

## ATTACHMENT E

Additional Public Correspondence

**From:** [Julie Jimenez](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 3:41:00 PM

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Julie jimenez has singed the petition

Sent from my iPad



**From:** [Karen Cinkay](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 3:06:42 PM

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Good Day to whom it my concern:

My name is Karen Cinkay and I am responding to the call for the petition of John & Joy Caldwell. Please add my name to their petition.

Their vineyards are exceptional and the love they put into their family business is a "Joy". My life partner, Tom Gray, who passed away this past May, was as enthusiastic as I about this unique wine operation.

With all good wishes to fellow Napa enthusiasts,

Karen M. Cinkay

Sent from my iPhone

**From:** [Lewis Lefer](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 2:55:25 PM

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This is in support of family-owned wineries. I have visited Napa many times and greatly prefer the smaller wineries, including and especially The Caldwell Winery. John and Joy are dedicated, interesting, and environmentally sensitive farmers, and produce superior wine. They serve an excellent example of family owned businesses that must be preserved in our country in general, and Napa in particular. Signed, Lewis G Lefer, a resident of Florida and patron of Napa wines.

**From:** [Bruno Welz](#)  
**To:** [Balcher, Wyntress](#); [John Caldwell](#)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 1:25:29 PM

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As someone, now retired from the wine business, I so do understand how tough it is for family businesses to compete with the wineries of the ultra rich located in high traffic areas. The Caldwell winery make great wines from relatively small vineyards, is NOT in the high end central valley, requires visitors to make an effort to get there and therefore needs your support as well as the support of the community. Keeping all that in mind, please do approve Caldwell Vineyards request for a relatively small permit change. I have NO personal, nor financial interest in Caldwell Vineyards and winery.

Thank you and..../ Best regards

Bruno Welz

**From:** [Andy Upchurch](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Subject:** Caldwell Vineyard  
**Date:** Friday, March 1, 2019 10:24:07 AM

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To whom it may concern,

My wife and I, along with several other couples, have made annual trips to Napa County to visit many of your wonderful winery/estates. Sometimes, we even make multiple trips within a year, and in 2020, we are organizing a trip of 20 people who are patrons of our Wine Bar here in Charlotte.

When we visit, we patronize 12-15 different wineries, multiple restaurants, and stay in locally owned cottages/houses, etc. We make a point to visit small, family owned estates while we are in Napa County, because quite honestly, that's what Napa Valley is truly all about. It's not the massive wine-producing corporations that attract us ... we can purchase all of that and more back in our home states. It's the homesteads where grandfathers, fathers, mothers, children and grandchildren have lived ... sometimes for many generations ... and their wine is a representation of their family and that of Napa County, CA.

Caldwell Vineyards is at the top of our list when we visit. There is no other place I'd rather introduce new visitors to, than this gem in the heart of Coombsville. It is my understanding that they are going through a significant hardship currently as it pertains to rulings by the County Planning Commission. These rulings dictate how this family owned estate can conduct business, which impacts their viability going forward. The purpose of this email is to make you aware of the special place Caldwell is to many people that come to visit your county each and every year.

If the planning commission continues to rule unfavorably towards reasonable requests, it will be a referendum on family-owned businesses, aka "the little guys." If that's the case, it's truly a shame that the county would turn its back on the REAL fabric of the Valley.

Kindest Regards,

Andy Upchurch

**From:** [mail@changemail.org](mailto:mail@changemail.org)  
**To:** [ClerkoftheBoard](#)  
**Subject:** 500 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"  
**Date:** Friday, March 1, 2019 11:13:45 AM

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 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 2 days**

[View petition activity](#)

#### RECENT SUPPORTERS



**Brent Walker**

Dallas, TX · Mar 01, 2019

I support farming/land use rights.



**Elizabeth McQuiston**

Parkesburg, PA · Mar 01, 2019

I love Caldwell Wine

**Starlene Pearl**

Spring hill, TN · Feb 28, 2019

I love the beautiful farm and the vineyard is so unique!



**Monica Paerg**

Lambertville, NJ · Feb 28, 2019

The sole proprietor needs large scale support!!!! We love Caldwell Vineyards



**Jody Branson**

Austin, TX · Feb 28, 2019

We truly love Caldwell Vineyard! The wines are a fabulous product out of Napa Valley. I am heart sick that the County Planning Commission has denied the Caldwell's application. Rather than complicate the process, one would think that they would embrace the Caldwells for working with the system. It seems that the Napa Planning Commission is not working with the Caldwells. We sincerely wish the Caldwells the best in their endeavor!

[View all 500 supporters](#)

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This notification was sent to [clerkoftheboard@countyofnapa.org](mailto: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:** [brian@brianmason.org](mailto:brian@brianmason.org)  
**To:** [ClerkoftheBoard](#)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 1:04:23 PM

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Hi folks, I happily signed the Caldwell petition a minute ago. That nut Caldwell is a real native who's been there since the 70s and makes a great name for Napa. His location isn't in the thickest, busiest area by any means so allowing a few more folks the chance to see his place would be great. In fact, it's closer to Napa city itself so that's a nice draw back to Napa unlike St. Helena or Calistoga. I'm just a nobody from MN, but Caldwell is memorable and I tell folks about it often.

Thanks.

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Brian Mason  
9665 Independence Circle  
Chanhassen, MN 55317

**From:** [Dave Scoppa](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Subject:** Caldwell Vineyards  
**Date:** Friday, March 1, 2019 1:23:48 PM

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To Whom It May Concern:

I have known John and Joy Caldwell for a number of years and have visited their winery in Napa Valley as well as other wineries in the valley every year for the past 10 years. It is difficult for me to understand the various laws of individual counties, however this one seems very straightforward. The Caldwell's have filed an application requesting for an increase in production and visitors and each time it met the requirements of the County, however the Planning Board denied the application each time due to complaints from several neighbors. From my recent visit to the facility it appears that the Caldwell's have more than addressed each neighbors concern, yet still no approval from the Planning Board. If we have agriculture laws, we should uphold them.

I am writing this email to ask the Board to review again and help with this roadblock

Sincerely and thank you,

Dave Scoppa,  
CloudFabrix Software  
Managing Director, GTM  
Atlanta, GA  
770 331 7459



**From:** [outlook\\_0D281D0DDA72E352@outlook.com](mailto:outlook_0D281D0DDA72E352@outlook.com)  
**To:** [ClerkoftheBoard](#)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 1:25:38 PM

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I wholeheartedly support Caldwell's petition.  
Mel Engle

Sent from [Mail](#) for Windows 10

**From:** [Zach Venyak](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Cc:** [jfc@caldwellvineyard.com](mailto:jfc@caldwellvineyard.com)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 1:35:54 PM

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Good afternoon,

I'm writing a brief note to express my support for Caldwell Vineyard and their efforts for expansion/growth in Napa County. I've visited dozens of wineries in Napa and Sonoma counties, and one of the most memorable (and my personal favorite) was a guided tour and group tasting at the Caldwell Vineyard.

