of the day a decision in the best interests of the whole is what should be considered.

We need and rely on the people who come to the valley to spend money, lets make sure we don't forget that.

Shaun & Stephanie Mesher

From: [Tom McGuire](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Monday, February 25, 2019 5:02:46 PM

We support John Caldwell and his expansion plans.

Sent from my iPad

This e-mail and any attached files are the exclusive property of Air Hydro Power and its related companies and are deemed privileged, confidential, and are intended solely for the use of the intended recipient. Any other use, re-creation, dissemination, forwarding, or copying of this e-mail is strictly prohibited and may be unlawful. No part of this email may be used in blogs, newsletters, articles, web sites, or other materials unless written permission is granted by an authorized party at Air Hydro Power.

From: [Gregory Nacco](#)
To: [ClerkoftheBoard](#); [Balcher, Wyntress](#)
Subject: Please Support the Caldwell Use Permit Appeal
Date: Thursday, February 28, 2019 12:07:39 PM

Dear Wyntress and The Napa County Board of Supervisors,

I am in support of considering the appeal of the Caldwell Vineyards use permit. While I am a resident of Marin County and work in Sonoma County, I am personally and professionally connected to Napa, and to sending clients to wineries, restaurants and tour operators. I am also a member of Caldwell Vineyards wine club, and would appreciate not being denied visiting them.

Please support the Planning Commission's original interest in seeing a solution worked out between Caldwell and the neighbors. After all, it is Ag land.

Thank you,

Greg Nacco
Gregnacco1@gmail.com
gnacco@foodandwinetrails.com

From: [Nancy Smith](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Saturday, February 23, 2019 2:50:15 PM

I am writing in support of the proposal for the expansion requested by Caldwell Wineries.

My name is Howard Smith and I am a resident of Alpharetta, Georgia.

I discovered Caldwell wines over a year ago, fell in love with the wine and joined the wine club.

My wife and I are planning to come to Napa in November with the primary purpose of visiting the vineyard.

I hope that will be an option or there may be no need for the trip.

I am an attorney by trade and have reviewed the online transcripts of the commission meetings. While I appreciate the requested increase in visitor traffic, we are talking about 35 a day over an 8 hour period, an average of one visitor every 14 minutes, hardly rush hour traffic.

It's unreasonable for a modest economic increase to be thwarted by several curmudgeon neighbors who bought homes in an agriculture area, and then complain about agricultural economic activity.

I hope common sense will ultimately prevail

From: anoyes1@elp.rr.com
To: [Balcher, Wyntress](#)
Date: Sunday, February 24, 2019 6:28:05 AM

Hello,

I am writing in support of the Caldwell Vineyard application to increase production and visitors. The Caldwell cave tour was the highlight of my family and friends' trip to Napa Valley. In fact, we joined the Caldwell wine club and continue to support your local economy and jobs through our wine purchases. We would follow all speed limits and traffic ordinances when visiting the winery in the future, as we have in the past.

Regards,

Alan K. Noyes

From: [Michael Moran](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Friday, February 22, 2019 2:18:08 PM

To whom it May Concern:

I am writing regarding the denial of Caldwell Vineyard's permit request. It is very disturbing to me that a few neighbors can block the ability of a small Napa vineyard to make legally needed modifications. Especially when Caldwell Vineyard's has made a good faith effort to accommodate the concerns of the neighbors to no avail.

Obviously, the neighbors have their own agenda. If Caldwell Vineyard's would be operating within the limits of laws and regulations how can you make a decision to deny the permit? Basically, you are operating outside the law to accommodate a few neighbors who have property in an area that is known for and has survived by farming the land. It is like buying a house on a beach and being upset that there are more people there than you would like. Is not your responsibility to review these requests to make sure it is within the appropriate laws and regulations and make your decision based on fact/laws and not emotion?

I have traveled to Napa with business partners, colleagues, and friends for a number of years and I have recommended too many to visit and see the beautiful area, vineyards, hotels, and restaurants. All have thoroughly enjoyed the Napa experience which is what I want to focus on. The experience is not the same without the ability to visit the small wineries that are well known in Napa Valley. That is what has drawn me and a number of people I know who make a Napa trip yearly. Without them I would not have invested my time and money into Napa. In 2018, I had a friend that took a trip to Napa who intended to go to France in 2019. They changed their plans and are returning to Napa this year. These are the people you also want to consider in your decision-making process.

If I like the Napa vineyard's wine, I don't have to come to Napa to buy wine. I come there for the entire experience and spend more money on hotels, restaurants, etc. This is why this decision confuses me because from my standpoint everyone in Napa benefits from the ability to visit and experience these wineries. I have spent tens of thousands of dollars in Napa from buying wine, to staying at hotels, and enjoying the many fantastic restaurants. They are all benefactors of the region and visitors. What happens to their business if individuals like me decide it isn't worth going if I can't visit these small vineyards. In my mind they are the best places to visit.

If this decision creates a precedent and other small vineyards cannot get the legal approvals needed to modify operations to survive I can assure you my time and money will go elsewhere. My business partners, colleagues, and friends feel the same. Please reconsider and do not allow a few neighbor's specific interest create a precedent that will impact many others and Napa itself.

Sincerely,
Michael D. Moran

From: [Jennifer Rogers Nield](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Saturday, February 23, 2019 11:13:35 AM

Our family wanted to drop you a note about how wonderful Caldwell Winery has been to us. John Caldwell showed us around personally and even made the experience more special by accommodating our two children. We saw the caves and the gorgeous vines. The kids really liked the big vats and John's easygoing and charming demeanor. Please consider approving their visitation and production increases that are well within the law.

Thank you,
Jennifer Nield
5124179333
Austin, TX

From: [Steve Patterson](#)
To: [Balcher, Wyntress](#)
Subject: Caldwell Petition
Date: Wednesday, February 27, 2019 4:28:32 PM

To Whom It May Concern

My wife and I had the privilege and honor to stay at Caldwell Winery for our 25 th wedding anniversary. It was an experience we will never forget. I would hate to see others denied this same privilege. Therefore, I am supporting the Caldwell's in their fight to expand their production and visitation so that more people can enjoy the Caldwell Experience.

Sincerely, Dr Steven Patterson

Sent from my iPhone

From: [Michael Pechette](#)
To: [ClerkoftheBoard](#); [Balcher, Wyntress](#)
Subject: Caldwell Winery
Date: Monday, February 25, 2019 3:22:33 PM

I was contacted last week by John Caldwell regarding his appeal of the Planning Commission's denial of his land usage modifications. I am writing you because I believe their requests are reasonable measures that will make their business sustainable for the long-term, not just for their benefit but for the community at large. We were introduced to Caldwell several years ago and they are a key reason we have visited Napa almost every year for the past 10 years. We love their wines for their production style, their "old world" root stock and the uniqueness of the Coombsville appellation. While we are members of their wine club and receive regular shipments, our annual visit to do a tasting at the winery is an important part of the experience. When we visit from our Chicago home we spend thousands of dollars on hotels and dining, benefitting the entire Napa community. Without Caldwell Winery, we would simply have far less interest in coming to Napa.

We also know that, in his heart, John is a farmer with tremendous respect for his land and crop. Given the freedom to manage his business, he will do the right things to have a sustainable property and successful wine business for the long-term. I respectfully request you allow the modifications that will ensure his ability to grow and prosper.

Michael A. Pechette
744 Lincoln Avenue
Winnetka, IL 60657
cell 312.933.8401

From: [Mark Pfleeger](#)
To: [Balcher, Wyntress](#)
Cc: jfc@caldwellvineyard.com; "Cheryl Mcguire"
Subject: John & Joy Caldwell
Date: Saturday, February 23, 2019 7:00:43 AM

Good Morning,

I was deeply saddened to hear that the Caldwell Vineyards are in jeopardy due to issues surrounding permits.

