

## Balcher, Wyntress

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**From:** McDowell, John  
**Sent:** Monday, August 10, 2015 8:07 AM  
**To:** Balcher, Wyntress; Frost, Melissa  
**Cc:** Gallina, Charlene  
**Subject:** FW: Girard Winery Use Permit P14-00053

Comments on Girard Item for distribution to the Commission.

**From:** Joe Bob here [<mailto:jbhitchcock44@gmail.com>]  
**Sent:** Sunday, August 09, 2015 1:16 AM  
**To:** McDowell, John  
**Subject:** Girard Winery Use Permit P14-00053

Dear Mr. McDowell:

Last week I was driving from St. Helena to my home in Calistoga around 4:30 pm on Highway 29. Traffic came to a stop south of Dunaweal Lane, backed up from the stop sign at Lincoln Avenue in Calistoga. After 10 minutes, I was about half way to the stop sign, so I made a u-turn, went back to Dunaweal, and turned left to go to the Silverado Trail. Dunaweal was busier than I have ever seen it. There were 6 or 7 cars waiting to turn left onto the Trail which took a few more minutes to clear. Turning left was difficult and dangerous, as traffic was heavy on the Trail in both directions.

The traffic added over 15 minutes to my drive time.

Those of us who live in Calistoga have to contend with noticeable added traffic due to the expansion of Indian Springs. Parking is nearly impossible at all times of day. Two new resorts, Calistoga Hills and Silver Rose will add nearly 3000 additional vehicle trips per day, further congesting Highway 29, Dunaweal Lane, and the Silverado Trail. Like it or not, that traffic is coming.

Now Girard wants to build a huge new facility on Dunaweal Lane. Sir, this is insanity. These roads cannot handle the current traffic load much less the already approved increases. Girard could result in a massive grid lock.

I have watched as the Calistoga City Council has approved project after project, denying that there will be any significant impact on traffic. They obviously have an unstated agenda, which is not the betterment of Calistoga for its residents. Of course the projects will cause severe traffic problems.

Now, you might ask yourself, "Who is this person writing to me, and what does he know about traffic problems?" I would like to state that I have a Master of Science degree in Transportation Management from the UCLA School of Business, with a specialty in Urban

Transportation. I know what I am talking about. But anybody who drives a car on Highway 29 will not need a degree to see the negative impact of the Girard project. When you are stopped for up to a half hour in gridlock just south of Calistoga, everybody is an expert.

We have reached and probably surpassed a breaking point. This new facility for Girard cannot be allowed to happen. You cannot inconvenience thousands of people per day, both residents and visitors, for the benefit of one business. You represent all the people in the Valley. It is time to protect us.

Respectfully,

Robert Hitchcock  
1322 Berry Street  
Calistoga, CA 94515  
707-942-0619

[jbhitchcock44@gmail.com](mailto:jbhitchcock44@gmail.com)

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George Caloyannidis  
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August 10, 2015

## **GIRARD WINERY USE PERMIT APPLICATION UP P14-00053**

### **TRAFFIC RELATED GUIDING COUNTY POLICIES:**

**These policies have been fully vetted at public hearings. The residents of Napa Valley rely on their elected officials to uphold them as they are important cornerstones to their quality of life and welfare.**

#### **A. General Plan Policy CIR 116:**

***"The County will seek to maintain arterial Level of Service D or better on all County roadways".***

#### **B. ORDINANCE CHAPTER 18.04.010 - FINDINGS:**

***"F. Further, this board deems it necessary, for the purpose of promoting the health, safety and general welfare of the county, to revise the existing zoning ordinance...in accordance with the general plan and the following objectives:***

- 1. To lessen congestion on roads and highways;** (emphasis added)
- 4. To promote health, safety and general welfare".**

#### **CEQA - TRANSPORTATION/TRAFFIC FINDINGS:**

"This analysis indicates that the added volume is so small as to result in no discernible change to the operation of State Hwy 29 from what would occur without the project".

"This project adds 2 peak hour trips south of Dunaweal to the State Hwy 29 volumes of 194 PM trips and 396 weekend trips, and 2:00PM and 1:00PM weekend trips, respectively, added to the 262 and 612 existing trips north of Dunaweal".

The Supplemental Report dated 4/9/15 states that: "The total volume of traffic on Dunaweal ranged from 1,484 vehicles on Thursday, to 1,691 on Saturday. With all approaches at LOS A or

B, the current operation of both intersections would be considered acceptable". Unclear language: Is the existing volume on Dunaweal Lane 262 to 612 or 1,484 to 1,691?

The traffic consultant concluded that: "Upon adding project-generated trips to existing volume, both the Dunaweal Lane/State Hwy 29 and Dunaweal Lane/Silverado Trail intersections are expected to continue operating at LOS A or B overall, as well as, on all approaches".

Were the impacts the approx. 3,000 Vehicle Daily Trips generated by the future entitled Silver Rose and Calistoga Hills resorts factored in?

The April 9, 2015 supplement to the W-Trans Traffic Impact Study analysis determined the project's potential impact on the operation of State Hwy 29 under the projected future 2030 PM peak hour volumes. It states that: "Both with maximum estimated project volumes added to anticipated 2030 volumes and without, operation would remain at **LOS E** both north and south of Dunaweal Lane. Based upon the projected 2030 volumes, the two intersections are expected to operate acceptably well, though the northbound Dunaweal lane approach to Silverado Trail is expected to operate at **LOS E** and the southbound Dunaweal Lane approach to State Hwy 29 is expected to operate at **LOS F** at peak hour".

These projections are contrary to stated County Policies and commitments to its residents. LOS E-F operations even at peak-hours. especially at the time when 40,000 of them drive to and from work.

**Peak hour traffic inconvenience is not off limits to the residents' welfare nor is the projection to 2030 an excuse to delay appropriate action.**

#### **JUSTIFYING ARGUMENTS BY COUNTY OFFICIALS:**

When approving traffic increasing projects, several County officials keep making the argument that: "*Traffic increases no matter what we do*".

#### **This argument is not factual and is misleading the public:**

**A.** According to the findings of the 2014 Fehr & Peers Travel behavior Study, only 9% of overall traffic is pass-through traffic accounting for 8,160 daily vehicle trips (9% of 181,330 entry-exits : 2 = 8,160). This is less than just the Copola / Beringer wineries generate.

One must also consider that a significant portion of the 9% pass-through traffic occurs in the Petrified Forest - Lake County corridor which does not affect either of the two main county traffic arteries.

**Overall traffic in Napa county has grown at almost 5 times the rate of its population in the past 35 years.**

**B.** It is the County's visitor expansion policies including but not limited to the facilitation of ever increasing numbers of attractions, number of wineries, their ever expanding uses, events, the funding of the Visitor's Bureau - in part towards this goal - which have resulted in the current unsustainable conditions.

**The reality is that the Napa valley has the luxury of controlling its own traffic volumes as if it were an island. Practically all traffic volume - more that 91% of all entry point traffic - is the result of policies made by the County and its municipalities.**

#### **CEQA - TRANSPORTATION DEMAND PROGRAM**

The County CEQA Transportation/Traffic analyses have been employing two disingenuous tools in assessing that individual traffic impacts of projects are "less than significant".

1. The theory that scheduling winery visitations during off-peak hour traffic has less than significant impacts is no longer valid. Southbound traffic at Hwy 29 and the Silverado Trail is already at unsustainable **LOS E-F** beginning at 2:00 PM and northbound traffic does not ease before 11:00 AM. Given current intolerable traffic conditions at the two main Napa valley arteries throughout most of the day, the Transportation Demand Program has lost all credibility as an effective tool to ease traffic.

2. The practice of assessing traffic impacts of any given project by looking at a limited radius of influence, ignores serious and quantifiable impacts to the general traffic patterns in the Napa valley and circumvents the real intent of CEQA Mandatory Findings of Cumulative Impacts.

Any one doubting how destructive this practice has been over the years, need only drive a car from Calistoga to Vallejo from 6:00 AM to 11:00 AM or from 2:00 PM to 6:00 PM in the reverse direction.

The prevailing culture of finding marginal ways to circumvent rather than adhere to the intent of CEQA in approving projects, results in dishonoring the County's commitment to its residents to uphold the General Plan and related Ordinance thus degrading their welfare and quality of life.

#### **CEQA - GREENHOUSE GAS EMISSIONS:**

The unsustainable rates of traffic increases and the increased bumper to bumper traffic is also resulting in traffic delays with the associated increase in greenhouse gas emissions, let alone waste of energy.

