

March 6, 2008

To whom it may concern:

This letter is in response to the comments submitted by the City of Calistoga on October 29, 2007 regarding the proposed new winery located at 2280 Greenwood Ave.

General Comments:

1. Color renderings were submitted in January of 2008 depicting the elevations, colors and materials of the proposed winery.
2. The accessibility issue has been addressed with the ability to allow tastings on the first floor of the winery. All bathrooms are handicap accessible and located on the first floor. There is also an office space located on the first floor in the laboratory.
3. The proposed kitchen located within the winery will be for the sole purposes of employee use. We do not intend to use the kitchen for commercial use as had been originally planned.
4. The proposed parking has been increased by two additional spaces as indicated in the newly submitted plans in January of 2008.
5. The driveway of the proposed winery has been modified to meet the City of Calistoga's Fire Department emergency access standards as indicated on the newly submitted plans in January of 2008. We will be applying for a commercial driveway encroachment along Greenwood Ave.
6. Attached is a map of the current public utilities located in the City of Calistoga and their proximity to the proposed winery. We are far beyond the requirements (1000 feet for water, 300 feet for sewer), thus allowing an exemption to connect to both the City water and sewer.
7. The proposed winery is located farther than the 1000 feet required to hook up to the City of Calistoga's closest water main and therefore we ask for an exemption from the city water hook-up requirements. We have addressed the criteria required by Section 13.04.170 of the Calistoga Municipal Code and is stated below:
 - a. (1) The new proposed winery at 2280 Greenwood Ave is over 1800 feet from the nearest city water main.
 - b. (2) The new proposed winery would pump water from the existing well on-site to the (2) 10,000 gallon water tanks where the winery would then consume water. The tanks would be filled during the winter season when the underground aquifer is high.
 - c. (3) All neighboring properties currently draw from their own wells. There is no neighboring property that does not already have access to water through their own private systems.
 - d. (4) The installation of public facilities would greatly disturb the environment as the extension would require a very long trench to be built across several parcels

- uprooting several plant species. If the main was to be built down Greenwood Ave, it would have to cross the historic bridge and the length of the span required would definitely pose an environmental risk.
- e. (5) The parcel is currently planted in a very old vineyard with rootings that extend very deep. These rootings would pose an on-going cost for maintenance of the public facilities.
 - f. (6) There would be no public service to the frontage of adjoining properties since all adjoining properties already have their own private water systems.
 - g. (7) The City of Calistoga's Fire Department refrained from addressing the water needs and/or requirements until there has been a decision on whether a water exemption is or is not granted from the City Council of Calistoga. We have contacted a private fire sprinkler company to design a system to work off the private well that we intend to use. We still are awaiting comments from the City's Public Works but after talk with the city's engineer, Jim Smith, we don't foresee there to be any issues regarding the use of a private well.
 - h. (8) We have spoke with the County of Napa's Environmental Health, Stacey Harrington regarding the use of our well as a source of water for the winery. Ms Harrington declared that the County would be satisfied with the total number of people per day at the winery not to exceed 24 people. If that requirement was met, the County would not have a problem with the proposed water system. We have also re-evaluated the use of the kitchen and have decided that it will be for employee use only. The County, again, was satisfied with that type of use.
8. We do not intend to connect to the City's wastewater system. We have proposed a new septic system and have had a engineered feasibility report performed by Mr. Doug Sterk and approved by the County of Napa's Environmental Management Department.
9. The two (2) new 10,000 gallon polyethylene water tanks will be used for fire protection as well as for use within the winery. These tanks will be filled by the existing well on site during the winter season when the underground aquifer is at its peak. A photo of similar tanks is attached.