They have struggled through the years battling weather, recessions and fires but to hear that local government is creating roadblocks for small business enterprises is very disheartening. Napa and the surrounding areas thrive on tourism due to the abundance of great small family vineyards. Family businesses like Caldwell need to have support from outside Northern California to survive and to hear that permits are blocking this existence is simply wrong.

Caldwell makes some of the finest "boutique" wines in your area and I am hopeful that you'll review your policies to make exceptions if required to allow others to sample their wines and visit first hand their amazing production facility and wine cave. It's a real treat and everyone should have an opportunity to experience it at least once.

Please don't let bureaucracy get in the way from doing what's right!

Sincerely,

Mark D. Pfleeger
14502 Dolce Vista Dr. #101
Ft. Myers, FL 33908
(330) 321-4828

From: [Joseph Pizza](#)
To: [Balcher, Wyntress](#); pslyce928@gmail.com
Subject: Seeking Support
Date: Friday, February 22, 2019 12:58:22 PM

Hi All,

We can only tell you that one of the main reasons that we visit Napa regularly is to visit Caldwell Vineyards.

An amazing place, and for us, the best wine in the region!!!!

In fact, we have invested in a barrel with Caldwell, this way before we had any knowledge of this pending issue.

We urge you to help them out, so that they can continue their great tradition....

Sincerely,

Joe and Lauren Pizza

Sent from my iPhone

From: [Rob Poellnitz](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Seeking Support
Date: Monday, February 25, 2019 8:12:18 AM

Dear Ms. Balcher –

I am writing you this note in support of John and Joy Caldwell's petition for an expanded use permit for their winery. My connection to the Caldwell's takes many forms...from loving their exceptional wine and hospitality to doing business together, I consider John a friend.

As a small business owner myself, I have the occasion to work with all forms of organizations around the world. From Disney to the random neighborhood doggie dorm, my work exposes me to all sorts of business people. John and Joy Caldwell represent the highest quality of those folks. Their integrity and the sheer genius of their work not only reflects on their own greatness but that of the incredible place they reside and perform their craft...Napa County!

From their many charitable roles in the community to their support of the Napa Valley Film Festival, John and Joy are the best that Napa has to offer.

Peter Franus of Peter Franus Wine Company recently had the occasion to visit with me here on the East Coast. He reminisced about the old days in Napa Valley and how the original, great entrepreneurs like John Caldwell (and Peter Franus) made Napa Valley into the world class destination it has become.

Why wouldn't we want these fine folks at Caldwell Vineyard to preach their gospel and that of the magnitude of Napa's wonders to as many people as possible?

For such a small cost, the payoff for Napa County will be enormous.

Please grant Caldwell Vineyard their permit...it will make your home and that of those around you a better place. Let them do what they do best...reflect in the best way possible the wonders of what Napa has to offer the world.

Sincerely,

Rob Poellnitz

President - B2B



SteelMaster Buildings
1023 Laskin Road, Suite 109
Virginia Beach, VA 23451

Phone: (800) 341-7007 Ext: 8166

Direct Dial : (757) 961-7025

Fax: (757) 422-9167

E-mail: rpoellnitz@steelmasterusa.com

www.SteelMasterUSA.com

[Facebook](#) / [Twitter](#) / [YouTube](#)

From: [Pulley, Kirk](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Caldwell Petition
Date: Wednesday, February 27, 2019 1:54:37 PM

The Caldwell's are wonderful people and operate a successful and valued business in your community. Their wines and winemaking creativity are first rate and a testament to the value they bring to the region.

I fully support their efforts to continue to run and expand their enterprise, and to enjoy the best and legal use of their land.

Please consider all input in reconsidering your decision.

Best personal regards,

Kirk Pulley

Senior Vice President, Corporate Development

Precision Castparts Corp.

+1-503-946-4861 (office)

+1-971-242-9352 (cell)

This email and any attachments may contain confidential and proprietary information and must be treated as such. In addition, export or re-export of the information contained in or attached to this email may be prohibited under export control laws.

To review our Privacy Policy please visit: www.precast.com

From: [Mike Raab](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Caldwell Vineyard
Date: Friday, February 22, 2019 1:00:29 PM
Attachments: [image001.png](#)

I moved to California from Boston in 2002, and one of the great joys is to have friends and family come and visit us and to take them on a tour of Napa and the wine country.

For the longest times we would do all the traditional vineyards along route 29, and stop at Mustards Grill.

About 5 years ago I read about Caldwell Vineyards, and in particular, John, and made the trip to visit the vineyard and have a tour.

It was and continues to be one of the most memorable and enjoyable vineyard visits I've done.

Now when friends come to visit, Caldwell is a requisite vineyard to visit, and in fact, we'll see fewer vineyards to make the time to stop at Caldwell.

I understand that you are reviewing their appeal to allow them to increase the number of visitors that can visit, and believe they've addressed all the concerns that had been raised regarding visitation and production increases so that they can sustain their business.

There are folks all over the United States that we've taken to Caldwell, I'm a member of their wine club, and the lessons we've all learned about viniculture during the visits to Caldwell have been priceless.

Please approve their application as it would be a travesty for there not to be a way help John and Joy sustain and build their business.

I know for me and my friends, visiting the vineyard is a joy and it would be a black mark on Napa if they no longer were able to do what they do.

Regards,

Mike Raab

Mike Raab
President & CEO
Ardelyx, Inc.
34175 Ardenwood Blvd.
Fremont, CA 94555
Office: (510) 745-1757
web: www.ardelyx.com
email: mraab@ardelyx.com

This email, including all attachments, is intended for the use of the individual(s) or entity(ies) to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, any review, dissemination, distribution or copying of this communication is strictly prohibited without the express written permission of Ardelyx. If you received this communication in error, please notify me immediately by telephone and reply email, and delete the original and all copies of the message, including all attachments. Ardelyx, and third-party designees may monitor electronic communications sent or received by our networks in order to protect our business and comply with relevant internal policies, protocols and federal and state legal requirements.

From: [Danna Renfroe](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Friday, February 22, 2019 1:54:02 PM

I am writing to you on behalf of John and Joy Caldwell regarding the modification of their permit. It is vital to their business to receive visitors at their winery as it is for every winemaker in Napa but specifically the small business. Sharing their amazing wines and their story is how they sell their product. In essence, it is the life blood that keeps them in business. We learned of Caldwell through a friend that had visited them. We visited them and fell in love with their wines, their story, the Caldwells and their great staff. I wouldn't have ever been a patron had I not had the opportunity for that visit. When guests visit them they are not only visiting Caldwell Winery but the town of Napa and many other places throughout Napa Valley which in turn brings money to your economy. I stand by and support the Caldwell's 100% and would highly encourage you to modify their permit so they can continue to stay in business!

Danna Renfroe
danna.renfroe@gmail.com

Wilton, CT

Robert Kreiger

From: [Robert](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support for Caldwell request
Date: Saturday, February 23, 2019 8:01:59 AM

As a visitor and consumer to Caldwell Winery, I am asking that the county follow its own land use policy and respect The Caldwell Family's right to farm.

Thank you.