It should serve as a reminder that entire three weeks of January 2015 were Save the Air days in the Bay Area. While this is not solely attributable to County traffic growth policies, it is a reminder that we all bare responsibility in reducing rather than increasing carbon emissions.

## **CONCLUSIONS:**

Through both its General Plan and Ordinances, the County has recognized that reducing traffic congestion is a growing problem and it has made a commitment to its citizens to adhere to policies which honor this commitment.

Yet for many years and continuing, its conscious policies are undermining the results. Both the Traffic Element of the Napa County EIR and the Fehr & Peers Traffic Study are available with solid facts which allow no cover whatsoever to justify them.

**Unless projects which promote growth are shown to lessen congestion, such projects should either be denied or both the General Plan and its related Ordinances should be amended accordingly. The County alternative employed by its current culture is making a mockery of the process.**

George Caloyannidis

FEB 18 2015

Agenda Item # 9B

Napa County Planning Commission  
County Administration Building  
1195 Third Street, Suite 201  
Napa CA 94559

Re: Napa County Planning Commission Notice of Intent to Adopt Mitigated Negative Declaration  
Girard Winery Use Permit P14-00053

Dear Planning Commission,

I am submitting this letter in opposition to the Girard Winery Use Permit Application and urge you to require full environmental review for the proposed winery and request you not adopt the Mitigated Negative Declaration. The project as proposed, violates the County of Napa Viewshed Ordinance 18.106.010 and is inconsistent with the goals and policies of the County of Napa General Plan particularly as specified in the land use, open space and conservation, and circulation elements.

As you are aware, the Silverado Trail is a County of Napa designated Scenic Highway and as such is included in the Viewshed ordinance. The project is in direct conflict with the Viewshed ordinance as it would destroy the existing views, landscape features and open space as seen from the Silverado Trail. The proposed project would, due to its location in an undeveloped valley plane and its proximity to the Silverado Trail violate the purpose and intent of the Viewshed Ordinance which states "protect the scenic quality of the county both for visitors to the county as well as for its residents by ensuring that future improvements are compatible with existing land forms." The geographic reality of the proposed project's location, specifically this location's contribution to the overall character of the Upper Valley and its relationship to the Silverado Trail prohibit approval of this project without at the very least seeking a variance from Viewshed ordinance.

I object to the adoption of the negative declaration and respectfully request the Planning Commission not adopt the Negative Declaration for the Girard Winery and instead have the applicant conduct an Environmental Impact Report and seek the required variances from the County of Napa Viewshed Policy.

Respectfully submitted,

Kellie Anderson  
445 Lloyd Lane  
Angwin CA 94508

Mr. John McDowell  
Deputy Planning Director

JAN 21 2015

Agenda Item #

9A

Napa County Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: Girard Winery, Use Permit P14-00053

Mr. McDowell, Planning Commissioners;

Please place the following comments of California Fisheries & Water Unlimited into the administrative record of Use Permit P14-00053 for the proposed Girard Winery, Calistoga, CA.

California Fisheries & Water Unlimited opposes the approval of this Use Permit and project as proposed because of the potential for adverse impacts to the Northern Napa River and its tributaries. CF&WU is interested in all projects, whether of county or municipal origin, which have the potential to adversely impact the Napa River watershed, its aquatic resources, and those species protected under state and federal law. It is the opinion of CF&WU that the information provided does not support a Negative Declaration, that additional analysis is needed to better determine the cumulative impacts to Napa Valley resources, and that an Environment Impact Report is warranted.

The Girard project is of particular concern because of cumulative impacts to the Napa River watershed. It is a critical time for the Northern Napa River. This neglected stretch of the Napa River system appears at last to be receiving the attention it sorely deserves and which is legally due it under the premise of the Public Trust Doctrine, the guiding principle which obligates government to protect and preserve US waterways "in trust" for public uses. Efforts at Northern Napa River restoration are just beginning. These include:

~ Recent litigation which has resulted in the bypassing of water from Calistoga's municipally-owned Ghisolfo Dam to Kimball Creek, the headwaters of the Napa River, for the first time since the dam's construction in 1939. This bypass is intended for the sole purpose of sustaining fisheries pursuant to California Fish & Game Code section 5937.

~ Agreement between Calistoga city managers and representatives from Friends of the Napa River, Living Rivers Council, Napa Chapter of the Sierra Club, Napa County Resource Conservation District, and CF&WU on September 30, 2014, to support the modification and/or removal of a second municipally-owned dam and reservoir on Cyrus Creek, a tributary of the Northern Napa River. Feige Dam has been a barrier to migratory fisheries since its construction in 1885;

~ Joint efforts by the Napa County Flood Control, Napa County Resource Conservation District, California Department of Fish & Game, and City of Calistoga for the removal of a concrete footbridge on the Napa River in downtown Calistoga. The footbridge has been a barrier to migratory fisheries for many decades;

~ Receipt of a state grant in 2014 by the California Land Stewardship Institute to assess the condition of the Napa River from Bale Lane (approximately 4.1 miles south of Calistoga) to Lincoln Avenue (in downtown Calistoga) in an effort to plan for stream restoration, similarly to what has been done in Rutherford and Oakville. The Napa County Resource Conservation District will be acting as the sub-

contractor responsible for the fisheries assessment component of the plan, and notes that “improving and expanding habitat for steelhead trout and chinook salmon is a top priority in the Napa River watershed”.

~ Recent adoption by the San Francisco Bay Regional Water Quality Control Board on November 12, 2014, of Cease and Desist Orders for the City of Calistoga for violations at its Dunaweal Wastewater Treatment Plant. The CDO includes a laundry list of demands to correct past violations, prevent additional emergency discharges of tertiary-treated wastewater to the Napa River, resolve seepage from the plant's unlined riverside effluent storage ponds to groundwater and the river environment, provide data on its “constituents of concern” (including boron, arsenic, copper, lead, thallium, zinc, and antimony), plan for future pollution prevention, and protect agricultural interests and authorized water users downstream. The close proximity of the Girard project to this problematic plant is especially concerning to CF&WU.

~ Continuing protest by the San Francisco Bay Regional Water Quality Control Board of plans for aggressive logging targeted on Calistoga's steep west side. Timber Harvest Plan 1-13-126 NAP, which requires the approval of multiple agencies to proceed, will decide the fate of the controversial Calistoga Hills Resort, located approximately 1.5 miles from the proposed Girard Winery project. The Regional Water Board is citing serious concerns with erosion, sedimentation, and adverse impacts to anadromous Salmonids (steelhead and salmon) in all freshwater life stages.

In light of these and other restoration efforts currently planned for the Northern Napa River, the extended drought conditions and climate changes associated with it, and four very ambitious projects approved and/or under construction in the City of Calistoga (the Indian Springs Resort, Silver Rose Resort, Calistoga Hills Resort, and the Calistoga Family Apartments low-income housing project), it is the opinion of CF&WU that now is not the time to be adding more stresses to the unique hydrogeology of the area, the greater Napa Valley groundwater basin, and the Napa River system, which is impaired and 303D-listed for sediments, nutrients, and pathogens, pursuant to the federal Clean Water Act. It is shortsighted to ignore consideration of city projects combined with those under county jurisdiction. All current and future projects that extract groundwater need to be assessed in order to fully assess undetermined cumulative effects created by this and future projects in order to assure that water resources are protected for future generations of Californians. As an example, the County must consider the fact that groundwater extraction from the Napa Valley groundwater basin is occurring within the municipalities of Calistoga, St. Helena, Napa, and American Canyon and are not regulated by the County. Like the human circulatory system, all water is interconnected, and water quantity and water quality go hand in hand: this is part of the larger California Basin Plan. Long-range, cumulative impacts to the Napa Valley groundwater basin, or to surface waters such as the Napa River and its tributaries must be considered in order to sustain a healthy, viable watershed. Much of this is law; some is simply common sense.

CF&WU has the following concerns with regard to Use Permit P14-00053 and the Girard Winery project as proposed, and urges further hydrogeologic analysis in order to better determine appropriate mitigations, if any.