The small family winery made a favorable impression - specifically for uniqueness, hospitality, and great wine. We even met John the owner, who sat at our booth with us and visited for an hour or so...that has never happened to me anywhere else in Napa. One of the great things about Napa compared to other nearby wine regions is the family feel of the area...as a patron I am supporting small business owners and local artisans. I am concerned that the opposition that Caldwell is facing may put them at a competitive disadvantage, or worse, drive them out of business. This would not only be a loss for myself, but for Napa County residents and visitors.

Thanks for your time.

Zach Venyak  
San Diego, CA

**From:** [Tracy Fair](#)  
**To:** [ClerkoftheBoard](#)  
**Subject:** Caldwell Vineyards Use Permit Modification  
**Date:** Friday, March 1, 2019 1:50:02 PM

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To Whom it may concern,

Being a long time Napa Valley resident and owner of a wine tour business, I can state unequivocally that modifying the use permit at Caldwell Vineyards to allow additional production and visitors will be a positive move for our community. I have been hosting clients in Napa Valley for 25 years, and can state from extensive professional experience that despite the increased number of visitors we have been experiencing in recent years, the visitors that count, the ones that support us financially, are interested in small family run vineyards like Caldwell. Allowing access to these types of properties is crucial in keeping the public coming back year after year. John Caldwell is a good steward of the land, a respected member of the wine making community, and one of the best ambassadors for the Napa Valley I have had the pleasure of working with. Please, let him do what he does best, create a product and offer an experience that not only honors the special and unique legacy of wine country, but also secures the economic viability of the region and perpetuates continued success for the Napa wine industry and all related businesses.

Respectfully, but vehemently,

Tracy "Tac" Fair  
Owner, Napa Tours and Chauffeur  
707-225-4932  
[www.napatac.com](http://www.napatac.com)  
[info@napatac.com](mailto:info@napatac.com)

**From:** [mail@changemail.org](mailto:mail@changemail.org)  
**To:** [ClerkoftheBoard](#)  
**Subject:** 500 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"  
**Date:** Friday, March 1, 2019 2:00:13 PM

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 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 3 hours**

[View petition activity](#)

#### RECENT SUPPORTERS



**Mark Laytin**

New Hyde Park, NY · Mar 01, 2019

Vineyards like Caldwell need to survive. It still is my best remembered highlight of my visit to Napa.



**bob beglau**

austin, TX · Mar 01, 2019

Your winery is exactly the type of operation that needs to grow and go on! Simple.



**Al Campbell**

San Francisco, CA · Mar 01, 2019

I totally support the Caldwell Family's right to farm and sustain themselves, without undue interference by self serving neighbors and bureaucrats.



**John Caldwell**

Miami, OK · Mar 01, 2019

Caldwell Vineyards has complied on 3 separate occasions for all recommended revisions, which were all approved by the County of Napa, yet the County Planning Commission continues in its overreach of authority by denying the application. All opposing parties have had beyond the legal requirement to be heard and to have said issues accepted in modifying the Caldwell Vineyards application.



**Paul Robinson**

Breaumont, TX · Mar 01, 2019

I love small wineries and what they produce.

[View all 500 supporters](#)

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This notification was sent to [clerkoftheboard@countyofnapa.org](mailto: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:** [Nicki Tyler](#)  
**To:** [Balcher, Wyntress](#); [ClerkoftheBoard](#)  
**Cc:** [Home](#)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 2:32:08 PM

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To whom this may concern:

We are writing as we are concerned at the welfare of the “boutique wineries” in our favorite area of California. We are Texans who can make annual trips to Europe and visit wineries in France, Russia, Australia, etc., but we choose to place our support in our own nation, and have fallen in love with the small boutique wineries in California. We have gone numerous years in a row and know we have not even seen half of the wineries, but we hear it is becoming harder and harder for the smaller family-owned wineries to compete with the “big guys”, and the political environment, and they are going broke or having to cease operating.

We are pleading with you to please make it easier for these smaller wineries to operate, to increase their visitation and production limits and to get beyond the severely difficult process so they can stay in business. One winery in particular is Caldwell Vineyard. This winery is now famous among our friends in Texas. It is a winery with a heart, delicious wine, and a great sense of humor. We have spread the word to our Texas friends and feel California benefits from the tourism these wineries provide to your State.

Please hear our plea and allow the increase of production and visitation limits, and keep these wineries in business. It is good business and good for your State!

Sincerely,

Nicki & Ronnie Tyler  
1705 Bay Hill Drive  
Austin, Texas 78746

**From:** [Megan McKibbin](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Cc:** [jfc@caldwellvineyard.com](mailto:jfc@caldwellvineyard.com)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 2:52:14 PM

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Hi,

Every time I visit Napa, I have to go to John Caldwell's winery. My first visit there was incredible and I'll never forget it. My hotel concierge at Calistoga Ranch was insistent - you HAVE to visit John Caldwell. She wouldn't stop going on about John himself. We gave in :) We pulled up to this incredibly beautiful property and as we took a look around, we saw a guy laying down on a small tractor of sorts. A few minutes later, he gets off the tractor, using his cane, and extends his hand telling us he's John Caldwell. He then took us inside, showed us around, including the beautiful photos of he and his wife, and then we entered a breath-taking cave for our private tasting with him. He treated us like family during our entire tasting, telling us the most amazing stories I've ever heard. We were there for hours. We literally didn't want to leave. That was 6 years ago. My friends and I talk about John and that experience to this day. I've been back with different groups of people, because I always insist we go there, and each time has been just as amazing, with John giving us his personal time and regaling us with his stories. It's not just that the property is incredible, and that the wine is to die for, and the food is delicious, it's the experience that is unparalleled. There are plenty of wineries in Napa, but none offer such a personal and special experience. It would be a great loss for them not to continue their legacy.

Sincerely,  
Megan Waligora



**From:** [Chip Kullik](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Cc:** [JFC](#)  
**Subject:** Caldwell winery  
**Date:** Friday, March 1, 2019 2:56:09 PM

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To the Members of the Board:

I am writing this letter in support of Caldwell Vineyard's application to modify its winery use permit. My wife and I, along with many of our closest friends, are frequent visitors to Napa Valley and purchase a substantial amount of Napa Valley wines throughout the year. We first discovered Caldwell wines in 2014. We tend to gravitate toward family-owned, boutique-style wineries in Napa Valley; and for us, Caldwell checks all the boxes--small production, killer juice, a remarkable tasting experience and an owner and staff that make you feel like family. In an era where large conglomerates are snatching up many historic properties and labels, legacy wineries like Caldwell are the heart and soul of Napa and need our continued love and support more than ever to survive and thrive.