Sent from [Mail](#) for Windows 10

From: [Charlie Russo](#)
To: [ClerkoftheBoard](#); [Balcher, Wyntress](#)
Subject: Support for Caldwell's growth
Date: Wednesday, February 27, 2019 7:58:29 AM

To the Napa County Board of Supervisors,

My wife and I are planning our fourth trip to Napa for later this year. We brought along another couple with us last time, and this time it might be two other couples joining us. And while we enjoy classics like the Oxbow Market, Mustard's, and all the restaurants and wineries, it's Caldwell Vineyards that first welcomed us to Napa, and Caldwell that keeps us coming back. Caldwell is a true original, and a lot of fun. More importantly, Caldwell is a long-time Napa business and should be allowed to expand its visitor numbers and production, within its rights and reasonable limits (as approved by County staff reports, consistent with County policies regarding wineries and agricultural uses). We can get good wine at our local store, wine from Napa and all over the world. But only by visiting do we get the unique viticultural experience that places like Caldwell offer. Denying Caldwell a reasonable request for expansion would have a chilling effect not just on this individual family business, but all the similar businesses in Napa. In a world increasingly corporate-ized and homogenized, it's the small businesses like Caldwell that make Napa unique, and worth visiting. I hold a regulatory role in my hometown (Conservation Commission), and know that the concerns of neighbors must be recognized and addressed. But legitimate concerns can usually be addressed via legitimate mitigation solutions, and I hope these can be found and agreed to in this case, as supported by County staff reports. In my experience, neighbors unwilling to compromise generally are more concerned with their own NIMBYism views than a just and lawful solution. Please support Caldwell's reasonable request for expansion.

With respect, and best regards,

Emily and Charlie Russo

Sudbury, MA

From: [Wayne Schepens](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Caldwell Petition
Date: Wednesday, February 27, 2019 6:53:31 PM

Love the Caldwell family. More people need to experience the love and goodness shared by John and his family.
Please pass their request.

Sincerely Wayne Schepens

From: [Lisa Schott](#)
To: [ClerkoftheBoard](#); [Balcher, Wyntress](#)
Subject: Caldwell Vineyard Support
Date: Tuesday, February 26, 2019 11:57:17 AM

To the County of Napa Board of Supervisors, Commissioners, and Planning Board:

I am writing in support of the Caldwell Vineyard application to modify their winery's use permit. My husband and I, along with several other couples, visit the Napa region from Florida on a regular basis. In fact, we are planning our next trip in May 2019.

One of the greatest appeals of the Napa region is the chance to visit small, family owned and operated vineyard and wineries. Caldwell is among our very favorites. The hospitality is unmatched, and we happily travel all the way across the country to enjoy it. We are from one of the largest tourist destinations in the world (Orlando, Florida), and yet we choose to vacation in Napa regularly. The experience at the small vineyards and wineries is so much better than the large, commercial operations. Caldwell is also known to be very generous, providing support for multiple non-profit charities, and we appreciate that.

We sincerely hope that you will grant approval to Caldwell Vineyard. They deserve the chance to keep their business going and improve it. We hope to continue visiting them and similar wineries / vineyards for many years to come.

Sincerely,

Lisa A. Schott
lisa@quietlymakingnoise.com
(407) 681-7444

NEW YORK
LONDON
SINGAPORE
PHILADELPHIA
CHICAGO
WASHINGTON, DC
SAN FRANCISCO
SILICON VALLEY
SAN DIEGO
SHANGHAI
BOSTON
HOUSTON
LOS ANGELES
HANOI
HO CHI MINH CITY

DuaneMorris®

FIRM and AFFILIATE OFFICES

DENIS F. SHANAGHER
DIRECT DIAL: +1 415 957 3318
PERSONAL FAX: +1 415 520 5493
E-MAIL: dfshanagher@duanemorris.com

www.duanemorris.com

ATLANTA
BALTIMORE
WILMINGTON
MIAMI
BOCA RATON
PITTSBURGH
NEWARK
LAS VEGAS
CHERRY HILL
LAKE TAHOE
MYANMAR
OMAN
A GCC REPRESENTATIVE OFFICE
OF DUANE MORRIS

MEXICO CITY
ALLIANCE WITH
MIRANDA & ESTAVILLO
SRILANKA
ALLIANCE WITH
GOWERS INTERNATIONAL

February 25, 2018

VIA E-MAIL & OVERNIGHT MAIL

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
c/o Jose Luis Valdez, Clerk
BOARD OF SUPERVISORS
COUNTY OF NAPA
1195 Third Street
Napa, CA 94559

Re: 270 Kreuzer Lane – Napa, California
Caldwell Vineyard Use Permit No. P17-00074-MOD
APN Nos.: 045-310-056 and 045-310-055
Appeal of Planning Commission Denial of Use Permit Modification

Dear Chairman Wagenknecht and Supervisors:

This firm represents the Kreuzer Lane Protection Committee (the “KLPC”), a group of concerned property owners on Kreuzer Lane and in the surrounding neighborhood (See Exhibit A) in full support of the Planning Commission's appropriate 4 – 0 denial of a Use Permit Major Modification application (aka the “Project”) for Caldwell Vineyard (“Caldwell”). The Planning Commission properly denied the Caldwell request for unreasonable increases in wine production, by appointment visitation, and tasting hours, as well as to allow for the on-site consumption of wines. The existing zoning and one-lane dead-end road and infrastructure does not support the Project.

As the record from the Planning Commission hearings makes clear, the Commission gave careful thought to the proposed Use Permit Modification, and for the reasons articulated at the hearing, properly exercised its discretion to unanimously deny the application. There is no basis to overturn or modify the Commission's decision.

DUANE MORRIS LLP

SPEAR TOWER, ONE MARKET PLAZA, SUITE 2200
SAN FRANCISCO, CA 94105-1127

PHONE: +1 415 957 3000 FAX: +1 415 957 3001

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 2

Background

Because of the many factual inaccuracies in the Applicant's memorandum submission, it is important to accurately state the history here.

The Caldwell Vineyard Winery is situated on two parcels at the very end of Kreuzer Lane, which is at that point is a narrow one-lane dead-end private road. The Winery is in an Agricultural Watershed zone, which only allows wineries and accessory uses subject to strict use permit control.

Mindful of the location of the Winery, as discussed below, the original Use Permit for the Caldwell Winery placed significant and appropriate restrictions on the approved use. However, despite numerous violations of that Use Permit (discussed herein), on February 24, 2017, Caldwell submitted an Application for Use Permit Major Modification to exponentially expand the approved use. Outlined below are the existing and originally proposed increases in use.

Total Production Capacity.

Approved: 25,000 gallons per year, a minimum of 12,500 gallons per year must be processed from grapes grown in the immediate vicinity of the winery parcel.

Proposed: Increase to 35,000 gallons per year. An increase of 40%.

Custom Production Activity.

Approved: A maximum of 4 custom crush producers utilizing 10,000 gallons of the winery's 25,000 gallon per year capacity. At least 5,000 gallons of the custom production shall be processed from grapes grown in the immediate vicinity of the winery parcel. Allowed activities include crushing, fermenting, barrel aging and bottling. Prohibited activities include case goods storage, retail wine sales, office, wine tasting, or distribution/shipping.

Proposed: Remove *all* limitations of number of clients and custom crush wine produced. Allow additional activities for custom producers including *on-site retail wine sales, tours and tastings*.

Cave.

Approved: 16,970 square foot cave for wine production, 1,468 square foot tasting room.

Proposed: Increase to 21,865 sq.ft. for barrel storage, catering and food prep area and an additional tasting room. A proposed increase in size of 28.8%.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 3

Retail Sales, Tours and Tasting.

Approved: Maximum visitation of 8 guests per day, 5 days per week by appointment only from 10 am to 4 pm. 40 guests per week, 2,040 guests per year.

Proposed: Increase to 60 guests per day, expanded to 7 days per week from 10 am to 6 pm. 420 guests per week, 21,840 per year. A proposed increase of 650% per day, 950% per week and 970% per year.

Marketing Events.

Approved: Ten (10) annual special events with a maximum of 100 guests per year, Two (2) release events with a maximum of 60 guests per year, and two (2) wine auction events with a maximum of 50 guests per year, for a total of 320 marketing guests per year.