Should further, detailed hydrogeologic analysis demonstrate that groundwater levels in the area are in decline, the Use Permit should not be approved, since the project has the potential to further deplete critical groundwater resources;

If further hydrogeologic analysis demonstrates the water table is in fact dropping as local sources report,

whether it is due to climatic conditions, the cumulative effects from the pumping of neighboring wells, or otherwise, the Use Permit should not be approved. Additional groundwater extraction from the Napa Valley groundwater basin has the potential to contribute to diminished stream flows and/or to dewater portions of the Napa River and/or its tributaries;

If further hydrogeologic analysis demonstrates that the additional extraction of groundwater has the potential to cause problematic pollutants of the Dunaweal Wastewater Treatment Plant to move towards the Napa River and/or its tributaries, the Use Permit should not be approved. The interaction between the Napa River, its underflow, and the groundwater system must be taken into consideration when determining whether groundwater pumping has the potential to cause or create adverse environmental impacts;

If further hydrogeologic analysis demonstrates the possibility that additional groundwater extraction in the area will drawdown the water table, especially in dry years, and has the potential to change the flow gradient for discharge to the Napa River and/or its tributaries, then the Use Permit should not be approved;

And should there be any evidence after further study(s) that threatened or protected Salmonid species in all freshwater life stages of the Napa River system will be adversely impacted or will result in juvenile mortality, and budding efforts at restoring what was once a viable fishery are undermined in the process, then the Permit should be unequivocally denied. It is the County's responsibility to ensure that no adverse impacts to protected species of the Napa River occur due to conditions such as dewatering, groundwater extraction, or otherwise, in order to protect the beneficial uses of the Napa River and to prevent future degradation.

... As late as 1963, the Napa River was reported by the California Department of Fish & Game as the "most important steelhead stream bordering San Francisco Bay". In fact, the Napa River and many streams in the county historically supported large numbers of steelhead trout, chinook salmon, and coho salmon. Unfortunately, their populations have declined sharply in the past several decades. Steelhead were listed as threatened in Napa County in 1997 under the federal Endangered Species Act and are under the authority of the US NOAA Fisheries agency; they are also protected by the State of California Endangered Species Act under the authority and management of the California Department of Fish and Game. A small chinook salmon run still exists in the Napa River, but it remains unclear whether they are wild fish or hatchery strays originating from the Sacramento or San Joaquin river systems. Coho salmon became extinct in the Napa River in the 1960's.

I am unaware of any grape varieties in the valley nearing extinction.

CF&WU urges denial of Use Permit P14-00053 and strongly recommends preparation of an EIR for the Girard Winery project.

Respectfully submitted,

Christina Baiocchi Aranguren  
California Fisheries & Water Unlimited

Dated: January 16, 2015  
bcc: Interested parties

JAN 21 2015

Agenda Item #

January 19, 2015

John McDowell  
Deputy Planning Director  
Napa County

**Regarding: Girard Winery Application**

Dear John and Planning Commissioners,

My wife and I live at 4704 Silverado Trail, where Dunaweal intersects the Trail. I have concerns, and critical, relevant information about the Girard Winery application, regarding water supply in the area. The applicants have not adequately proved that sufficient water is available on the property, nor that there are no significant negative effects of pumping the projected volume of groundwater. I respectfully request the opportunity to speak longer than the normal 3 minutes at this Wednesday's hearing, to express this to the Commission; thank you.

My wife and I own 33 acres, with three wineries bordering our parcel. Our well is on the valley floor, and provided plenty of water. When a neighbor's 12.5 acres of valley floor vineyard and home needed more water than their existing 3 wells could provide, they drilled another well 50 ft from ours. Our available water then decreased.

Later, new owners converted some of that vineyard into Venge Winery, and constructed a large metal water storage tank to increase their capacity. However, during the growing season, despite pumping as much as they can from groundwater, their system does not supply enough. They've had to truck water in regularly for years, perhaps more than once a week. They probably would have had to show sufficient supply was available to get their winery permit, but that "proof" clearly turned out to be wrong.

Properties around us have multiple wells (some abandoned) in order to try to meet their water needs. After the neighboring vineyards reduced our well's output, we drilled 3 or 4 "dry" wells before we found more water. Only the variety of terrain on our property allowed that; we could have drilled on the valley floor forever without success, and simply drilling deeper to reach more water was not an option because drillers want to avoid hitting boron and geothermal, common to the Calistoga area.

**Girard Winery water:**

The Clos Pegas #2 well is designated to provide the water for Girard Winery, as well as continuing to provide for Clos Pegas Winery. It is currently providing for Clos Pegas winery production, reported to be 25,000 cases, or 60,000 gallons, with plans to increase that production and a permit for 200,000 cases (*Wine Spectator* 8/21/13). The Girard application is also for 200,000 gallons. The total production of the two wineries would be 400,000 gallons, or 6.7 times the current 60,000 gallons of Clos Pegas wine. This also means 6.7 times as much water would be used. That's a major change.

Well #2 may have produced enough water historically for Girard's past, lower production, but there has been no proof that 6.7 times the water can be pumped regularly over a prolonged period from this well, or as a whole from the property. Girard's Water System Feasibility report claims that the well logs show that well #2 produces 23 gallons per minute (gpm), and with its pump produces 18gpm, calculating that pumping for 13.8 hours daily will provide the required volume of 14,978 gallons. That's a theoretical conclusion, assuming the water level in the well doesn't drop; a lower level makes a pump work harder, producing less water; and if the water level falls too low from pumping... there is no water left to pump.

The Water Well Driller's Report #384909 reports the static water level in the well was 25ft, and that after a well test removed 30gpm for 3 hours, the water level had lowered to 200ft; the test may have stopped because the 220ft deep well was almost empty. This would equate to 5,400 gallons produced in this single test, which emptied the well. Well recovery time and prolonged water production have not been evaluated. The Peak Daily Water Demand (*Water System Feasibility study, pg 4*) is calculated to be 14,978 gallons, almost 3 times the test volume, per day. Because we don't know how long it takes this well to recover and be able to produce again, we don't know if the well can pump that test volume 3 times per day, or what the long term effects of such pumping will be on the well. Given that 14,978 gallons would be needed to produce 6.7 times the current Clos Pegas wine volume, then the calculated daily volume of production water this well currently produces for Clos Pegas could be estimated to be:

$$14,978 / 6.7 = 2235 \text{ gallons}$$

Apparently the well can produce that much, but that's all that might reasonably be "proved" at this time; long-term capacity beyond that volume hasn't been proved. If this well can't produce sufficient water, the application mentions 1 (or 2?) other existing wells, which currently may be disconnected and/or not a potable source. The production of these wells has not been referenced, and the same concerns over proving actual production exist. Drilling additional wells is possible, but as my neighbor and I have experienced on our properties, it is no guarantee of water.

### **Trucking:**

If sufficient water isn't available from the property, Girard and Clos Pegas would end up trucking water, probably lots of water. Does Napa County really believe in approving such a scenario? What if this becomes a County wide occurrence? That is not a sustainable policy. With the water information before you now, the Girard project should not be allowed to proceed and become a precedent for poor planning and trucking water. If wine can't be made on a site, there should not be a winery there. It's that simple.

This is exactly what has happened to Venge's 20,000 gallon winery, even after drawing as much water as possible from multiple wells on a 12.5 acre valley floor site. The Girard/Clos Pegas wineries will produce 20 times more wine, and need 20 times more water, but they will be drawing water from a valley floor site only 2 times the size.

That's 10 times the water per acre that my neighbor could find... will Girard be that lucky? Will the County bet on that?

Consider that, from the Phase 1 study, page 5:

"...all vineyard irrigation is supplied by the irrigation reservoir on the Girard parcel. This pond is filled solely with rainwater, vineyard subdrain water, and treated winery process wastewater. This pond is the sole source of irrigation for all vineyards and landscape on the Girard and Clos Pegase parcels.

#### Clos Pegase Winery Process Use

Process water demand is estimated using the factors in the Napa County Phase One form.

200,000 gallons wine/yr x 2.15 ac-ft/100,000 gallons wine = 4.30 ac-ft/yr

Additionally, water use data for the existing Clos Pegase and Girard process operations was reviewed for the wastewater feasibility study preparation. In that analysis, it was estimated that approximately 920,000 gallons (2.82 ac-ft/yr) of process water will be required. This number is used as an estimate of treated process wastewater available for irrigation of onsite vineyards and landscape. That volume is subtracted from the parcel demand, as it is not a demand on groundwater resources."

The winery process water comes from well #2, and a significant volume of process wastewater, 920,000 gallons, is earmarked for vineyard irrigation. If that well doesn't produce enough for the winery, the calculated wastewater would not be available for irrigation either; and all the project calculations fall apart.