Based on what I have read of this case, it appears the Caldwell's have complied with all necessary requirements and have, in good faith, tried in vain to rationally deal with a vocal minority who oppose their plans. Growing 'mom and pop' businesses, like Caldwell Vineyards, in a professional and responsible manner should be strongly supported and celebrated and not stymied by bureaucratic red tape. I proudly and enthusiastically urge this board to reconsider its decisions and respect the Caldwell family's right to farm. Therefore, I respectfully ask the board to approve the Caldwell Vineyard proposal for expansion. Thank you for your consideration.

Chip Kullik  
27815 Berringer Run  
Westlake, Ohio 44145



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

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

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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

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

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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

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

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

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

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

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

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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



## Whitney, Karita

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**From:** ClerkoftheBoard  
**Sent:** Thursday, February 28, 2019 12:09 PM  
**To:** Whitney, Karita  
**Subject:** FW: Please Support the Caldwell Use Permit Appeal

FYI

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



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**From:** Gregory Nacco <gnacco@foodandwinetrails.com>  
**Sent:** Thursday, February 28, 2019 12:08 PM  
**To:** ClerkoftheBoard <clerkoftheboard@countyofnapa.org>; Balcher, Wyntress <Wyntress.Balcher@countyofnapa.org>  
**Subject:** Please Support the Caldwell Use Permit Appeal

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](mailto:Gregnacco1@gmail.com)  
[gnacco@foodandwinetrails.com](mailto:gnacco@foodandwinetrails.com)

**From:** [Mark Brody](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Subject:** Caldwell Petition  
**Date:** Wednesday, March 6, 2019 7:34:29 AM

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I am writing in support of John and Joy Caldwell's application that is pending. I have known the Caldwell's for nearly 20 years.

I work in Napa. I work and have worked for several banks over much of my career and I have involvement in the wine and vineyard business in Napa that dates back almost 40 years. Over my years, I have worked with the likes of Robert Mondavi, the folks at Christian Brothers before they sold, Dr. Jan Krupp, Robin Baggett, Robin Lail and many many others. In the early 2000's, I worked for a winery in Sonoma for two years as well. I know this business well.

Yours is a difficult job - balancing the needs of the industry, the community and neighbors - someone is invariably not happy whatever you decide.

As relates to the Caldwells, I believe they are the prototype of the kind of project that should be supported. Why?

- Family owned and run winery. Legacy matters to the Caldwells.
- An estate winery - they make what they grow
- John and Joy's passion, drive and vision are part of why there is a Coombsville AVA today.

While so many others are succumbing to the power economic realities of growing only Cabernet, the Caldwells refuse to limit their plantings and wines. We are not Bordeaux and I applaud their exploration of different varietals - it is important for the customer experience as well.

In an era in which there is creeping "corporatization" and where the barriers to entry relegate ownership to only those of extreme means, I believe what the Caldwells represent needs to be preserved in Napa. That is where their request becomes particularly important - this is an extremely challenging business due to weather and economic factors. Being overly constrained by production and visitation limits threatens the future of small wineries like Caldwell. I wholeheartedly believe that some limitations do need to exist, just to be clear.

Thank you for allowing me to share my views.

Respectfully,

Mark Brody

**From:** [Dwight Albers](#)  
**To:** [ClerkoftheBoard](#)  
**Subject:** Caldwell Vineyard  
**Date:** Wednesday, March 6, 2019 8:21:57 AM

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Greetings,

I would like to make my own case for supporting the increases in visitation and other modifications sought by John Caldwell for his winery in Coombsville. While we all know John is a 'character', the character that he really presents is nothing short of an upstanding businessman, neighbor, professional and gentleman. We have known John, and much of his staff for years. Equally important is the quality of his wines. He is supportive of his neighbors to the extent that his regular mailings dedicate a significant portion to supporting and endorsing his neighbors and their wines (a.k.a his competition). That alone says a lot about the man and the way he runs his business and conducts himself.

I have followed for years now his application for increased visitors, and how unfortunately that request has been repeatedly denied. He has gone over and above what Napa County has asked of him, and done everything conceivable to allay the concerns of his neighbors. What he is asking for is quite modest especially considering many of the "Disney-like" aberrations that have been given permits throughout the county. John's vineyards and winery are truly a small family operation. From everything I read daily in wine industry newsletters, John's is the type of vineyard and winery business Napa County and its residents want.

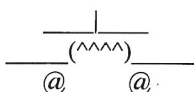
But the business climate does change over time. And what John has asked for are modest changes to allow him to continue to operate in a viable manner. Many times we when were in town and sought to come by the winery, visit and contribute to Napa County's economy, we were unable to do so because of the strict, restrictive limits currently in place under his permit. That just is not right. We are the type of quiet, responsible consumers and visitors that John, his neighbors, and Napa County want. We visit regularly and really want to leave some more money in your county, but are repeatedly rebuffed.

John's application for increases is a win-win-win for all parties involved. He has complied with all of the requests of both the county and his neighbors. He is a good neighbor and deserves to be granted the increases after this lengthy application process. Please do so for the good of all.

Sincerely,

Dwight Albers  
7 Riverway #1811  
Houston TX 77056

Phone 93 65 20 39 47

  
@ @



**From:** [Clare Retrum](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Caldwell Petition  
**Date:** Tuesday, March 5, 2019 3:34:39 AM

---

I'm writing in support of the Caldwell vineyards. They are trying to run a business and there are so many limitations that are keeping them from growing and prospering. There needs to be a middle ground that can be found to allow them to grow but also keep the community happy. Please work with them to find a solution. They do some amazing things and we hope they get to stay and continue to make beautiful wines and make people happy.

Thanks for your consideration.

Clare Retrum

**From:** [Donald Lorenzi](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** pending case  
**Date:** Monday, March 4, 2019 12:04:34 PM

---

I am writing regarding the pending case of John and Joy Caldwell regarding their winery and vineyard. One of the real needs in Napa Valley is the protection and assistance for the family owned winery. The valley is being over run by wealthy investors who buy their way in and are generally welcomed with open arms.

This is a case of a vineyard farm that has been in existence well over 40 years and is simply asking for a nominal enlargement of their property rights. If the Caldwell family farm is allowed to accept more customers the County profits through higher sales tax revenues, an increase in property tax values and most likely an increase in unsecured property tax revenues as well.

This revenue increase to the County should mean that the surrounding property owners would in fact enjoy lower taxes because of the increase to Caldwell. Allowing the Caldwell family to accept a few more customers would seem to be a modest offset to the home owners. The Caldwells have been good neighbors for more years than most of the home owners have been in the area.