Proposed: Twelve (12) annual so-called Very Small Events of 28 guests per event; Three (3) so-called Small Events of 68 guests per event; Three (3) so-called Medium Events of 100 guests per event; and, one (1) so-called large event of 200 guests for a total of 1040 marketing event guests per year, a proposed increase of 225%.

Total allowed annual visitation is 2,360 per year. Originally proposed annual visitation was 22,880 per year, an increase of 870%.

Employees

Approved: 2 full-time and 1 part-time.

Proposed: Increase to 6 full-time employees and 6 part-time employees, increases of 200% and 500% respectively.

The Initial Modification Application also included a request to allow the on-site consumption of wines; the construction of a crush pad cover and a trellis shade structure; an increase in the width of portions of the existing roadway to accommodate the anticipated significant increase in traffic, the installation of traffic calming measures on the private portion of Kreuzer Lane; and a request for an Exception to the Napa County Road and Street Standards due to the narrow and dead-end nature of Kreuzer Lane.

In short, the Major Modification Application sought to create a significant retail and marketing use for the Caldwell Winery, at the end of a narrow dead-end hillside road in an Agricultural Watershed zone district.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 4

The Application included a purported Initial Traffic Study. But that Study curiously relied on a simplistic two-page calculation of traffic flow from a civil engineering firm, and not a traffic consultant. And the calculation did not rely on an actual traffic count. Moreover, the calculation did not appear to properly calculate the traffic impacts of an 870% increase in total wine tasting visitors per year, a 225% increase in special event guests, and an unlimited increase in Custom Crush Producers. Even the PM Peak trip calculation submitted by the Project Sponsor showed a 5-fold increase in traffic on a one-lane narrow dead-end road.

More curiously, the Initial Study improperly attempted to incorporate and rely on an August 24, 2017 traffic study by W-Trans for the Paul Hobbs-Nathan Coombs Winery Project at 2184 Imola Avenue. That traffic study analyzed a project *some half-mile and three intersections to the Southwest* for which there was effectively no projected increase in traffic near Kreuzer Lane, and so it never properly considered the impact of levels of service at Fourth Avenue and Kreuzer Lane.

In addition, the Paul Hobbs-Nathan Coombs Winery Project discussed in the W-Trans traffic study report was for a winery that would have an average of 15 visitors a weekday and 30 per weekend day, 34 daily trips during the weekdays and 43 new trips on Saturday. By contrast, this Project would generate more than twice the traffic to be generated by the Paul Hobbs-Nathan Coombs Winery Project, with five times more daily visitors. The Initial Study did not look at the cumulative impact of the two projects. And if that analysis had been performed, the Level of Service calculations would have been dramatically different. The Initial Study made no acknowledgement in that regard. In short, neither Caldwell or the Department properly analyzed the traffic impact.

After one continuance, the proposed Project was substantively heard by the Planning Commission on March 7, 2018. As appears in the transcript, all of the Commissioners expressed concern about the intensity of use. And there were concerns expressed by neighbors and Commission regarding the traffic impacts of the Project, and particularly the traffic at the blind intersection of Kreuzer Lane and Fourth Avenue. Contrary to the representations in the Caldwell Memorandum, it was the *Planning Commission* that directed a continuance of the hearing and that the Project Sponsor and Planning Department review and address traffic mitigation measures at the corner of Kreuzer Lane and Fourth Avenue. As stated at the end of the hearing by Commissioner Gallagher:

I am not really thinking that I am going to be that supportive of much without knowing that that the intersection is being handled. I think that is the other really big issue that I feel like I want to see something happen on 4th and Kreuzer before anything else in terms of not, like, may be constructed, but I want to know that there's going to be, you know, a stop sign. I feel concerned about that. But that needs to be on the table. And I understand that that is not the responsibility of the applicant.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 5

Commissioner Hanson noted as follows:

No, and I think that chair Cottrell, you said it the best. Is if we are going to continue this, we need to be very specific about what we expect when it comes back to us. And I think Commissioner Gallagher, one of those things is a plan in place. Not to get the intersection and the stop sign and the other traffic calming measures that have been discussed actually started, or, you know, the stakes in the ground, it's shovel ready, or whatever we want to call it. But also that we have a revised application of intensity on visitation so that they are kind of tied together, in a way, and I think that as Commissioner Basayne said, we're not looking to horse trade all the numbers today. I don't think that's fair. I think that this needs to have some deliberation from the applicant's side. We also need to work with Staff to figure out how long this stop sign and the intersection safety measures would take so that we have a better sense of that.

So, if we're going to put constraints around, those are the things that we want to see when it comes back to us. I am comfortable with that. But, you're right. we don't need to just continue it. We need to be continued with these expectations when it comes back.

With that direction, the matter was continued indefinitely.

Subsequently, at the direction of the Planning Department, a stop sign was installed on Fourth Avenue at the intersection of Kreuzer Lane. And on June 7, 2018, the Project Sponsor submitted a revised Application.

However, the *only* substantive difference in the revised Application was with respect to the proposed increase in daily and monthly visitors. Those visitors were now placed at 35 per day and 245 per week, still an increase of 337% and 512%, respectively from the existing Use Permit. Overall, the proposed Project still sought a 5.8 *times* increase in the annual number of visitors (from 2,360 to 13,780 annual visitors) a 512% increase.

The proposed Project proceeded to a hearing on October 17, 2018. Although there had been the above-mentioned "reduction" in the proposed daily and monthly visitors, the Kreuzer Lane Protection Committee and others argued that the proposed Project remained wholly outsized and inconsistent with the Napa County policies regarding incidental uses in an Agricultural Watershed Zoning District, and if approved, would mark a major departure from prior County Policy in this regard. It was also shown that the proposed Project well exceeded the existing infrastructure in the area.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 6

The Planning Commission agreed. As noted by Commissioner Gallagher:

I think it's really important that we remember that this is a request for an increase, and I think it's hard sometimes when you have so many different hearings and Staff Reports and adjustments that we start talking about, well, this is a decrease. This is a decrease. It's like it's a decrease from a proposal, which is, you know, is kind of like we get caught up in that, I think. Especially when you start out with really high numbers. But to go back, we're still actually looking at an increase, both in terms of daily visitation, and marketing.

...

But I think based upon the things that we said as a Commission at the last hearing, I don't really actually feel that there has been much change in this application. I still think that the marketing and visitation is high, especially when compared to other rural, remote, quote/unquote, wineries, and when you take out wineries, basically, that are on the Valley floor, I think those just really aren't fair comparisons. I still think that the marketing is too high, and I'm still uncomfortable with that part of it. So I don't really feel like we have gotten what we asked for in the previous hearing.

Commissioner Whitmer commented in pertinent part as follows:

I still have concerns about the numbers. In my way of thinking, this is a very residential driveway that still supports a number of homes off of it. I appreciate the signage and rumble strip to kind of attenuate some of the traffic issues, but the numbers of people adding to this, kind of, relatively small neighborhood still is troubling to me and still feels too high for this particular location to me.

And Chair Cottrell provided this summation in pertinent part:

I wanted to--going back to the comments that I was planning to make, just, I think I'm in agreement with my fellow Commissioners about a lot of the issues with this application. I really like this reminder of what we're looking at, which is an increase. It has come down from what we saw in March, but this is a constrained location. We have--we're in a high fire hazard severity zone. There are multiple exceptions to the Road & Street Standards. I do have a concern about the history of some out-of-compliance items. I'm happy to hear that much of that has been taken care of, and this piece about a compliance plan being built in, because I think that's an ongoing problem we have seen in general.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 7

...