**So, if there is a need to truck water for winery production, that same trucked water would end up as process wastewater for irrigation. I understand the trucked water comes from municipalities... is irrigation with that water legal in this county?**

#### The GRAC report:

The Napa Valley GRAC report is often referenced to claim that there is no known water shortage on the Valley floor. It can also be used to claim there is no known water abundance on the Valley floor, because the report actually says neither. It's an intelligent, highly professional, comprehensive report, but recognizes the need to state repeatedly throughout the text that available monitoring and data are often insufficient, especially in the Calistoga area, the site of the Girard proposal:

#### **"2.3 Napa Valley Floor Geologic Subareas**

The Napa Valley Floor is informally divided into four areas for this Report. The upper valley extends from the northern end of the valley just north of the town of

St. Helena. This area is about nine miles long and about one mile or less in width. Except for near St. Helena, the upper valley was not examined for this study.” (GRAC, pg. 25)

“The upper Napa Valley and the MST area were largely excluded from the present study because of the small size of the upper valley and the previous detailed studies of the MST.” (GRAC, pg. 25)

“As with the calculated depth to groundwater values along the Napa river thalweg, the groundwater elevation contours in Spring 2010 were interpreted with limited well control (wells in the groundwater level monitoring program with known well construction information) and, therefore, calculated values in many area of the valley have great uncertainty.” (GRAC, pg. 69)

“Figure 8-7 illustrates annual root-zone water balance model results for the Napa river near Calistoga watershed. This watershed is located at the north end of the Napa Valley and includes developed and undeveloped lands. The streamflow gage near Calistoga was only in operation for eight years...” (GRAC, pg. 89)

### “10.3 Aquifer Testing

As explained in this Report, the distribution of the hydraulic conductivities in the Napa Valley as presented by Faye (1973) was based on data recorded on historical drillers’ reports. During the current study, it became evident, based on the approximately 1,300 reports reviewed, that most of the “test” data are insufficient to adequately determine or estimate aquifer characteristics, since most of these data were recorded during airlift operations rather than a pumping test. Currently, test methods accepted in the County’s Well and Groundwater Ordinance allow bailing, airlifting, pumping, or any manner of testing generally acceptable within the well drilling industry to determine well yield. Recommendations for modifying the Napa County’s Well and Groundwater Ordinance (Title 13, Chapter 13.04) have been proposed to improve the quality of data received by Environmental Management concerning reporting of well yield (LSCE, 2011c). These recommendations included removal of bailing and airlifting as acceptable methods; pumping is recommended to gather the appropriate data to reliably determine well yield, particularly in areas where such information along with aquifer characteristics is determined to be important to accomplish other County groundwater objectives. In 2013, County staff and the GRAC plan to review this recommendation and provide guidance for updating the County’s Well and Groundwater Ordinance. (GRAC, pg.126)

### 10.5 Groundwater Monitoring Network

This Report illustrates the distribution of current groundwater level monitoring locations, which is primarily located in the Napa Valley Floor-Napa and MST Subareas. Very little groundwater level monitoring is currently conducted elsewhere in Napa County outside these two subareas. (GRAC, pg. 127)

Luhdorff & Scalmanini's Figure 5-2 (page 152) map stops before Calistoga, and shows far fewer wells in the Girard project area than in St. Helena and south; their Figure 5-11 map goes no further north than St. Helena.

Some of the calculations and models do not reflect real world conditions, and so further calculations based on them for water analysis of projects such as the Girard proposal, will be increasingly inaccurate:

**“8.10.1 Considerations Related to Overall Water Balance**

The root-zone water balance has resulted in recharge estimates for the Napa River Basin Watershed and sub-watersheds. As noted in the discussion of the root-zone water balance components, this model does not include groundwater pumping or subsurface groundwater outflow from the underlying aquifer system.” (GRAC, pg.108)

**Conclusion:**

In the absence of factual or accurate data from the GRAC report for the Girard region, the known facts from other sources concerning existing wells in the area become much more important. The water situation at Venge winery is one of the few comparisons available, and does not bode well for the much larger Girard project. At the very least, the project needs further data and studies. Tripling production at Clos Pegas to the permitted 200,000 gallons may itself create water problems; granting the Girard Winery permit will double that effect.

Even if the subject properties can produce the water, there have been no studies of the effects to neighbors or to the region in general. As in the case of Venge Winery, repercussions to neighbors do exist. The effects from the Girard/Clos Pegas project will be 20 times as great. No permit should be issued to Girard unless more extensive studies demonstrate a favorable outcome.

Sincerely,

David Clark  
4704 Silverado Trail  
Calistoga

**Frost, Melissa**

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**Subject:** FW: Girard Winery hearing  
**Attachments:** Girard.1.19.15.doc

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

From: McDowell, John  
Sent: Tuesday, January 20, 2015 10:11 AM  
To: Balcher, Wyntress; Frost, Melissa  
Cc: Gallina, Charlene; Anderson, Laura  
Subject: FW: Girard Winery hearing

Correspondence on Girard item for tomorrow.

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

From: David Clark [<mailto:david@davidsjewelers.com>]  
Sent: Tuesday, January 20, 2015 10:07 AM  
To: McDowell, John  
Cc: [heather@vinehillranch.com](mailto:heather@vinehillranch.com); terry scott; [napacommissioner@yahoo.com](mailto:napacommissioner@yahoo.com); [fidd@comcast.net](mailto:fidd@comcast.net);  
[mattpope384@gmail.com](mailto:mattpope384@gmail.com)  
Subject: Girard Winery hearing

Hi John,

Would you please read my attached letter, enter it into the Girard file, and ensure that the Planning Commissioners get a copy? Thanks very much.

Best regards,

David Clark

4704 Silverado Trail

Calistoga

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**Frost, Melissa**

---

**Subject:** Girard Winery, Use Permit P14-00035  
**Attachments:** Girard Winery Use Permit.odt

---

**From:** McDowell, John  
**Sent:** Tuesday, January 20, 2015 10:09 AM  
**To:** Frost, Melissa; Balcher, Wyntress  
**Cc:** Gallina, Charlene; Anderson, Laura  
**Subject:** FW: Girard Winery, Use Permit P14-00035

Correspondence on Girard item for tomorrow's hearing.

---

**From:** California Fisheries & Water Unlimited [<mailto:calfisheriesandwaterunlimited@gmail.com>]  
**Sent:** Monday, January 19, 2015 8:56 PM  
**To:** McDowell, John  
**Subject:** Girard Winery, Use Permit P14-00035

Mr. McDowell;

If you could please reply that you/Planning Commissioners have received the comments of CF&WU (attached), it would be much appreciated.

Thank you, Christina Aranguren

On Jan 16, 2015, at 11:18 AM, California Fisheries & Water Unlimited <[calfisheriesandwaterunlimited@gmail.com](mailto:calfisheriesandwaterunlimited@gmail.com)> wrote:

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**Frost, Melissa**

JAN 21 2015

**Subject:** FW: Girard Winery

Agenda Item # 9A

**From:** Bill Hocker [mailto:bill@wmhocker.org]

**Sent:** Tuesday, January 20, 2015 11:14 AM

**To:** Heather Phillips; [napacommissioner@yahoo.com](mailto:napacommissioner@yahoo.com); [tkscottco@aol.com](mailto:tkscottco@aol.com); [mattpope384@gmail.com](mailto:mattpope384@gmail.com); Wagenknecht, Brad; Luce, Mark; Dillon, Diane; Pedroza, Alfredo; Caldwell, Keith; Morrison, David; McDowell, John; Balcher, Wyntress; [anne.cottrell@lucene.com](mailto:anne.cottrell@lucene.com)

**Subject:** Girard Winery

Supervisors, Commissioners and Planners,

I know this will seem like I'm just wasting everyone's time, and I agree with Supervisor Dillon that the big picture issues aren't going to be resolved through individual projects, and I know that I have no standing in the Girard project. But since I learned last March of a project proposed in my backyard I lie awake at night, every night, thinking about these things. Writing these letters helps.

*"Napa County is one of the smallest counties in California and within the County areas suitable for quality vineyards are limited and irreplaceable. Any project that directly or indirectly results in the removal of existing or potential vineyard land from use depletes the inventory of such land forever."*

*- From the 1990 WDO*

I ask your indulgence for a moment to please take a look at the Girard vineyard on Google Maps by clicking

here: <https://maps.google.com/maps?q=1077+Dunaweal+Ln,+Calistoga,+CA&hnear=1077+Dunaweal+Ln,+Calistoga,+California+94515&t=h&z=16>

Given the propitious placement of the ponds, the vineyard is a perfect rectangle. It is almost an archetypal piece of agricultural land. But now imagine the Girard Winery, about the size of the Clos Pegase winery development area, located right in the middle of it.

Now zoom out a bit on the map and imagine a similar winery in the middle of every vineyard plot in the vicinity, including perhaps those nice rectangles on Larkmead Lane, another area of concern this week. Continue to mouse down through the entire length of the valley and imagine a winery on every empty vineyard you see. And then roam around the splotches of deforestation throughout the hills and imagine a similar winery on every splotch.

