

Dear Ms. Balcher,

I am writing this letter because I think the Caldwell Winery proposed expansion is much too aggressive. I know that their business needs to grow to be successful. I am all for growth and I want John and Joy to be able to reach realistic goals. I am all for "The Right to Farm" and I think the production increase is very realistic and I think it should be granted

It is the visitation increases, marketing events, tasting hours, and crush pad area that I question. They are all too aggressive. Lots of time and money has been spent on trying to work on a compromise. It seems like the winery is not interested in any compromise any more.

My wife and I have lived on Kreuzer Lane for about 38 years. In that time Kreuzer Lane has gone from a very quite country road to a sometime very busy thoroughfare. Most of the increase in traffic has come because of the Caldwell Winery. This will only get worse.

There are several more issues concerning the project such as noise, water, increasing the size of the road that need to be addressed . The winery needs to be more realistic and get back to compromise. This whole thing has been going on much too long.

Bruce Wilson

January 19, 2020

Joelle Gallagher, Commissioner
Dave Whitmer, Commissioner
Anne Cottrell, Commissioner
Andrew Mazotti, Commissioner
Jeri Hansen, Commissioner
c/o David Morrison, Director
County of Napa Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559

Re: 270 Kreuzer Lane, Napa, California
Caldwell Vineyard Use Permit Number P17-00074-MOD

Dear Commissioners,

The Sabella family at 215 Kreuzer Lane is unable to support the most recent iteration of the Caldwell Vineyard Winery Use Permit.

The request is still out of proportion for our small, rural neighborhood. Caldwell Vineyard Winery remains out of compliance, and despite the clear instructions from the Planning Commissioners and the Board of Supervisors, Caldwell Vineyard Winery has not engaged in any genuine negotiations with neighbors, in order to reach a mutually acceptable solution.

We are still ready and willing to work towards a mutually beneficial outcome that is appropriate for our neighborhood. Until this happens, however, we ask that you deny their current request.

Please remember, this is not a winery with a neighborhood, but a neighborhood with a winery.

Respectfully Yours,

The Sabella Family
215 Kreuzer Lane
Napa, CA 94559