So, but I still don't find that the visitation and marketing components of this application are adequately scaled due to the constraints on the property, the dead end road, the shared approaches, the exceptions to Road & Street Standards, and the high fire zone. And given that the request is, you know, in some places, two times the median or the average, again, those numbers are guidelines, but that request, even as it comes to us today, is high for me. So, that's my position.

As can be seen in the Hearing Transcript, at the request of the Project Sponsor, presumably unwilling to reduce the scale of the proposed Project in any meaningful way, the Planning Commission unanimously voted to disapprove the proposed Project.

Discussion

Pursuant to Napa County Code Section 2.68.060, the Planning Commission is the "decision-making body" for Buildings and Construction (Title 15) Subdivisions (Title 16) and Zoning (Title 17). And pursuant to Napa County Code Section 17.60.020 it is the Planning Commission that has the discretion to approve, conditionally approve or deny applications for use permits or their modification.

Here, the unanimous denial of the Use Modification by your Planning Commission was in no way an abuse of discretion, but was in fact the proper exercise of its discretion given the overwhelming evidence of the significant increases in use well in excess of what could be supported by the limited infrastructure on a narrow one-lane dead end hillside road in an Agricultural Watershed Zone. Contrary to the argument of the Project Sponsor, the Project was not in any way "repeatedly modified" consistent with direction provided by the Planning Commission. To the contrary, as appears above, several of the Commissioners specifically noted in the record that the Project had *not* been significantly modified in a manner that would make it acceptable in any form or fashion.

1. The Project Is Inconsistent with the Napa General Plan

To repeat the obvious, the Caldwell Vineyard Winery is situated on two parcels at the very end of Kreuzer Lane, which is at that point is a narrow one-lane dead-end private hillside road. The Winery is located in an Agricultural Watershed zone district (near Krueze Creek), which only allows limited winery and accessory uses subject to use permit control.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 8

Indeed, the definition of the Agricultural Watershed Zone in Napa County Code Section 18.20.010 is the guide:

The AW district classification is intended to be applied in those areas of the county where the *predominant use is agriculturally oriented*, where watershed areas, reservoirs and floodplain tributaries are located, *where development would adversely impact on all such uses*, and where the protection of agriculture, watersheds and floodplain tributaries from fire, pollution and erosion is essential to the general health, safety and welfare. (*Emphasis added*)

To that end, the County has adopted the Winery Definition Ordinance to protect agriculture and open space and to regulate winery development and expansion so as to avoid potential negative environmental effects.

The General Plan Agricultural Preservation and Land Use Goal AG/LU-1 guides the County to "preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County." General Plan Agricultural Preservation and Land Use Goal AG/LU-3 states the County should, "support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands." As relevant here, there is nothing in the Goal about preserving or promoting *retail* winery uses.

Similarly, Agricultural Preservation and Land Use Policy AG/LU 1 of the 2008 General Plan states "agriculture and related activities are the *primary* land uses in Napa County" and Land Use Policy AG-LU-2 states that: "'agriculture" is defined as the raising of crops, trees, and livestock; the production and processing of agricultural products; and the related marketing, sales, and other *accessory* uses ... " The Caldwell Winery's General Plan land use designation is AWOS (Agriculture, Watershed and Open Space), which allows "agriculture, processing of agricultural products, and single-family dwellings." Again, there is absolutely *nothing* in the Policy statement with regard to the promotion of marketing or retail uses.

To repeat, unusual here is that the Caldwell Vineyard Winery is in an Agricultural Watershed zoning district. While wineries are allowed as conditional uses in such a district, marketing activities and other accessory uses are to remain strictly *incidental* to the main use. For good reason, because it is essential that there be protection to agriculture, watersheds and floodplain tributaries from fire, pollution and erosion risks, all of which are defined as essential to the general health, safety and welfare of the community.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 9

As noted by your Commission, as proposed, the expansion of the Caldwell Winery operations would be such that the marketing and retail component would begin to dwarf the actual production/farming component. Stated another way, if this Project had been approved as proposed, the marketing/visitation aspect of the Caldwell Winery would no longer function as an ancillary component, incidental and clearly subordinate to the main use. Instead, the marketing and retail aspect of the Winery would have become equal to or more dominant than its production component. Such would have been completely inconsistent with the Agricultural Watershed District definition and the environmental protections it provides.

Commissioner Gallagher perhaps said it best at the hearing on March 7, 2018:

Also, I just want to make a comment that we have heard today and we have heard in the past. Issues of making businesses viable, or making them successful. And I'm a little bit concerned that we would be implementing land use policy that is driven by any particular business model and while we, of course, want businesses in our County to be viable and successful, we can't be adjusting our land use regulations to assure the success of any particular operation. We really need to be focused on land use.

Retail activities in an Agricultural Watershed Zoning District are to be *incidental* to the main agricultural use. At no time has the Committee or area neighbors ever expressed opposition to the proposed increase in winery production. What has been objectionable from the outset, as properly recognized by your Commission, was the effort to dramatically increase the retail and marketing use of the Property in a manner inconsistent with the specifics of General Plan.

Even the Project Sponsor's reference to the General Plan in its memorandum submission here supports the position of your Planning Commission and the Kreuzer Lane Protection Committee. It is precisely the ongoing *relationship* between tourism, the making and marketing of wine, and the value of Napa County Agriculture that compels a different approach to retail winery use in an Agricultural Watershed Zoning District.

While Caldwell attempts to duplicitously argue that the daily and weekly visitation numbers were reduced from the original proposal, as your Planning Commission correctly noted, such was a concession without a difference - the original proposal sought an absurd near 11 times increase in daily and weekly visitors. As revised, the Proposal still asked for an outsized and preposterous 5.8 times the annual number of visitors (from 2,360 to 13,780 annual visitors), a 512% increase in annual tasting/touring visitors. There is nothing incidental about that potential increase, particularly in an Agricultural Watershed Zoning District.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 10

Perhaps more telling was the proposed increase in annual marketing events and visitors, which was not reduced from the original proposal. Currently, Caldwell is appropriately limited to thirteen smaller marketing events per year and a total of 270 guests, particularly sensible in the absence of an on-site building. As proposed, Caldwell sought an increase in annual marketing events from thirteen (13) to nineteen (19), an increase of 46%. Yet, at the same time, the number of annual marketing visitors was proposed to increase from 270 to 1,040, an increase of *2.3 times* or 270% over the current approval. Overall, the increase in Annual Visitation would be *5.8 times* the current approval, an increase of 484%. The number of full-time employees would grow from two to six, an increase of 200%. There was nothing incidental about the proposed increase in marketing events or visitors in an Agricultural Watershed zoning district. The only and obvious conclusion to be drawn from the proposed Project is that it is being driven by an effort to increase the retail aspect of the Caldwell Vineyard.

No better evidence of the manner in which the proposal would deviate from the General Plan and County Policy is the Winery Comparison Analysis attached to the Planning Department's submission to the Planning Commission, and as Exhibit 2 to the Caldwell brief here. The so-called "By Appointment Wineries" in Napa County are those to which marketing and retail uses are to be incidental to agricultural use. There are asserted to twenty-one (21) such wineries in the 30,000 – 38,000 gallon production category. By our analysis, ***not one of those comparison wineries is in an Agricultural Watershed zoning district.*** Instead, all of the comparison wineries are in a less-environmentally sensitive Agricultural Preserve District, and most are on the valley floor near the main and large arterial routes of Highway 29 and Silverado Trail.

And even the numbers with regard to those so-called comparison "By Appointment Wineries" in the Agricultural Preserve District near major traffic arteries demonstrates an effort by the County to ensure that marketing and retail uses remain incidental to agricultural use. The chart shows that the average for approved daily/weekly visitors is 18/105. The average for annual approved visitors is 5,209, and for marketing visitors is 579. The average number of approved total annual visitors is 5,733.