Is this the best way to protect agriculture? Is this what you want the Napa Valley to become?

The owner of the Girard vineyard has other properties already occupied by winery buildings, including the one across the street. Other developers are also coming before you seeking their 2nd or 3rd winery. Let them expand their existing wineries to increase capacity. I mean, what reason is there to build a winery other than to provide winemaking capacity? It would be a much more efficient use of the limited and irreplaceable land than the development of new facilities on undeveloped land. Please, begin here and let this plot, and all other plots in the county that have yet to be compromised by development, remain devoted purely to agriculture (in its pre-

WDO definition) . If the intentions that led to the creation of the ag preserve cannot protect this virgin field from development then the ag preserve is meaningless.

Bill Hocker

[sodacanyonroad.org](http://sodacanyonroad.org)

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JAN 21 2015

Agenda Item #

9A

January 19, 2015

TO: Ben Monroe, PE, Always Engineering, Inc.

FROM: Jeremy Kobor, MS  
O'Connor Environmental, Inc.

SUBJECT: Review of Girard Winery Phase I Water Availability Analysis, Public Water System Feasibility Study, and Water Supply Permit Amendment

---

### Introduction

This memorandum summarizes the findings from the review of three documents related to the pending Girard Winery Use Permit application process. The documents reviewed include the following: a Phase I Water Availability Analysis completed by Always Engineering dated November 26, 2014, a Water System Feasibility Study for the Girard Winery completed by Always Engineering dated February 21, 2014, and an Amended Water System Technical Report for Clos Pegase Winery completed by Acme Engineering dated May 2009. In addition to commenting on the existing documentation, some additional perspective regarding the proposed water use relative to water availability and potential impacts to neighboring properties is also provided.

### Summary of Findings

The different documents make different assumptions regarding the source of irrigation water and the Winery Water Use values. Despite these varied assumptions, even when the most conservative (highest water use) assumptions/values are used, the total proposed use for the Girard Winery is still below the 26.53 ac-ft/yr Allowable Water Allotment. Similarly, even using the most conservative water use values, the stated well capacity is sufficient to meet both peak and total annual demands under the proposed combined use by the Clos Pegase and Girard wineries.

It is my understanding that concerns have been raised that the proposed increase in production from the existing well could interfere with water availability on neighboring dry-farmed vineyards. Review of the driller's log for the project well reveals that the upper 90-ft contain primarily clay and that the well produces water over a screened interval of 80 to 220-ft below ground surface. The static water level at the time of well completion was 25-ft below ground surface. Given the presence of a thick clay layer(s) between the land surface and the zone of well production, and the separation between the water table and the land surface it is highly unlikely that groundwater production from this well would impact soil moisture conditions in the surrounding area.

**Frost, Melissa**

---

**Subject:** FW: Girard-Review of well information  
**Attachments:** GirardWaterAvailability-Revised1-19-3.pdf

**From:** Heather McCollister [<mailto:bhmccolli@sbcglobal.net>]  
**Sent:** Monday, January 19, 2015 5:42 PM  
**To:** Balcher, Wyntress; McDowell, John; Gallina, Charlene  
**Cc:** Pat Roney; Ben Monroe  
**Subject:** Girard-Review of well information

Hi there,  
Attached is a brief summary for independent review of our water availability/well data for Girard.

Thank you

**Heather McCollister**

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**Frost, Melissa**

---

**Subject:** FW: Please forward to Planning Commissioners

Planning Commission Mtg.

**From:** Norma Tofanelli [<mailto:keepnvap@sonic.net>]  
**Sent:** Tuesday, January 20, 2015 7:35 AM  
**To:** McDowell, John  
**Cc:** Morrison, David; Balcher, Wyntress; Pat Roney; Vince Tofanelli  
**Subject:** Please forward to Planning Commissioners

JAN 21 2015

Agenda Item # 9A

Hi, John

*Please forward the following apology to the Planning Commissioners - not all have contact info on the county planning web page.*

The Tofanelli family apologizes for the late submission of data for the Girard hearing tomorrow. Unfortunately, we are submitting most of our data later today. This does not allow you much time to read and absorb.

This unfortunate timing was mandated by the short continuance that you granted - over major holiday weeks.

Not only was the proposed Neg Dec issued just before Thanksgiving, the period of continuance from the original 12/17 hearing included several major holidays.

Christmas and New Year's fell in the middle of the week so that many offices were closed both weeks. and many professionals were on holiday.

In addition, yesterday was also a national holiday.

This timing allowed only about 2 weeks (from January 5 until today) to seek out and hire experts; proof and assemble final data and submit to you.

This was very difficult - most hydrologists require a minimum 45 days to prepare data. We were fortunate to find one who was familiar with Napa County and previous studies in the area. We just received his final proof.

We were able to meet with the project proponents and have agreement on conditions of approval for mutually agreeable fencing to prevent winery visitors from trespassing on neighbors' lands as well as dust control measures.

We hope that you understand and are able to study our submissions before the hearing tomorrow.

Thank you for understanding,  
Norma Tofanelli

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21 January 2015

Planning Commission Mtg.

Napa County Planning Commission

JAN 21 2015

Chair Heather Phillips  
Commissioners

Agenda Item # 9A

re: Girard Winery Use Permit #P-14-00053

I apologize to the Commission, staff and the applicant for the amount of information submitted just before this hearing. The timing of the continuance granted on December 17 included 2 major holiday weeks (Christmas and New Years), limiting the time available to find experts, complete research, compile data.

Please note for the record, that although we are adjacent neighbors to both the proposed Girard parcel and Clos Pegase, and we spoke at the December hearing, the Tofanelli family did not receive any legal notice of this hearing today.

Many of our concerns are detailed in the letter to you from Ellison Folk, Shute, Mihaly and Weinberger; others remain.

As immediate neighbors, we will be forever impacted by the massive change in operations on these parcels. The Girard winery building with faux stone front and tall cupolas will block the most beautiful down valley view on Dunaweal Lane as well as the incredible view of the western hills that I have enjoyed all my life. These views will be gone for our lifetime.

Our farming operations will be irrevocably altered - fences and gates will have to be installed to keep winery visitors from wandering into our home lands, adding to the increasing burden from tourist trespass and theft.

Mr. Roney has agreed to install fence(s) and gate(s) at mutually agreeable locations as conditions of approval. These must be installed before the winery is allowed to open for business.

Mr. Roney has also agreed to conditions of approval to control construction dust to protect our organic vineyards. As many signs around the valley point out - dust IS harmful to grapes, most particularly to those that are farmed organically. It is

critical that the dust be controlled and not creep over to our vines.

While Mr. Roney has been very gracious and accommodating, we are very concerned about the operations of Girard and Clos Pegase and the changes they bring to a once quiet rural area.

Clos Pegase is a pre-WDO winery with a permit for 200,000 gallons although it produces only 25,000 cases or about 60,000 gallons of wine. Warnings from neighbors so many years ago that the clay soils of the parcel would not percolated true and we watched as truck after truck hauled out winery waste. Then we watched the mound system fail as toxic winery waste water inched toward the Napa River. We protested when they sought to pipe the waste under Dunaweal to be treated in ponds on the second, now Girard, parcel. County code at the time mandated the merger of contiguous parcels under same ownership when the use on one parcel required services that existed on the other parcel. The county disregarded its own code and the neighbors didn't sue. Too bad.

We warned, too, that the Clos Pegase parcel could not provide water as claimed. We laughed at the well drilling rig atop a huge pile of cave tailings at the base of the hill, watched as well drilling and the original well failed and water had to be piped in from the second parcel.

As long as a winery exists on the Clos Pegase parcel, the two parcels are inextricably linked. It can't produce its own water nor get rid of its own waste. To grant another winery on this parcel is contrary to the intent of the WDO. The parcel has been used - another winery should not be allowed. Where once there were approximately 50 acres of prime producing farm land with a modest farmer's house and barn there will now be two industrial processing plants with retail and commercial uses in their place. This appears to be a policy issue for the Board of Supervisors. When has a parcel been "used"?

Once again, neighbors are concerned about water. According to staff "The County has no record of problems or complaints of diminished groundwater supplies at the project site or in the general vicinity." Astonishing. We have been submitting data to support our water concerns for over 30 years. I have presented to this very Commission the attached area well log and history so many times - most recently: Pavitt, Venge, Fisher. These should be quite familiar to most of you.