John Caldwell is a pioneer in the valley and is respected through the state and the wine industry in Europe. He's been a great vineyard man and a good neighbor. They deserve an honest chance.

Don Lorenzi



**From:** [Sarah James](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Subject:** Caldwell  
**Date:** Tuesday, March 5, 2019 8:54:22 AM

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To Whom It May Concern:

Caldwell is an amazing family vineyard that is like NO other vineyard in the County. Caldwell is the reason why Napa will never be a "been there, done it, got the T-shirt" place for our family. Visiting the estate is not only an experience of a lifetime for so many (my husband has fostered many business relationships by sharing this gem with his customers) but an education and a lesson in history.

Caldwell has done their part and met all legal requirements, the County's plan, and worked with neighbors. We respectfully ask that the County stop holding Caldwell hostage and do their part by approving Caldwell for the permit modifications. Let small businesses thrive so your county can continue to thrive.

Kindest Regards,

Sarah and Matt James  
Bethesda, MD

**From:** [Larry Kirkenslager](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Caldwell Petition  
**Date:** Tuesday, March 5, 2019 8:32:36 AM

---

I would like to sign this petition!  
Best Regards  
Larry Kirkenslager

Sent from my iPhone

**From:** [\[BOYD COMPANY\]Ann Beth Nowe](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Subject:** Caldwell Petition  
**Date:** Monday, March 4, 2019 11:35:17 AM

---

March 4, 2019

John Caldwell is a good guy and this is a great family business model.  
This company should be embraced by the community.  
Is there not room for compromise by the offended parties?  
There is a need for small family-run businesses in this country.  
They should be receiving full support!

Kind regards,

For  
James W. Boyd  
Chairman  
**JOHN T. BOYD COMPANY**  
4000 Town Center Blvd., Suite 300  
Canonsburg, PA 15317  
Phone: 724.873.4400  
Fax: 724.873.4401

*Ann Beth Nowe*  
*Executive Assistant*

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**From:** [Susan Stevens](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Caldwell Petition  
**Date:** Sunday, March 3, 2019 3:53:47 PM

---

To Whom it may concern:

I am writing in support of a petition raised by Mr. John Caldwell with Caldwell Winery. I have visited this winery several times and had the great experience and opportunity of meeting Mr. Caldwell himself. The last time I visited (October 2018) he explained what he was up against with the county planning commission. He indicated there were a few of his neighbors that were against his desire to expand HIS business. HIS business that he pays taxes on and helps to bring revenue into the Napa area. My question is in concern for the comments in quotes below. Why is it that 2 neighbors that are against this desire to expand have a larger voice than the actual owner when Mr. Caldwell has presented everything the County requires and the Planning Commission request and each time Mr. Caldwell complied?

**“Our application for increased production and visitors was reviewed by County of Napa staff three times, and each time they concluded it complied with all applicable County standards. (These include *very* detailed rules about traffic increases, environmental impact, safety, water, etc.)**

**But the County Planning Commission voted to deny our application, because a very small handful of residential neighbors decided to oppose it.**

One of my first visits to Caldwell Winery I had the pleasure of walking back down to the foot of the hill (entry into the neighborhood) and it was so peaceful. No traffic at all, so I can't understand why the neighbors would be concerned with traffic or anything else as HIS winery sits down the hill and away from neighbors.

**I am in support of his desire to expand.**

*Susan Stevens*  
Mobile, AL  
239-313-9094

**From:** [fingersoflight](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Caldwell Petition  
**Date:** Sunday, March 3, 2019 10:22:14 AM

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Hello and good day!

I wanted to write in support of Caldwell Winery having their permits granted. I read the appeal and not only are they complaint with all the wishes, guidelines and other legal requirements, they are doing EVERYTHING to be upstanding neighbors!

I worked for the Caldwell's many years ago as a chef and domestic for their two young sons. What an amazingly gracious couple and always were top notch employers. The environment of their small winery is 100% dedicated towards family and community.

Napa prides itself on their wine industry and is world renowned, as we all are aware. With the continued encroachment of big businesses consolidating small wineries, our actions need extra vigilancy towards preserving for future generations. The appalling mediocrity which is evident in almost every aspect of our lives will be the demise of our creativity and uniqueness! Caldwell Winery is a beacon of integrity while bringing forth values that I only hope our children will emulate.

If we are, indeed, a nation of individuals that are willing to risk in order to create something magnificent, then we ALL need to support and uphold that tradition. Anything less is an insult and compromises our humanity.

Please do the right thing and grant them their rights.

Kind regards,  
Leslie Bauer

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [Tom Carrens](#)  
**To:** [Balcher, Wyntress](#)  
**Cc:** [JFC@caldwellvineyards.com](mailto:JFC@caldwellvineyards.com)  
**Subject:** Caldwell Petition  
**Date:** Saturday, March 2, 2019 11:50:09 AM

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Dear Sirs or Madam,

I am writing this to inquire why a permit for increased short term stays at Caldwell Vineyards has not been approved by the county commissioners.

DO YOU NOT UNDERSTAND that the Caldwell's provide not only revenue to the county but by opening their property to folks like my wife and I to learn about the difficult and expensive task of growing quality grapes, turning them into wonderful wines and providing the opportunity to explore the NAPA valley and other offerings that abound in the valley and surrounding areas.

Along with this comes the REVENUE that the county collects in the form of taxes and usage fees, hotel tax, and other fees for us being there spending money buying wine, eating at various dining establishments, buying fuel, groceries, souvenirs, taking tours and other attractions in the area.

We have had the opportunity of staying at Caldwell Vineyards and were captivated by their enthusiasm, charm and sincere desire to provide a memorable experience and foster the desire to come back again and tell others about our experience so that they will come.

If the Caldwell's and others are refused to expand their business there will be less desire for others to come because services will be reduced or eliminated which will limit their revenue, ability to pay employees, reduce the amount of revenue the county receives from all aforementioned above.

I know from dealing with outside property owners small and large both agricultural and industrial in the oil industry of WEST TEXAS that there can be a lot of opposition to someone such as the Caldwells wanting to expand the size or planting of their acreage (makes sense that they want to use their own grapes so that quality and costs are not subject to outside influences) or increasing the number of visitors staying on the property because of increased traffic, strain on infrastructure, jealousy or past disagreements.

I don't know why it has taken 30 months to come to a decision but if I had to guess it all boils down to money or favors owed by someone on the council to whomever is throwing up roadblocks (other vineyards, hotel owners or ?), some outdated, dumb rule or law that probably was a good idea when passed but has no bearing on today's world or a new environmental idea that is absurd and expensive to comply with. Of course it could be that the council is a bunch of namby pamby folks that can't make a decision on their own but just go along with the group. If there are good agricultural laws and covenants already in place and the Caldwells are complying then there should not be an issue. I looks like there have been good faith offers made to the concerned parties and just like always someone feels they are not getting their fair share and the council needs to step up and make a decision.