In sharp contrast, the Caldwell application sought to eviscerate those protections, and proposed dramatic increases in all categories relative to the average for similar and larger size "By Appointment" wineries. Overall, the proposed Project would have been the *second largest* of the twenty-one comparison wineries list in terms of annual visitors, even though the winery has *no* building, its cave is one-third the size of the largest "By Appointment" Winery, and ***none are in an Agricultural Watershed Zoning District.***

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 11

Indeed, the Project application for 35 daily visitors was approximately *twice* the average for these comparable wineries, *two and one-half times* (2.5) higher for weekly visitors, and *two and one half times* (2.5) the annual average for annual visitors. It would have been nearly *twice the average* for approved marketing visitors, and at the requested 13,780 total for visitation, would be nearly *two and one-half times* the average. All to be in a more restrictive zoning District! How could that be consistent with the Napa County General Plan and stated Napa County Policy?

These numbers, as well as the fact that the Sponsor was requesting an approximately 484% increase in annual visitors against a 40% increase in wine production, demonstrated an intent on the part of the Project Sponsor to make the marketing/visitation aspect of the Caldwell Vineyard Winery no longer function an ancillary component, incidental and clearly subordinate to the main use, but instead an equal or primary use. This was clearly inconsistent with Napa's Agricultural Preservation and Land Use Policy. If the Project had been approved at those numbers, it would have sent a message throughout Napa County that the Planning Commission has a new approach and position with regard to Napa's Agricultural Preservation and Land Use Policy, and its General Plan, and approach and position which it clearly has not adopted. The Planning Commission was well within its discretion to reject the Application under those irrefutable numbers and facts.

Equally unavailing is the information presented in Exhibit 3 to the Appellant's Brief. First, such was not a part of the record below and cannot be considered. Second, the chart references larger capacity wineries (in most instances by at least 33%) located in non-residential areas, with only three in an Agricultural Watershed Zoning District. Third, none are "By-Appointment Wineries." Indeed, the Chart proves the point. The Planning Commission properly considered the unique location and access issues associated with this particular winery and properly determined that the proposed Project Modification was inappropriate. The Board of Supervisors should support its Planning Commission in this regard.

Stated another way, approval of the application in its current form would have been in violation of the General Plan and would not have properly balanced the rights of the individual winery owner with that of the community (i.e the immediate neighbors). Your Planning Commission was properly concerned that the proposed substantial increase in intensity would generate a level of noise, traffic, and activity in what is otherwise a quiet, rural agricultural area, and that the Project would diminish the quality of life for nearby residents and increase the presence of components that would not enhance the rural residential character but instead detract from it.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 12

2. There was Substantial Evidence of Failure to Abide By Prior Conditions of Approval

If the outsized nature of the proposed Project Modification was not enough, your Planning Commission heard considerable evidence and testimony to the effect that the Caldwell Winery has not complied with its existing Conditions of Approval, leading to significant questions as to whether it would ever abide by *any* restrictions related to increases in approved use.

Condition No. 1. Scope: The permit shall be limited to: ...

- *Utilization of a 16,970 square foot cave to serve as the winery, no outdoor winery activities are associated with this application.*

In fact, the evidence showed a variety of outdoor activities have been ongoing for extended periods, including Crush, bottling, and barrel making.

- *Retail sales and tours and tasting by appointment only. Maximum visitor total of eight persons per day not to exceed 40 per week.*

No signage indicating “by appointment only” was ever posted. And photographic evidence was provided to show that these numbers are regularly violated.

- *No tasks are authorized outside the caves.*

Evidence was presented that fruit crush, bottling and barrel making are performed outside the Cave.

Condition No. 2. Tours and Tasting:

Tours and tasting and retail sales shall be by appointment only and are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Tours and tasting shall complete by 4:00 PM. Retail sale of wines shall complete by 4:30 PM and shall be limited to only those fermented and bottled on-site by the winery operator. A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. ...

The evidence at the hearing showed that there are no signs indicating the winery’s “By-Appointment Only” status. Evidence was also presented to the effect that Caldwell regularly has tours that begin at 4:00 p.m. and finish at 6:00 p.m.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 13

Moreover, evidence was presented with regard to monitoring of visitors over a five-month period in 2017 which demonstrated a measurable difference between representations in the log book and actual visitors. In one week alone there were a documented seventy-five (75) visitors, well in excess of the approved forty (40).

Condition No. 5. Signs:

...At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting By Appointment Only".

No such sign has ever been installed.

Condition No. 8. Landscaping/Parking:

...Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view the structures. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

The directly adjacent neighbor Peter Menzel presented evidence the effect that a few trees were planted sporadically after the winery opened, but screening actually did not take place until a few months ago, and such is still sparse and inadequate. There remains an open view of the unapproved exterior crush operations, and the parking area is not screened. There have been documented instances of overflow guests parking on Kreuzer Lane and without a shuttle service.

Condition No. 9. Outdoor Storage/Screening:

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

To the extent screening has recently been installed, it is inadequate.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 14

Condition No. 12. Spoils:

All spoils generated by construction of the project facilities, including cave spoils, shall be disposed of per Public Works direction.

Evidence was presented to the effect that cave tailings were dumped over the edge of the cave entrance creating a level area. However, they were not keyed and rain erosion sent caused spoils to enter Kreuze Creek. Some neighbors complained that spoils were dumped at the western edge of the vineyard property, with accompanying runoff onto their property.

Condition No. 13. Wells:

...Water usage shall be minimized by use of best available control technology and best water management conservation practices.

Concerns were expressed that the Caldwell well appears to be artesian and not properly sealed, allowing runoff in Kreuze Creek for a portion of the year.

Condition No. 14. Noise:

...Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings unless a special permit to that effect has been secured through the County.

Mr. Peter Menzel presented evidence of years of complaints with regard to pump and fan noise. Only recently have efforts been made by Caldwell to address the issue, albeit without success to date. Evidence was presented of numerous instances of loud amplified music without permit or notice to the neighbors.

3. Due to Impacts, The Proposed Project Would Require Environmental Review

Due to the Planning Commission's concern with the General Plan, it did not need to address the issues of Environmental Review, which was a separate basis for denial of the Use Modification request.

The surprising and inconsistent recommendation of the Planning Department was a Negative Declaration with respect to a potential environmental impact of the proposed Use Modification. To the contrary, even a cursory or summary review of the Project demonstrates that in several important areas, proper environmental review would have been required. Alternately, a number

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 15

of additional issues presented by the Project compelled the conclusion of the Planning Commission that it be denied in the absence of further study or reduction.

By itself, a review of comparison winery approvals discussed above suggests that this Project is a dramatic deviation from prior land use applications in this County, worthy of further study. And a simple calculation of the proposed increases to the prior approval of this Project compelled the same conclusion.

<u>Approvals</u>	<u>Current Permit</u>	<u>Proposed Permit</u>	<u>Proposed Increase</u>
Tasting/Touring Visitors	8/40 (day/week)	35/245	337%/512% Increase
Tasting/Marketing Visitors	2,496 (annual)	13,780	454% Increase
Event Visitors	270	1,040	285% Increase
Annual Events	13	19 (larger)	40% increase
Wine Production	25,000 gallons	35,000 gallons	40% increase
Cave Size	16,970 sq.ft. (actual)	21,865 sq.ft.	28.8% increase

Traffic

There are only 38 existing parking spaces. It is highly unlikely that the 38 existing parking spaces would be sufficient for the nine large events of more than 68 guests (four of which would have been more than 100 guests, instead of one). There was no explanation of how the vaguely-described valet parking solution would address special event concerns. At a minimum, there needed to be proper description of the large event operations.