Familiar also should be the attached pages from the 1989 WDO FEIR in which Jill Pahl, Senior Environmental Health Specialist, noted that the Dunaweal Lane area

warranted study as it appears to be an "existing problem yield area" where "water is in short supply." What happens to these documents that we labor to produce as evidence? Are they "disappeared" down Orwell's memory hole?

While much of the county, and Napa city, is grappling with the problem of water being trucked to increasingly unsustainable projects, staff appears unaware of water trucking in the Dunaweal area and again assures there is plenty of water. One acre foot of water for each acre of land can supposedly be continuously extracted with no harm. GRAC and Ludorff Scalmanini do not provide data to support that assumption. Indeed, they state there is insufficient data to assume anything and, instead, identify the Calistoga area as "High Priority" for study because it is particularly data deficient.

A small winery, Venge Vineyards (8,000 cases), less than a mile away, was approved in 2009, also with assurances of ample water - from 4 wells. The 12-acre parcel had a small vineyard and private residence but needed 4 wells to survive. Neighbors were told their water concerns were baseless. One acre foot of water for every acre of land? Venge was built in 2010 and now trucks water in regularly. At least one Venge neighbor now also has to truck in water periodically.

The problem in our area is that the alluvium capable of storing water is very thin, geothermal waters with vineyard-killing boron are very close to the surface and the hills are so fissured from volcanic activity it is unclear how much water received in the eastern hills actually recharges here.

Apparently unknown to the county, and perhaps unknown also to the applicant, is that Clos Pegase has also recently trucked in water. I watched in 2012-13 as water trucks regularly chugged up the hill to the storage tank near the residence.

The new owners plan to boost production at Clos Pegase to 200,000 gallons as permitted. An increase of over 300%. If water has had to be trucked in to produce 60,000 gallons, how many more water trucks will be needed when production grows threefold? How many will be needed when Girard is in production?

What is most concerning is the change that the new owners have brought to Clos Pegase. It is well known that weddings are illegal at Napa County wineries. One of the principles, Leslie Rudd, has owned a winery here since the late 1980's and surely is aware of this unwavering WDO policy. Yet, the major marketing plan to "grow" Clos Pegase appears to be via weddings. Almost immediate to the change in ownership, Clos Pegase began an intense wedding marketing program.

Included is a packet of printed wedding promo material downloaded from the internet. Google "Clos Pegase" - "weddings" is the first item that comes up. Click on Clos Pegase "weddings" and up pops the wedding home page. Click through and you will see they have pulled out vineyard to make way for a portable altar and chairs. They aren't kidding - they are promoting the actual wedding ceremony as well as the receptions and dinners. Lovely, expensive photography with brides and grooms all over the vineyard, winery and caves.

Wedding-spot.com provides more detail: maximum outdoor ceremony = 250 guests, maximum indoor reception = 250 guests. Average wedding cost is between \$17,000 and \$27,000 for 100 guests, or about \$70,000 for the maximum 250 guests. And make no mistake, this is all about weddings and not at all about wine marketing. Only beer and wine are allowed and the alcohol is noted to be "BYO" - Bring Your Own. They aren't even required to drink Clos Pegase wines at these weddings.

We have recently observed events for wedding planners as well as the weddings. Napa County Sheriff's complaint logs contain the details. Code enforcement should check with them. One deputy, responding to a recent wedding complaint, told me that he could not do anything other than request the music be turned down, because he said "weddings are legal in Napa County, they happen up and down the valley all the time." When I cited the facts, that weddings are illegal here, he responded - "if that's true, and you can put a stop to them, you have no idea how many calls you will save this department."

I repeat - Napa County Sheriff's deputies appear to be responding regularly to complaints generated by weddings occurring all over the valley, but do not shut them down because they are considered "legal activities". Perhaps the Board of Supervisors should chat with the Sheriff? And Code Enforcement should open some files?

The new owners have at least one more trick up their marketing sleeve - see Calistoga Winegrowers promo piece. "The winery now hosts weddings, among other events, and a remodel of the house on the property will create a new event space." Not only is this a wedding mill, the private residence is intended to be a new event space for yet more illegal special events. Clos Pegase does not hold permits to allow these activities.

We are reminded that these same winery owners also own Cosentino, which uses

State Highway 29 as a personal loading and unloading zone because the parcel is too small for the winery activities it contains. The neighbors suffer. It is astounding that the county, CHP and CalTrans allow this to continue. We are not looking forward to policing our new, scofflaw, neighbors.

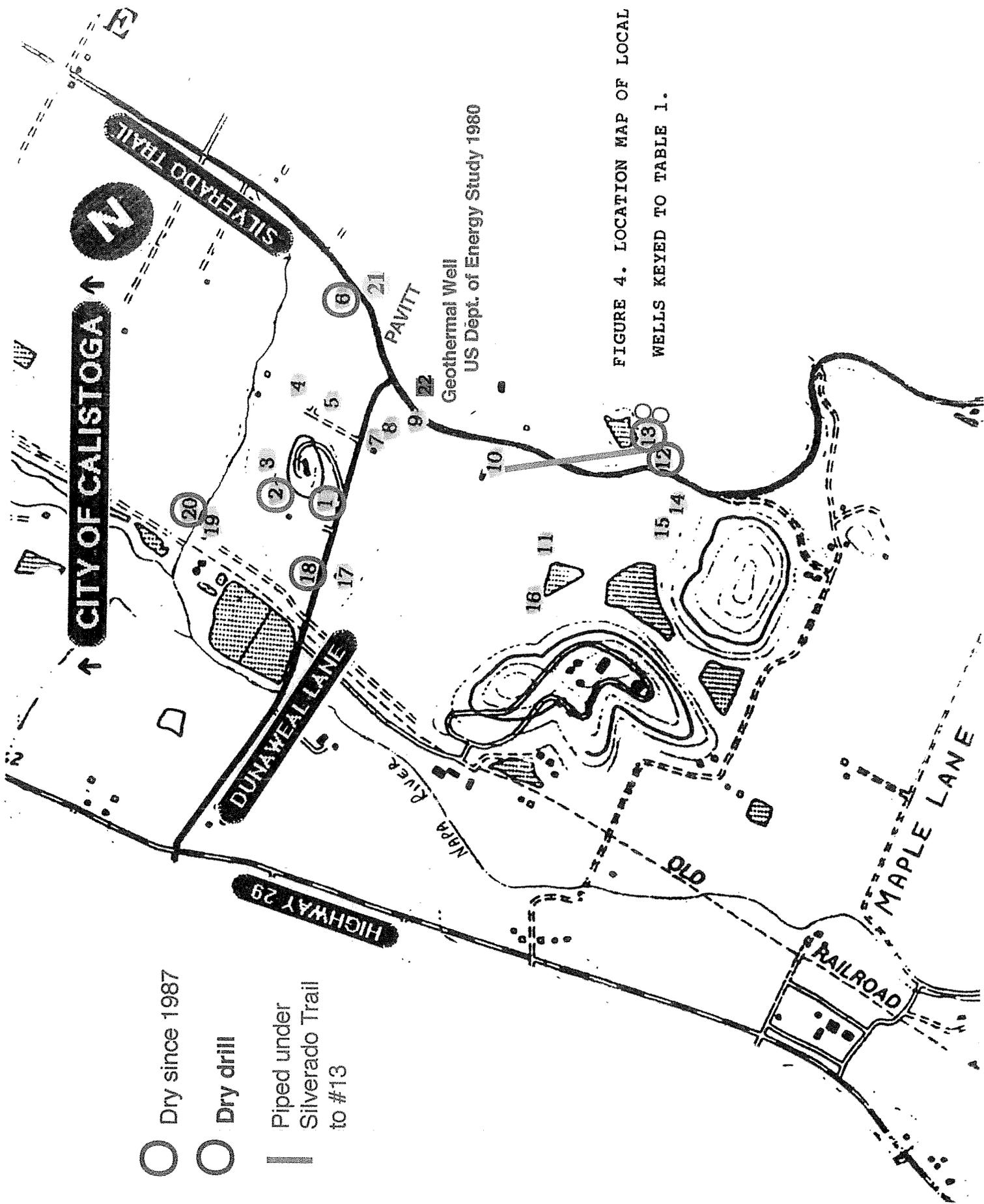
Weddings and illegal events were apparently conducted at the site by the former owner as well. Included in the packet is this letter, anonymously put into my mailbox by an irate neighbor who expected me to stop the shenanigans. I'm presenting it at this time, so they know their efforts were not in vain.