In Texas, we ENCOURAGE small independent business owners to grow and help entrepreneurs to start a business by helping them overcome problems. It is no wonder that California is losing people and businesses (THINK REVENUE!).

I for one do not want the Caldwells who have been in business in the area for many years, supported local businesses, contributed and sponsored many worthy causes to have to curtail or lose their FAMILY business because they cannot expand. I think that there is a way to let them expand and keep the business a family affair and would be glad to come help gather the affected parties and mediate the discussion to facilitate a reasonable outcome.

Thank you,

Tom Carrens

Email: [tcarrens85@yahoo.com](mailto:tcarrens85@yahoo.com)

**From:** [Mark Birnbaum](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Caldwell winery  
**Date:** Friday, March 1, 2019 5:47:20 PM

---

I'm writing in sincere support of John Caldwell and his winery to be allowed to have additional visitors.

It's a sad day in America when small business and families are put out of business while corporations come to town and flourish.

Caldwell has plenty of space for more people and would in no way be a detriment to the community.

However them going out of business would be a massive loss as they are one of the best locally run wineries in the country.

I have been many times and tell everyone to go there first!

John and his family are amazing people so i hope you can vote with him and not against him.

Mark Birnbaum

Catch hospitality Group

3476079240

\*\* PLEASE NOTE + SAVE OUR NEW EMAIL \*\*

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[CATCHHG.COM](#) | [CATCHRESTAURANTS.COM](#) | [LEXINGTONBRASS.COM](#)  
[@CATCH](#) | [@LEXINGTONBRASS](#)

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**From:** [Will Houston](#)  
**To:** [Balcher, Wyntress](#)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 8:55:26 PM

---

Please let the Caldwells proceed with their expanded production and visitations. They have a great product and are great people. We have truly enjoyed being around them and drinking their wines.

Regards, Will Houston

Sent from my iPhone



**From:** [Carolyn O'Neill](#)  
**To:** [ClerkoftheBoard](#); [wyntress.blacher@countyofnapa.org](mailto:wyntress.blacher@countyofnapa.org)  
**Cc:** [John & Joy Caldwell](#)  
**Subject:** Please Support the Caldwell Use Permit Appeal  
**Date:** Monday, March 4, 2019 12:52:23 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 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.

Thank you,

*Cheers,*

*Carolyn O'Neill*

Director Groups & Tours

**Food & Wine Trails / Adelman Travel**

Direct Line: 707 303 4753

Phone: 800.367.5348 / 707.526.2922 X 8122

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

**From:** [\[BOYD COMPANY\]Ann Beth Nowe](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Subject:** Caldwell Petition  
**Date:** Monday, March 4, 2019 11:35:17 AM

---

March 4, 2019

John Caldwell is a good guy and this is a great family business model.  
This company should be embraced by the community.  
Is there not room for compromise by the offended parties?  
There is a need for small family-run businesses in this country.  
They should be receiving full support!

Kind regards,

For  
James W. Boyd  
Chairman  
**JOHN T. BOYD COMPANY**  
4000 Town Center Blvd., Suite 300  
Canonsburg, PA 15317  
Phone: 724.873.4400  
Fax: 724.873.4401

*Ann Beth Nowe*  
*Executive Assistant*

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**From:** [Susan Stevens](#)  
**To:** [ClerkoftheBoard](#)  
**Subject:** Caldwell Petition  
**Date:** Sunday, March 3, 2019 3:54:17 PM

---

To Whom it may concern:

I am writing in support of a petition raised by Mr. John Caldwell with Caldwell Winery. I have visited this winery several times and had the great experience and opportunity of meeting Mr. Caldwell himself. The last time I visited (October 2018) he explained what he was up against with the county planning commission. He indicated there were a few of his neighbors that were against his desire to expand HIS business. HIS business that he pays taxes on and helps to bring revenue into the Napa area. My question is in concern for the comments in quotes below. Why is it that 2 neighbors that are against this desire to expand have a larger voice than the actual owner when Mr. Caldwell has presented everything the County requires and the Planning Commission request and each time Mr. Caldwell complied?

**“Our application for increased production and visitors was reviewed by County of Napa staff three times, and each time they concluded it complied with all applicable County standards. (These include very detailed rules about traffic increases, environmental impact, safety, water, etc.)**

**But the County Planning Commission voted to deny our application, because a very small handful of residential neighbors decided to oppose it.**

One of my first visits to Caldwell Winery I had the pleasure of walking back down to the foot of the hill (entry into the neighborhood) and it was so peaceful. No traffic at all, so I can't understand why the neighbors would be concerned with traffic or anything else as HIS winery sits down the hill and away from neighbors.

**I am in support of his desire to expand.**

*Susan Stevens*  
**Mobile, AL**  
**239-313-9094**

**From:** [Chas Thimmesch](#)  
**To:** [ClerkoftheBoard](#)  
**Cc:** [Balcher, Wyntress](#); [Julie Leighty](#)  
**Subject:** Not In My Back Yard (NIMBY) - Caldwell Vineyards, March 12 agenda  
**Date:** Sunday, March 3, 2019 2:15:07 PM

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Dear Board of Napa County,

I sat on the Plan Commission of Madison, WI for 5 years. I have witnessed the persuasive power of neighbors vocal appearance at Commission meetings; and, how such demonstrations affects Commission members.

With that in mind, I learned to parse the staff report. In this case, Mr. David Morrison's Board Agenda Letter. In Mr. Morrison's letter, Commissioners are repeatedly quoted; yet, I was struck by the fact that the quotes were "feelings" not facts! The facts suggest Caldwell has made multiple compromises, the road has been improved, all to no avail!

Finally, on page 7 of this Letter:

**Appeal Ground No. 1, Staff Response:**

"Appellant is correct that the Staff Report prepared for the Caldwell Winery recommended conditional approval. Based upon Staff's review of the submitted materials, Staff believed the Project could be found consistent with the Zoning Ordinance and applicable General Plan policies."

**Thus, my 'gut' tells me the Plan Commission succumbed to NIMBY pressures!**

My family and I have and will travel to Napa. Caldwell Vineyards is one of our favorite places to visit.

Growing the Tax Base is good, right?

Respectfully Yours,  
Charles Thimmesch

**From:** [mail@changemail.org](mailto:mail@changemail.org)  
**To:** [ClerkoftheBoard](#)  
**Subject:** 500 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"  
**Date:** Sunday, March 3, 2019 11:16:08 AM

---



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 2 days**

[View petition activity](#)

#### RECENT SUPPORTERS



**AMY treasure-shaw**

Winters, CA · Mar 03, 2019

Great wine!