Water

The Caldwell Vineyard consists of two separate parcels - a winery parcel and a vineyard parcel. The winery parcel is located in the Milliken-Sarco-Tulocay deficient groundwater basin. It is unclear how and in what manner the vineyard parcel would be used for the winery and/or to ensure that the well in the Milliken-Sarco-Tulocay groundwater deficient parcel would not be used beyond its current level, particularly since the water depth of the wells in the Milliken-Sarco-Tulocay area is increasing.

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 16

Moreover, as the caves exist on both parcels, it was suggested that the entire winery should be considered part of the Milliken-Sarco-Tulocay deficient groundwater basin? There was a suggestion that a lot line adjustment was necessary to obtain a proper analysis here.

The current water analysis did not study the ability to serve the one annual 200-person special event.

There was no detail provided with regard to the water system in use at the site. For example, what is the age of the system? Is there water service to the sub-buildings?

The Water Availability Analysis reported minimal increases in water use. It was argued that further peer review would be necessary with respect to the assumptions and calculations.

Fire & Road Width

It is not clear how the Fire Department could have approved the Project given that there is no method for a turnaround near the wine caves. The road is simply not wide enough to accommodate a fire-fighting effort in that area. This was a concern noted by a number of the Planning Commissioners.

The Atlas Wildfire of 2017 was a wake-up call for many residents of Napa County, and especially those on rural wildland property such as the area where Caldwell Vineyard Winery and several adjacent residential properties are situated. The Napa County fire marshal's office gave its approval for the major modification before the October, 2017 wildfires. It was suggested that if the fire marshal re-inspected the Caldwell winery and surrounding location post-fire, the Project modification would not be approved by the Department.

Note that the neighboring parcel owners at 199 Kreuzer Lane have worked for decades to harden its fire defenses, including a circular driveway that doubles as a firebreak, around the structures within it. Cal Fire came in several times to advise parcel owners on best practices. The preventative measures worked well, assisted by U.S. Forest Service, and Cal Fire. There is still a danger, however: the highly flammable steep canyon separating the 199 Kreuzer Lane property from the Caldwell Vineyard Winery Cave complex. This is the most vulnerable border, and the threat extends to those properties west of the winery.

Wildfire danger caused by and at the Caldwell Vineyard was less of a concern when the Use Permit stipulated that all visitation activities occur within the winery cave, but residents have far greater concern now that an outside picnic area was requested. A single careless act by any one of the new, potential thousands of tasting and event guests who might have been permitted to eat and drink outside the cave area, could have sparked a wildfire.

Duane Morris

Brad Wagenknecht, Chairman
Ryan Gregory, Supervisor
Diane Dillon, Supervisor
Alfredo Pedroza, Supervisor
Belia Ramos, Supervisor
February 25, 2018
Page 17

Additionally, parking and driving on unpaved areas - a potential fire hazard in fire season - was possible and dangerous because thoroughfares and parking areas below the cave portals are not fenced.

It should also be noted that since the 2017 fires, CalFire have increased their requirements to a twenty (20) foot side paved road, with one foot of shoulder in each side. There are several locations where Kreuzer Lane does not come close to these requirements.

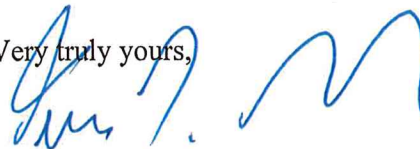
All in all, the significant environmental issues created by the proposed Major Use Modification would have required significant environmental review, even if the Project could get past the significant zoning issues that were compelling to the Commission.

Summary

The proposed Project was in violation of the General Plan and inconsistent with Napa's Land Use Policy. The Planning Commission properly and appropriately analyzed the issues and came to the inescapable and unanimous conclusion that the Project is inappropriate for the location. The Board of Supervisors should be pleased with the thoughtful and well-reasoned approach of its Planning Commission in this regard, and should affirm the decision to deny the Project Application.

Thank you for your consideration in this regard.

Very truly yours,



Denis F. Shanagher

DFS

Encl.

cc: Laura Anderson, Esq.

EXHIBIT A
KRUEZER LANE PROTECTION COMMITTEE

Stacie Everingham & Tony Monteiro	101 Kreuzer Lane
David & Susan Goodwill	109 Kreuzer Lane
Gary Miller	114 Kreuzer Lane
Fred and Shelby Bailey	120 Kreuzer Lane
Vince & Diane Siebern	132 Kreuzer Lane
Marie & John Bianco	138 Kreuzer Lane
Bob & Karen Martin	146 Kreuzer Lane
Bruce & Kathy Wilson	159 Kreuzer Lane
Marissa Carlisle & Lorenzo Mills	187 Kreuzer Lane
Peter Menzel & Faith D'Aluisio	199 Kreuzer Lane
Joe, Gianna, Matt and Frank Sabella	215 Kreuzer Lane
Dr. Bryant Toth and Jill Toth	230 Kreuzer Lane
Sandy Buckley	40 Kreuse Canyon Rd.
Bernie & Gayleen Horstkamp	1141 Fourth Ave

From: [KARRIE SHROYER](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Caldwell Winery
Date: Tuesday, February 26, 2019 2:14:09 PM

Good afternoon,

I'm writing in support of the Caldwell Winery request to increase their permit. We invest quite a bit of money each year visiting Napa Valley and purchasing wine from various wineries. It is very important to our purchase decision to be able to visit the winery and meet with the vintner regarding the current vintage. I believe most wine people like us, are very respectful of the area and the citizens while visiting and therefore believe there will be very little risk to the local neighbors for expanding the permit in this case.

I'm happy to discuss further or answer any questions you might have.

Regards, Karrie Shroyer

From: [Swanson, Gregory R](#)
To: [Balcher, Wyntress](#)
Cc: grswanson@comcast.net; jfc@caldwellvineyard.com
Subject: Caldwell Petition
Date: Thursday, February 28, 2019 7:05:28 AM

I write in support of the Caldwell Winery proposal to modify their use permit allowing them to expand their operation and process all of the fruit grown on their property.

Caldwell Vineyards produces a very strong lineup of wines (my personal favorite is their splendid Cabernet Franc) and is indeed an asset to the Napa Valley community.

It would appear that the winery is proposing to simply increase its throughput and efficiency. That is the goal of all businesses.

Neighborhood residential objections (it's a rural setting) should not outweigh the needs of this business.

I urge you to support the Caldwell proposal to modify their use permit.

Thank you for your time.

Greg Swanson
Caldwell Patron

From: [Larry Smith](#)
To: [Balcher, Wyntress](#); jfc@caldwellvineyard.com
Subject: Caldwell Petition
Date: Wednesday, February 27, 2019 2:21:58 PM

WE support the request of the Caldwells to increase their production limits and visitation limits.

The ability of family owned wineries to compete with the corporate giants is crucial to the wine industry and its diversification.. Without the small family owned winery the only option for the consumer will be a standard uniform product.

The Caldwells are especially important in the multiple varieties of grapes they grow and the quality of their wines. In fact I am going to open a bottle tonight

Larry and Vicki Smith

From: [Stephanie Szewczyk](#)
To: [Balcher, Wyntress](#)
Subject: Caldwell Winery
Date: Friday, February 22, 2019 1:01:17 PM

Hello....I recently heard about the denial to expand Caldwell Winery and it doesn't seem right that they are not allowed to further their business based on what neighbors are saying or feeling.

I visited Caldwell back in 2015 and haven't been able to get in since I absolutely love what they are doing and all they they stand for. We cherish our time there and truly knowing where our wine that we drink is coming from and the people that are making it.

They are the nicest people with goals and dreams. Their operations are top notch and they just want to grow and further their family owned business.

As an entrepreneur I fully support small businesses and see why they are frustrated with how things have gone down to date.

I hope you will support them in this as it impacts their future. They have put a lot of time and money into getting this approval and it is very disheartening that the local people and county are not supporting them.