Every day we learn that Napa County has very serious problems that are not being addressed. Thousands of winery waste water trucks are apparently a surprise to planners. At one Raymond hearing, staff revealed that "dozens" of left-turn lanes throughout the county, mandated as CEQA mitigations, have never been installed. Yet traffic is one of our biggest issues. This Commission has been asking for at least a year for a nexus between marketing and production, for definitions of marketing events vs food and wine pairings. (*Attached request from Chair Phillips, July 16, 2014*). The much heralded NCTPA traffic study has not been completed - how can you assess cumulative traffic impacts? No one knows yet how many water trucks are delivering how much water to which unsustainable projects all over the county. And yet, Wine Business Journal recently reported that there are 80 winery projects "in the pipeline". How can this continue? How can you keep compounding the problem by approving more projects without current and complete data?

And, how can you issue a new use permit to owners who are openly and flagrantly violating the WDO and Napa County code?



Norma J. Tofanelli  
for the Tofanelli Family  
1001 & 1076 Dunaweal Lane



CITY OF CALISTOGA ↑

- Dry since 1987
- Dry drill
- Piped under Silverado Trail to #13

Geothermal Well  
US Dept. of Energy Study 1980

FIGURE 4. LOCATION MAP OF LOCAL WELLS KEYED TO TABLE 1.

Dunaweal Area Well Records

The following information was drawn from a series of interviews with property owners, winery employees, well drillers, Napa County Department of Environmental Health employees, and from personal information gathered over the 60 years that my family has been farming this area.

**1. Clos Pegase: 75', 30 gpm**

This well was drilled in July, 1985 after an unsuccessful attempt to drill (well #18) on the same parcel, southeast of this well. The well drilling rig was mounted atop the pile of debris from cave excavations and grading at the top of the hill and drilled down through the rubble. The previous vineyard manager/caretaker stated that the area drilled in had traditionally been an area of seepage from the hill.

**2. Clos Pegase: no records - depth unknown, 7 gpm?**

This is the property's historic well and hasn't been a good source according to previous owners and caretakers. It had to serve two single-family residences. (*Projected as 7 gpm because use permit claims 37 gpm total for winery site and well #1 is 30 gpm.*)

**3. Czapleski: depth unknown, 1-2 gpm.**

This was drilled about 15-20 years ago by the former owner. According to the former owner and tenants this well historically has dried up in late September. According to the former tenants they had to use bottled water for drinking in late summer and fall.

**4. Czapleski: depth unknown, hand-dug, 1-2 gpm**

This is the property's historic well dating back at least 60 years. According to conversations with former owners, (dating back to as early as 1929), this well was sufficient for domestic usage but in the last 20 years has had to be supplemented by other sources.

**5. Czapleski: 370', 1-2 gpm**

This well was drilled in May 1987. Water from wells #3, #4, and #5 is being pumped into a recently constructed concrete water storage tank in an effort to provide water for domestic as well as vineyard usage. Water was trucked in to fill the tank after construction presumably because the flow from the wells was insufficient to fill the tank within the time necessary to insure the proper curing of the concrete.

**6. Czapleski: dry, depth unknown**

This was drilled by the former owner and was abandoned before completion.

**7. Tofanelli (DiGiulio): 17', gpm unknown.**

This was the property's historic well already in existence when the property was purchased in 1929. It has served as the only source for domestic use until 1977 when it went dry. In approximately 1960, the water level began dropping seriously during summer and fall months. In 1977 the well dried up and water had to be tanked in. The

**8. Tofanelli (DiGiulio): 195', 10 gpm**

This well was drilled in the fall of 1977 after well #7 went dry; the water is noticeably warmer than the water in well #7. This well is one of the 206 test wells being tracked in the study of the Calistoga area's geothermal resource being conducted by the US Department of Energy in conjunction with the California Division of Mines and Geology (CDMG).

This well was tested at 20°C in the most recent test and the report notes that "For the purpose of preparing Geothermal Resources Map of California, CDMG has chosen 20°C as the starting temperature for warm water." However, as it is common practice in Calistoga to store water in metal pressure tanks which can affect the temperature, so "...25°C has arbitrarily been chosen as the cutoff point for a geothermal well for the purpose of this investigation only." As no metal pressure tank is used at this well, it can be seen that this well qualifies as geothermal under the standard CDMG definition. This indicates just how close to the surface the geothermal is in this area, particularly since another well (well #22) just across the Silverado Trail from this one is also being monitored and has been tested at 41°C at 275'.

**9. Tofanelli (DiGiulio): 19-20', hand dug - livestock only.**

Since about 1960 this well dries up in late summer-fall. It has been noted throughout the years that when neighbors across the Silverado Trail from this well are watering their lawns and runoff is seen, the well subsequently dries up and takes several days to recover.

**10. Corry (Perry): 45', gpm unknown**

This is the property's historic well. When the property was purchased by the current owners it was 15' hand-dug, but in 1959 it no longer provided sufficient water for domestic use and had to be drilled to 45'. It has been a sufficient domestic source since that time.

**11. Tofanelli (DiGiulio): 18', gpm unknown - livestock only**

This is one of the property's historic wells, already in existence in 1929. It has traditionally been used for livestock and was the source for the animals (horses and cows) that were pastured in this area when the vineyards were still being worked by horse (as recently as 30 years ago). It is currently used for livestock (horse) watering. In the last 20 years this source normally goes dry in late summer - fall.

As this well is currently used for livestock, and is located approximately 20-25' from the property line adjacent to the proposed wastewater ponds there is concern that it could be contaminated. Stored near the property line in this area is an old, abandoned out-house that has not been in use for about 25 years and is in unuseable condition. It has been filled with soda and beer cans and various garbage items by field workers over the years.

**12. Angell: 325', dry - drilled in December 1985**

This was an attempt to replace well #13, which was dry. The property owner was buying water from an adjacent property owner as there was no other source of water on this property.

**13. Angell: 125', 9 gpm**

This is the property's historic well and was 35' deep. For last 20 years it has been dry in summer-fall. In about 1982 it dried up totally. When the attempt to find water at well #12 failed, the driller tried to clean out this well, and somehow the bottom dropped down another 90' where water was found. It tested in January 1986 at 9 gpm.

**14. Rosenberger: 135', 1.5 gpm**

This well was drilled about 30 years ago. The owner indicated that it has been an increasingly poor summer-fall source.

**15. Rosenberger: 250', 1.5 gpm**

This was drilled about 8-9 years ago as #14 was not sufficient for domestic use even though the property owners are in residence normally only about three days per week.

**16. Clos Pegase: not a well, but a sump hole**

This was excavated by Blakeley construction company in about 1975.

**17. D'Anneo: no information**

Historically has not been a good well. The former owner was required, as a condition to serving as a foster parent family, to bring in bottled water for drinking.

**18. Clos Pegase: depth unknown, dry**

This was drilled in May or June 1985, during the winery permit appeal period. It was noted during the appeal hearings that the actual attempt to drill was made prior to obtaining a well permit to allow such drilling.

**19. Tofanelli: 80', 1-2 gpm**

This well was drilled in 1953 and has been sufficient for domestic use only; however, its recovery rate is very slow and water conservation measures have always been used by the owners. Over the last 15 years recovery rate has been increasingly slower.

**20. Fisher: 600', dry; drilled approximately 1984.**

The approximate depth of this well was learned in conversation with the drillers as work progressed. Its drilling was of particular concern to the Tofanelli family as its location is only a short distance from well #19. The drillers said that after drilling all of that depth only "a trickle of water" was found and the well was abandoned.

**21. Curtiss: 235', 20 gpm**

22. See #8 for data



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### Clos Pegase

[clospegase.com/](https://www.clospegase.com/)

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4.4 ★★★★★ 9 Google reviews · Write a review

1060 Dunaweal Lane, Calistoga, CA 94515  
(707) 942-4981

#### Weddings

CLOS PEGASE is an idyllic setting for any wedding, from a small ...

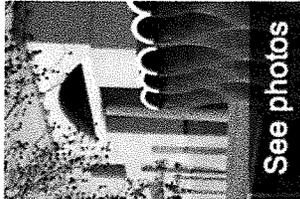
#### Visit

VISIT. WE WELCOME YOU TO VISIT CLOS PEGASE WINERY ...