**John Reed**

, · Mar 03, 2019

It would be an absolute shame to not allow the Caldwell's to continue to allow guest to taste in their beautiful winery.



**Cindy Davidson**

Highland Village, TX · Mar 03, 2019

I support family agriculture.



**Erik Kreider**

Lafayette, CO · Mar 03, 2019

I support the Caldwell effort to expand their production capabilities and deliver their fabulous wines and story to more people.



**Miron Briley**

Garland, TX · Mar 03, 2019

Use the land for its purpose, to grow!

[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

**From:** [Jodi Duron](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Subject:** Caldwell Vineyard Appeal  
**Date:** Sunday, March 3, 2019 9:58:20 AM

---

Dear Napa County Board of Supervisors,

Please accept this letter of support for Caldwell Vineyard and their right to farm agricultural land for their family winery.

As a frequent visitor to Napa, a lover of fine wines, and a club member of several wineries in the Napa Valley area, including Caldwell Vineyard, it is concerning that the Napa County Board would limit the economic value that any winery, especially Caldwell Vineyard, brings to your community. It is certainly a bright spot (and amazing wines) and one of the reasons my husband and I continue to return to the area for weekend getaways or extended vacations.

I respectfully ask that you reconsider your decision and grant the appeal to uphold family wineries' rights to farm agricultural land, honoring the long-time legacy of family-owned wineries that has made the wine country what it is today...uniquely special!

Thank you for your consideration.

Sincerely,

Jodi Duron  
Elgin, Texas  
210-862-3597

**From:** [Scott Chamberlayne](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Cc:** [john@caldwellvineyards.com](mailto:john@caldwellvineyards.com)  
**Subject:** Caldwell Vineyards  
**Date:** Sunday, March 3, 2019 5:38:09 AM  
**Attachments:** [Caldwell.docx](#)

---

For your consideration.



To whom it may concern: Board of Supervisors, Napa County Planning Commission

Date: 3/32019

RE: Caldwell Family Vineyard

I am writing this letter in support of the Caldwell Family Vineyard and their request to expand production, facilities and visitation. For many years my wife and I have been regular visitors to Napa valley and we believe Napa is a national treasure. We are especially fond of the small family vineyards which make up 99% of our tasting visits. Moreover, we buy most of our wine direct from these same families. Across the country small family farms are dying and with them a way of life. These wonderful family farms are being gobbled up by giant agribusinesses which only care about quantity NOT quality. I have witnessed beautiful family farms which produced incredibly high quality produce sold off for residential development or to larger farming concerns. We see some of these same trends in Napa. If you consider the massive barriers to entry for anyone wanting to start a family vineyard in Napa, then you must see the necessity for doing everything you can to help current family vineyards remain viable. The difference in the cost of acreage 20 plus years ago versus today is astronomical. The long standing joke among small vineyards is if you want to make a million dollars growing grapes and making wine in Napa, then you need to spend \$10 million is probably not far off the mark. If we can agree that keeping these amazing family vineyards viable is of the utmost importance, then it seems that the Board of Supervisors should be looking to help them within the framework of legitimate safety and smart growth concerns.

The nearby residents and their representative have been stonewalling this process from the beginning. Caldwell Vineyards is not a giant agribusiness with resources to keep a team of lawyers running back and forth to hearings. Multiple continuances are a significant monetary strain on a small family vineyard. It seems that the folks who are against Caldwell are against any increase and are

<b>Correspondence Type</b>	<b>Name</b>	<b>Date Received</b>
Email	Jason Geach	2/27/2019
Email	Kirk Pulley	2/27/2019
Email/Petiiton	Change.org Petition (100 supporters)	2/27/2019
Email	Larry and Vicki Smith	2/27/2019
Email	Ben Cody	2/27/2019
Email	Tom McGuire	2/25/2019
Email	Staphe Fujimoto	2/27/2019
Email	William M. Witzel / Nantan Lupan	2/27/2019
Email/Petition	Change.org Petition (500 more people signed)	2/27/2019
Email	Wayne Schepens	2/27/2019
Email	Jacqueline Landeen	2/28/2019
Email	Micki Chehardy	2/28/2019
	<b>Correspondence Rcvd 2-28-19 thru 3-1-19 and added to Dropbox</b>	
Email	Greg Nacco	2/28/2019
Email	Frank Cannato	2/27/2019
Email	Robert M. Vogt	2/27/2019
Email	Greg Swanson	2/28/2019
Email	Jim and Karla Eschenbacher	2/28/2019
Email	Marie Keating	3/1/2019
Email	Keith Kefgen	3/1/2019
Email	Callie F. White	3/1/2019
Email	Dr. Steven Patterson	2/27/2019
Email	Chip Kullik	3/1/2019
Email	Megan Waligora	3/1/2019
Email	Nicki & Ronnie Tyler	3/1/2019
Email/Petition	Change.org Petition (500 supporters)	3/1/2019
Email	Tracy "Tac" Fair	3/1/2019
Email	Zach Venyak	3/1/2019
Email	Mel Engle	3/1/2019
Email	Dave Scoppa	3/1/2019
Email	Brian Mason	3/1/2019
Email/Petition	Change.org Petition (500 supporters)	3/1/2019
Email	Andy Upchurch	3/1/2019
Email	Bruno Welz	3/1/2019
Email	Lewis Lefer	3/1/2019
Email	Karen M. Cinkay	3/1/2019
Email	Julie Jimenez	3/1/2019
	<b>Correspondence Rcvd 3-1-19 thru ____ and added to Dropbox</b>	



not legitimately looking for a compromise. I am not intimately aware of the processes that the Napa County Planning Commission goes through in this sort of a decision but it seems that the folks who are against this expansion should be required to participate in good faith. If 35 visits per day and 19 marketing events are too much, then what are the numbers the commission would be comfortable with? Is it beyond the scope to think the BOS could sit down with Caldwell and hammer out workable numbers?

Wines from Napa are some of the very best in the world. Many of what are considered the best wines in Napa come from these small family own vineyards. The experience of a private tasting and the relationships we build with these vineyards is part of what makes Napa so incredibly compelling. Caldwell Family Vineyards is one of the best experiences that can be had in Napa. It would be very sad indeed if the people in charge of setting and maintaining Napa County policy do not do everything they can to keep Family vineyards thriving. Once again we are not saying that the residents do not have rights. However, if you choose to live in a "Farming district" then you should expect farming activities. If the curtain is allowed to come down on small family vineyards then the soul of Napa will be changed forever. I know this may sound dramatic but this is how it happens. A few people objecting here and a few people objecting there and then one by one these wonderful vineyards are forced to shut their doors. What we will be left with is a few enormous agribusinesses and a few billionaires who can afford to lose money making wine. Please do not let the passionate folks at Caldwell and others like them lose any more ground.