--

Stephanie Szewczyk
STRONG Self(ie), Co-Founder and CEO
330.418.8828
<http://www.strongselfie.com>

From: [Robert Vogt](#)
To: [Balcher, Wyntress](#)
Subject: Caldwell Petition
Date: Wednesday, February 27, 2019 10:02:20 PM

Caldwell is the one vineyard we always insist on visiting when in California. About 10 years we were on a vacation from Anchorage, Alaska staying with a beautiful B&B in your area. We were visiting and buying Silver Oak and Opus Cabernets and asked our proprietor if he would recommend another winery. He named Caldwell as a little known source of good wines on par with our tastes. We visited Caldwell the next morning and were greeted warmly at a much nicer and friendlier location than others we visited. We met the owner who came into their tasting area taking a break from working in his vineyards. He took the time to speak with us about his wines and showed us his car collection. We purchased a case of Caldwell then and have continued ever since. With their limited production it's extremely difficult to always purchase the quantities and vintages we would like to enjoy. Their sales offices and the entrance to the winery are always very well maintained and staffed. Thanks so much for both your product and kindness over the years.

Robert M. Vogt
Wilmington, NC

From: [Callie White](#)
To: [Balcher, Wyntress](#)
Cc: [ClerkoftheBoard](#)
Subject: Caldwell Winery - Napa, California
Date: Friday, March 1, 2019 9:09:45 AM

This winery is a FANTASTIC place to visit and drink vino. They have the some of the BEST WINE and the Greatest atmosphere to enjoy their wines. Please do not hinder the great wine maker from growing his winery. He is a taxpayer just like his neighbors and as long as they are within the guidelines. Don't let a few control hardworking citizens from growing their self-made business.

Callie F White

Bill Harrison

From: [Wfhathome](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Seeking Support
Date: Friday, February 22, 2019 4:50:59 PM

Caldwell Vineyards, and similar small family owned vineyards in Napa, are what bring us to spend our tourist dollars in Napa. Whether it's the Caldwells, the Clarks at Amizetta, my namesake at William Harrison, or Grant Long at Aonair, we support small, family vineyards and need for them to have sufficient scale to keep making and selling great wines. We come to visit, meet the vintner, and spend money in Napa at the places where the wine and the owner come together to create new friends and experiences. John Caldwell is a Napa gem, and we're proud to be members of his Smugglers Wine Club. You need him and his unique marketing style to keep Napa from being overcome by the corporate world.

Please let him make this small expansion and help keep Napa a place where we want to return!

Bill Harrison
Jonesboro, AR

Sent from my iPad

From: [James White](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Caldwell Appeal Support
Date: Friday, February 22, 2019 3:39:28 PM

Dear County of Napa Board of Supervisors:

I've recently learned of the difficulties John and Joy Caldwell have had in attempting to sustain their family winery through a request for increased visitation. As a rural landowner myself, I can appreciate the desire of John and Joy's neighbors to limit perceived growth in the area. Napa County is a special place and one that should be protected, in every sense. The County has a critical role in protecting the balance of what makes Napa so special, the natural environment, the rich agricultural history, and of course the economic base that enables that balance in support of a healthy community. We all know the essential role small family businesses play in every community, and for people such as my wife and I, and many of our friends, annual visits to Napa mean visits to small family wineries and family run restaurants, staying in Napa hotels and rented homes, and utilizing local tour companies. Those visits and our memberships in multiple family wineries inject thousands of dollars annually from outside of California directly to the Napa economy; if small family wineries were not a vibrant and central part of the Napa community it is safe to say I and countless others like me would not be as passionate about tourism in, and support of, your community. To think of Napa County not intervening to find a common ground in John and Joy's case is concerning. They have clearly taken significant steps to accommodate the requests of their neighbors though this process. I urge you to lead the way in protecting balance, to look for the reasonable compromise, for the sake of my friends John and Joy, all of their employees and their families, and for the unique and wonderful community that is Napa.

Thank you,
Jamie White

From: [Melissa Wickham](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support for Caldwell
Date: Friday, February 22, 2019 1:05:10 PM

Wyntress,

I have been a member of Caldwell's wine club for many years (probably since its inception). John Caldwell has been a revolutionary and instrumental wine maker in Napa for years. As a lover of great wine, we try to make it to Napa as often as possible and when we go, we do not seek out large commercial wineries - we want to see the little guy - the family owned vineyards. Those with really great wines and even greater experiences!

I urge you to grant Caldwell's petition to modify the use permit. Please allow him to do this so that he can stay in business and continue making great wine. Putting these smaller wineries out of business will only hurt Napa in the long run.

Thank you for your consideration,
Melissa Wickham
Dallas, Texas

From: [John Wright](#)
To: [Balcher, Wyntress](#); [ClerkoftheBoard](#)
Subject: Caldwell Use Permit
Date: Friday, February 22, 2019 2:29:54 PM

Hello,

We are writing out of concern for Caldwell Winery. To us, Napa Valley is a great place to visit small family owned wineries removed from the down town crowds and traffic. We seek out the people who have a connection to the land as opposed to the big corporate wine factories. It is very troubling to see the Planning Commission taking matters into their own hands and bowing to the pressure of a select few - ignoring the rule of law and the people's rightful use of their own land.

Without the personal connection to the family vineyards Napa really holds no attraction to us. As you squeeze out the small farmers by making it uneconomical for them to produce, you lose the character that brings us back.

For us, a trip to Napa means a stay at Meadowood or Auberge, dinners at Bouchon or Press as well as dinners or lunches at local restaurants, shopping, etc. A long weekend for us is easily \$15K plus into the economy of Napa. But, perhaps, the Planning Commission is more concerned with maximizing the number of tour buses clogging SR 29. That's not the Napa that I will want to continue to visit.

Sincerely,

John and Paula Wright

From: [Zack Caldwell](#)
To: [Balcher, Wyntress](#)
Subject: Seeking Support
Date: Saturday, February 23, 2019 12:42:18 PM

Hello,

My name is Zachary Caldwell. I live outside of Napa County in nearby El Dorado County. EDC is an up and coming wine region and our relationship to Caldwell Vineyards is familial and we are also wine club members. I looked into the land use rules in Napa and have found it shocking that elected board members chose to ignore the legal application submitted and vote based on the vocal opposition of a few neighbors who don't use their land according to ag use but primarily invested in their land for habitation. Others are upset that a small increase in traffic might upset their routine or be an inconvenience.

The land owned by John Caldwell is zoned agricultural best use and if I was the County of Napa I would be VERY worried about a lawsuit funded by the friends of Caldwell Vineyards. To ignore your own land use provisions and deny Caldwell the right to bottle wine on his own land and sell direct is to deny equal protection, ignore statewide rulings which show increasing lenience towards farmers' direct sale rights, and not to mention the value of such a suit in forming public opinion for board elections.

My family is constantly denied an annual visit to the winery because of traffic limitations you impose. Can you believe how easy it would be to convince a state appeals court how this is an unfair hardship you've placed on ME, that I cannot see or visit the Caldwell Winery because you have unfairly targeted them and placed rules on their operation that you do not apply to other wineries in your county?

I strongly recommend the board to amend its ways. Napa County tourism is increasingly under threat by areas such as Amador and El Dorado County. There are a strong number of family members (like mine) who cannot even tour grounds and business in the hands of our relations because of the hardship you've placed on Caldwell. Furthermore your county continues to show favoritism to giant corporate wineries and force the sale of grapes to them by denying family owners to bottle and sell to the public.

Sincerely,

Zachary Lane Caldwell
916.801.3366
7017 Tuscany Way
El Dorado Hills, Ca 95762
zack@fivec.biz

Sent from my iPhone

Sent from my iPhone