We hope we addressed all of the City's concerns and look forward to working with the City in pursuing this project in a timely manner. If you should have any questions please don't hesitate to contact us. *Exhibit A*

Sincerely,



Matthew & Adrian Moye

Exhibit A

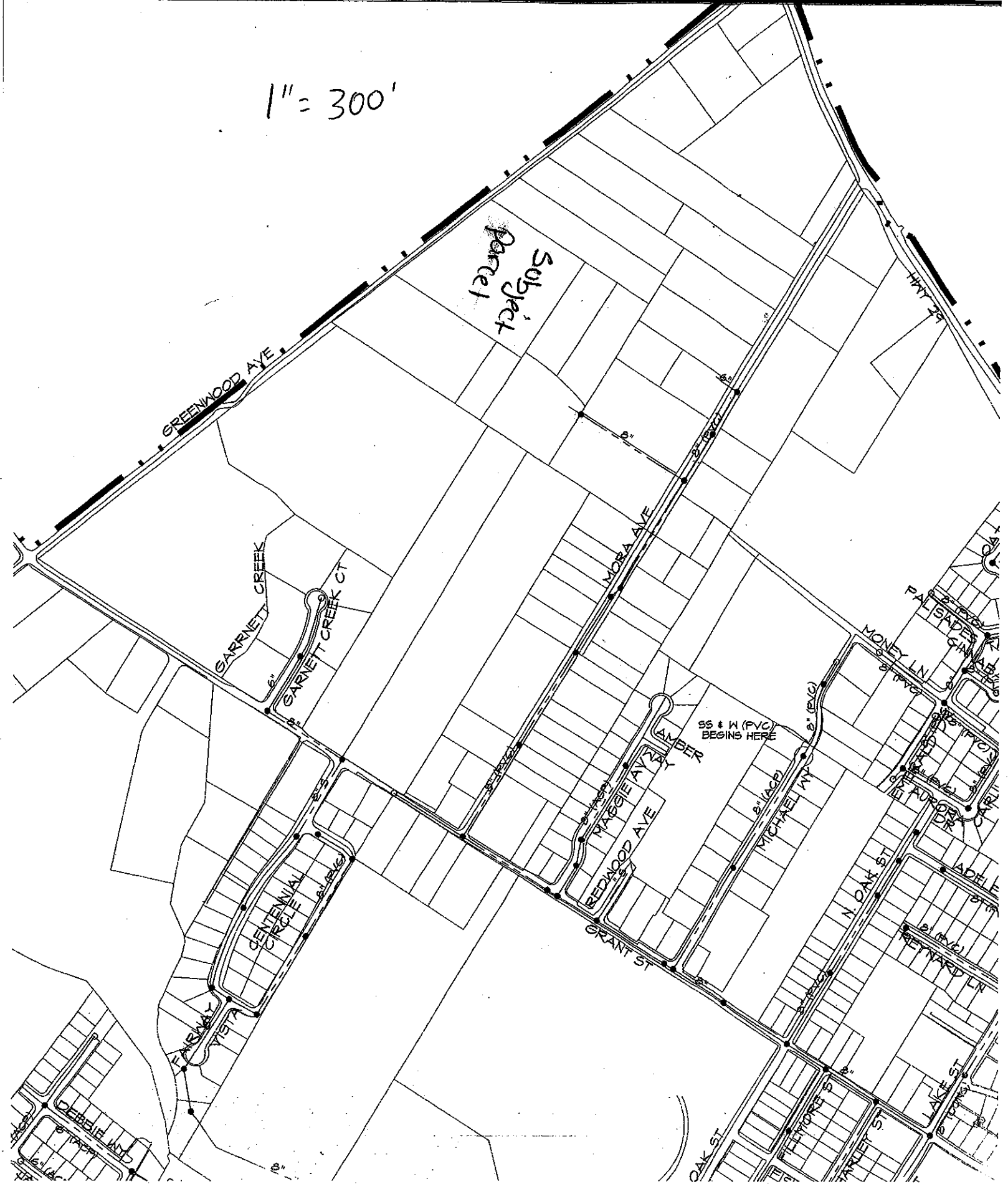


Waste Water Distribution

Moyle, Matt's
Admin

1" = 300'

Subject
Parcel



Moye, Matt &
Adrian

Water Distribution

1" = 300'

Subject
Parcel