Sincerely,

Scott A. Chamberlayne &

Cynthia S. Chamberlayne

**From:** [Daniel Galvan](#)  
**To:** [ClerkoftheBoard](#)  
**Subject:** Fwd: Caldwell Vineyard Appeal  
**Date:** Saturday, March 2, 2019 8:31:53 PM

---

----- Forwarded message -----

**From:** Daniel Galvan <[galvan.dan@gmail.com](mailto:galvan.dan@gmail.com)>  
**Date:** Sun, Mar 3, 2019 at 6:30 AM  
**Subject:** Caldwell Vineyard Appeal  
**To:** <[Wyntress.Balcher@countyofnapa.org](mailto:Wyntress.Balcher@countyofnapa.org)>  
**CC:** Caldwell Vineyard <[jfc@caldwellvineyard.com](mailto:jfc@caldwellvineyard.com)>

To Whom it May Concern,

I write this letter to inform you of my support for the Caldwell Vineyard and their right to continue producing some of the best wine in the Valley. The goodness and authenticity they possess in everything they do is what has made them legends of the community. Their professionalism and dedication to their craft are responsible for turning Napa Valley into the worldwide destination it is today. John and Joy are known far and wide across the Valley and are enjoyed by all. They are the reason I became truly interested in wine realizing that there is not just one way to do things and that wine making doesn't have to be stuffy and some mystical art that is unattainable by ordinary people. Their vision and passion for what they do have truly changed me and It would be an immense tragedy if we deprived this incredible family from happy wine enthusiasts. Please reach out to me with any questions or concerns.

Regards,

Daniel Galvan  
626-533-2285  
[Galvan.dan@gmail.com](mailto:Galvan.dan@gmail.com)

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Daniel Galvan  
[galvan.dan@gmail.com](mailto:galvan.dan@gmail.com)  
1-626-533-2285

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Daniel Galvan  
[galvan.dan@gmail.com](mailto:galvan.dan@gmail.com)  
1-626-533-2285

**From:** [Denise DeVries](#)  
**To:** [Balcher, Wyntress](#); [ClerkoftheBoard](#)  
**Subject:** Caldwell Petition  
**Date:** Saturday, March 2, 2019 2:54:01 PM

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To whom it may concern,

I am writing you to help with Caldwell Petition! I discovered Caldwell Winery thru a private driver in Napa. Since then, when I visit Napa, I have never missed a stop to my favorite winery!!

This would be a shame if Caldwell Winery was not able to increase production to keep their family owned business going. Napa would not be the same without family owned Wineries, not to mention John stories he has shared in the Cave tastings.

Please grant the petition so all their hard work will not be lost, and he can pass on his legacy to his children.

Thank you,  
Denise DeVries

**From:** [Michael Waxman](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Subject:** JFC@caldwellvineyard.com  
**Date:** Saturday, March 2, 2019 2:13:52 PM

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Caldwell Vineyard is asking to increase their winery visitation and production limits. I ask that you allow them to get this modification in their use permit. America was built on the backs of individuals like John and Joy Caldwell. We can't afford to lose the little guy, the Mom and Pops who are the foundation of our country. My wife and I traveled from Kansas to see first hand the hard work of John and Joy Caldwell in building one of the highest quality wineries we have seen. We sat with John and heard his stories about the years of hard work he gave to the land to create one of the finest wineries around and we sampled the extraordinary wines he and his wife have created. Don't let the small family operations like Caldwell Vineyard disappear. Please allow the Caldwells to increase visitation and production so that they can survive as a family business into the next generation. We can't just be a nation of large corporations.

Thank you for your consideration.

Michael J Waxman MD MBA  
Leawood, KS

**From:** [Geoffrey Clapp](#)  
**To:** [ClerkoftheBoard](#); [Balcher, Wyntress](#)  
**Cc:** [Clapp Geoffrey](#)  
**Subject:** Caldwell Winery  
**Date:** Saturday, March 2, 2019 12:45:44 PM

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Ms. Balcher and Planning Board,

I am writing to you in support for the Caldwell Winery request to expand production and visitation.

Before deciding to write you a letter in support of Caldwell, I reviewed previous requests to your board, including the 2017 Reynolds Case (P14-00334) on Soda Canyon Road. I have no interest in writing you a letter of blind support without putting in consideration and effort. I do not pretend to be unbiased in this matter - I am a longtime supporter of John and Joy and I am one of the first 150 members of their wine club. Caldwell is an important and special place for me.

That said, I have spent considerable time reviewing the matter and previous cases, and believe that the request is reasonable and valid. I do not offer you blind allegiance.

The number of requests Caldwell has fulfilled for the neighbors - acting as individuals, with specific, and often selfish requests - shows a willingness to work with the community. That said, the planning board has shifted the responsibility from the board to the neighborhood, which does not have the mandate to work within the traffic, safety, and other important mandates of the county. The requests (And denials) are without structure or precedent. Your own staff as indicated the request meets the country requirements.

I urge you to support small, family business - far from the very un-Napa-like Route 29 behemoths - not by simply giving in to a request because they are a small family business, but by brokering a peace between the neighborhood and the winery that meets the standards of the law, while supporting what Napa is truly about.

I realize I am not a citizen of your community, living nearly 1.5 hours south of your location. I have no illusions that my voice is as valued or respected as someone who lives and works in your area, but as a frequent visitor and significant contributor to your economy, I hope I can present a point of view that is both logical and reasonable. Thank you for your consideration.

--gjc

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Geoffrey Clapp  
@geoffclapp



**From:** [Nick Clift](#)  
**To:** [ClerkoftheBoard](#); [Balcher, Wyntress](#)  
**Subject:** Caldwell Vineyards Hearing  
**Date:** Saturday, March 2, 2019 12:16:57 PM

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For many years, we have been collectors of excellent wine from small/independent wineries. Over the past two decades several of our favorite California family wineries have been purchased by larger corporations. This is a trend that caused us to look elsewhere for fine wine including Oregon, Washington and France. Basically, we had reduced our purchase of Napa wines to close to zero.

A few years ago, we met employees of Caldwell Winery at an event in San Francisco and were invited to tour their winery. We were very impressed with their wines and their focus on being a boutique family owned winery. Supporting family owned businesses is important to us.

Based on our interaction with John Caldwell we began to search for new small independent wineries in Napa and the surrounding area. We now buy wines from 5 locally owned wineries plus make regular trips to the wine country, stay in hotels and frequent restaurants. Also, we participate in events sponsored by these wineries including cruises, private tastings, limited edition wines and other events.

The point is – we are contributors to the overall health of the independent wineries while supporting the tax base. And we are concerned about the consolidation of independent wineries.

The expansion request made by Caldwell Vineyards is the best way to continue as an independent family winery. We strongly support their request for modification of their use permit.

Nick Clift  
Email: [nickclift@prodigy.net](mailto:nickclift@prodigy.net)

**From:** [Amanda Coniglio](#)  
**To:** [Balcher, Wyntress](#); [ClerkoftheBoard](#)  
**Subject:** Seeking Support  
**Date:** Saturday, March 2, 2019 10:51:41 AM

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I am writing to ask you support for the Caldwell Family Vineyard and their ability to continue to farm and support visitors. We stumbled upon Caldwell during our first trip to Napa and can honestly say that this vineyard in particular caused us to fall in love with Napa. While we are newer visitors to the Napa area, it seems that there has been a lot growth and there are very large wineries throughout the valley. Caldwell is has stayed family run and oriented and is truly a joy to visit. Please consider approving the changes to Caldwell's permits to allow more people to experience the joys of this winery.

Sincerely,

Amanda Coniglio

**From:** [HENRY:](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Cc:** [jfc@caldwellvineyard.com](mailto:jfc@caldwellvineyard.com)  
**Subject:** Caldwell Petition  
**Date:** Saturday, March 2, 2019 7:17:02 AM

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Ms. Balcher::

I am writing to you because I am speaking up for Small Business from the Great State of Texas - where Small Business flourishes. One of my friends: John & Joy Caldwell own the Caldwell Winery, as you know. They are looking to grow their business - not much - just an incremental amount - because of their hardwork over the years which fostered repeat sales & growth. Sales Growth is the backbone of Small Business. As their expenses rise around their business; they must increase their sales to pay for the incremental labor, taxes, and other. In short, Small Businesses need to grow or they die. The Caldwell Winery has grown because the community supports them === The community wants them. The Caldwells are doing a lot of things right for Napa; so please reward them. Allow more visitors to the winery & the matching production for their wine . Their Business is truly a great tradition in Napa.

Bless Your Heart,  
Henry Gentry, President  
HENRY'S HOMEMADE ICE CREAM  
3100 Independence Pky  
#215  
Plano, TX 75075

SMALL BUSINESS OF THE YEAR in 1997  
And still going strong !



**From:** [Gregory Hanson](#)  
**To:** [Balcher, Wyntress; ClerkoftheBoard](#)  
**Subject:** Caldwell Petition  
**Date:** Saturday, March 2, 2019 6:52:38 AM

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To Whom it may Concern;

I am writing you today to express our opinion and feelings on the current matter before you involving Caldwell Family wineries and their petition to expand their family operation to allow more visitors and additional production of the products they grow.

My wife and I visit the valley 2-3 times every year for the past 5 years. We have brought numerous friends of ours to the valley who have never visited before as we are always promoting the destination and the beauty and friendliness of the people in the valley. We are always so impressed by the way the family farmers and vintners support one another and pass this on to our friends that visit.

We fully support the family farmers and vintners over the major corporations that seem to be taking over the valley. We go out of our way to only visit family operations and once a family operation has been bought up by the large corporations they will fall off our list of places to visit as we prefer to support the local family famers and vintners.

Caldwell Family Vineyards was one of the first three wineries we visited 5 years ago on our first visit to the valley. They provided us with a meaningful and memorable experience making us want to return to the valley time and time again to enjoy all that the valley has to offer. They were great host and supporters of the valley.

It would be a outright shame for the valley to lose another family business because some non-farming neighbors with probably deep pockets moved to farm land and then do not want to allow the farmers to make a living. As the best farmers and winemakers always say the work starts in the fields where the grapes are grown. Without the farmers and their ability to make a living they will disappear from the valley and the valley will start losing its charm and with that the tourist industry that is a big part of the growth of the valley.

We are visiting again in May of this year and bringing friends that have never been before to share the valley and what it has to offer (and yes visiting Caldwell winery) we would deeply hate to lose this experience. Not to mention the support we provide for the valley's hotels and restaurants on each of our visits that support the community.

We implore you to reconsider and support your local family farmers and their business to keep the valley and it's farming community strong.

Sincerely,

Greg & Marti Hanson  
Houston, TX 77069  
713-775-8124

**From:** [mail@changemail.org](mailto:mail@changemail.org)  
**To:** [ClerkoftheBoard](#)  
**Subject:** 500 more people signed "Napa County Board of Supervisors: Respect Caldwell Vineyard's Right to Farm"  
**Date:** Saturday, March 2, 2019 5:12:00 AM

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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 day**

[View petition activity](#)

#### RECENT SUPPORTERS



**Matt Cooke**

Tel Aviv, IL · Mar 02, 2019

I've been to Caldwell's wine estate and seen for myself the amazing conservation job they do and how much care is given to protecting the land and to minimizing any impact of the few visitors they have. It's a great shame they appear to be facing issues with Neighbour's based on ignorance and fear of the unknown rather than logical assessment of the actual issues.



**John Kalb**

Novato, CA · Mar 02, 2019

Having worked with the Caldwell family at their property I have been

impressed with the quality of their vision and the excellence of their stewardship. There is a commitment to doing it right, with high quality and integrity. The application shows they have met all requirements and conditions and should be approved.



**Mariah Streck**

Baltimore, · Mar 02, 2019

I love this family business ! I want them to not only stay in business, but thrive !!



**Sara Kalbko**

Boston, MA · Mar 02, 2019

This is an amazing family owned and run business. And they help the community.



**Doug Vezina**

San Ramon, CA · Mar 02, 2019

A remarkable winery and staff that helped put Napa, and Coombsville on the map. Staff is very respectful of their neighbors and people ray and we enjoying sharing this special piece of Napa with our out of state friends and family.

[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](mailto: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.

**From:** i  
**To:** [ClerkoftheBoard](#)  
**Subject:** Caldwell Petition  
**Date:** Friday, March 1, 2019 10:02:34 PM

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Dear Hard Working Public Servants of Napa,

As a long time homeowners association president I have to deal regularly with complaints about every aspect of community life. In the end, standing up for what is right is the only solution because caving in to confrontational people only encourages more bad behavior when others see that it works.

The Caldwells are extraordinary stewards of the land as are most vintners in your county. Your county is known for its fabulous wine. The opposition apparently thinks the wine industry is a nuisance that deserves to be punished.

Please stand tall with the Caldwells. You are clearly the adults on the playground. Don't tolerate bullies.

Thank you for your consideration.

Jim Roberts

**From:** [Poul Karlshoej](#)  
**To:** [Balcher, Wyntress](#)  
**Cc:** [ClerkoftheBoard](#)  
**Subject:** Permit  
**Date:** Friday, March 1, 2019 3:48:20 PM

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To whom it may concern,  
I'm with John Caldwell here. A delightful man that has his heart in the right place.  
Regards,  
Poul Karlshoej