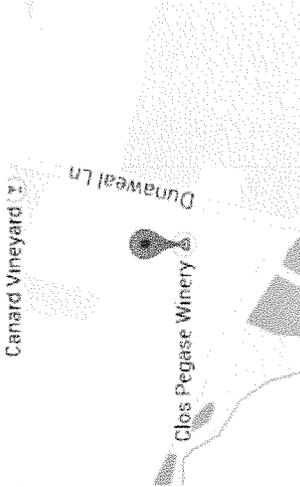
#### Wines

2009 Clos Pegase Pinot Noir, Mitsuko's Vineyard, Carneros ...

More results from [clospegase.com](https://www.clospegase.com) »



See photos



## Clos Pegase Winery

4.4 ★★★★★ 9 Google reviews  
Wine Store

Directions

**Address:** 1060 Dunaweal Lane, Calistoga, CA 94515

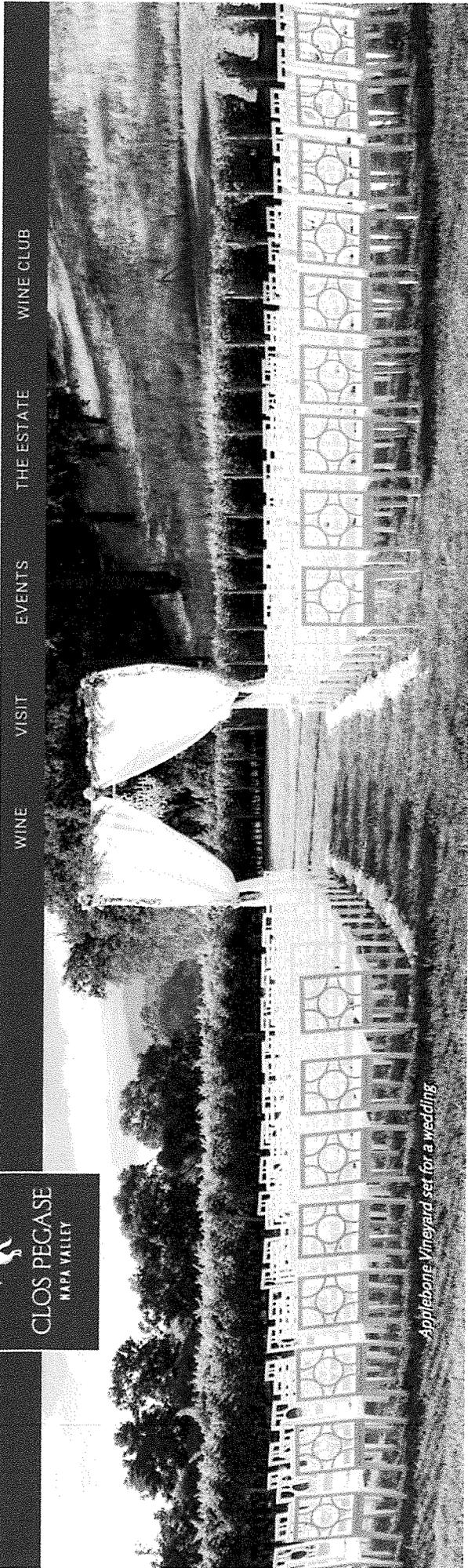
**Phone:** (707) 942-4981

**Hours:** Open today · 11:00 am – 5:00 pm

**Menu:** [locu.com](https://www.locu.com)



CLOS PEGASE  
NAPA VALLEY



Applebone Vineyard set for a wedding

## WEDDINGS

EVENTS

- Weddings
- Event Hosting
- Upcoming Events

SHOP WINE

- All Wines
- Hommage
- White & Rosé Wines
- Red Wine
- Dessert Wine
- Favorites



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**PLAN AN EVENT:**  
To speak with our  
Event Team:  
**707.921.2631**

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**C**LOS PEGASE is an idyllic setting for any wedding, from a small intimate affair to a grand gathering of family and friends. An architectural masterpiece surrounded by vineyards, the property has a feel of modern luxury that is like no other winery in the Napa Valley. As you enter our breathtaking portico it provides a unique window to nature that embraces the winery. the expansive lawn lined with Cypress trees: that invites you to our spacious brick



WINE

VISIT

EVENTS

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WINE CLUB

**CLOS PEGASE**  
NAPA VALLEY

**C**LOS PEGASE is an idyllic setting for any wedding, from a small intimate affair to a grand gathering of family and friends. An architectural masterpiece surrounded by vineyards, the property has a feel of modern luxury that is like no other winery in the Napa Valley. As you enter our breathtaking portico it provides a unique window to nature that embraces the winery, the expansive lawn lined with Cypress trees; that invites you to our spacious brick courtyard. **Applebone Vineyard**, is our unique wedding site that is nestled amongst the vines, with Mount St. Helena as a backdrop, and the rolling hills of the valley will provide you with a stunning setting for your most special day. All this conspires to create an atmosphere that is at once intimate and grand.

Clos Pegase offers exquisite caves to entertain your guests, with a dining capacity of up to 250 guests. The main tunnel will lead you to a trail of glowing candlelight into our enchanting Cave Theater, where your guests can dance the night away. Your wedding day here will be nothing short of magical!

We would be honored to be part of your day...

### LOCATION NAMES:

- Portico Entrance
- Courtyard
- Cypress Lawn
- Applebone Vineyard
- Cask Room
- Caves
- Cave Theater



WINE

VISIT

EVENTS

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WINE CLUB



**A**T CLOS PEGASE WINERY WE HELP YOU CREATE the most unique and memorable experiences. From anniversaries, rehearsal dinners, birthdays, holiday parties, private parties and more, we will transform our winery into your unique vision for the event. Along with the stunning setting, dramatic architecture, and world-class wines, we will provide you with best in class hospitality and get all of the details just right, including food, décor, and live entertainment. No matter the occasion, events at Clos Pegase reflect a welcoming blend of elegance and magic for you to create memories you will never forget.

Clos Pegase provides several distinct spaces for your event, each delivering a unique experience depending on your needs. Whether you are looking for an indoor or outdoor location, a large area for hundreds of guests or an intimate space, Clos Pegase has several different options from which to choose.

### A FEW LOCATIONS FOR OUR EVENTS:

- Portico entrance
- Courtyard
- Cave Theater
- Visitor Center
- Cask Room
- Harvest Dining Room
- Vineyard Picnic Area

Contact our Event Team at 707.921.2631 to work with you on all of the details to have the perfect event at Clos Pegase Winery.

Northern California Wedding Venues / Napa/Sonoma Wedding Venues / Clos Pegase Winery

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# Clos Pegase Winery

Napa/Sonoma

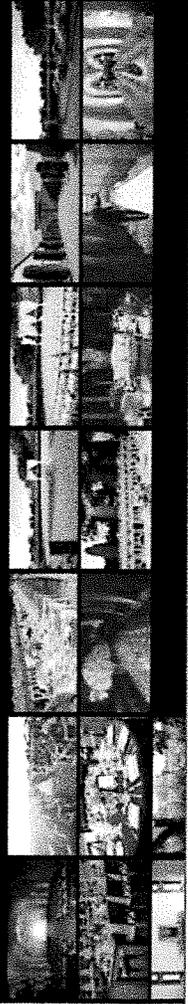
Share Print

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Photo by: Kelly Maughan Photography

See all photos



## Venue Details

1060 Dunaweal Lane  
Calistoga, CA 94515

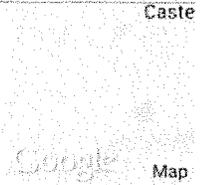
Email Favorite

- Style: Winery/Vineyard, Historic/Landmark Building, Park/Garden, Outdoor
- Max Capacity: 250 guests
- Outdoor Ceremony: Yes
- Indoor Ceremony: No
- Outdoor Reception: No
- Indoor Reception: Yes
- Catering Options: Choose from List
- Alcohol Options: BYO
- Time Restrictions: 08:00AM to 10:00PM

Price This Venue

Book a Tour

## Clos Pegase Winery Details

[Overview](#)[Amenities](#)

### Description

Nothing says luxury like an elegant wedding celebration in one of Napa's exquisite wineries. Clos Pegase Winery, set in idyllic Napa Valley just minutes from Calistoga, is the epitome of modern luxury. This beautiful venue will make you feel as though you have been transported to Tuscany. As you enter the portico, the unparalleled view of the lush lawn lined with Cypress trees will take your breath away as you make your way into the brick courtyard. Imagine walking down the aisle with Mount St. Helena providing a grand backdrop for your special day, surrounded by your friends and family amongst the verdant vines of Applebone Vineyard. After your stunning vows, your guests can make their way through an elegant tunnel to enjoy gourmet food and exquisite wines in the soft, glowing candlelight of the Cave Theater. Full of vintage luxury, the Cask Room offers fantastic photo opportunities for your wedding album, and the unique caves will have your guests impressed the whole night through. Time to raise a glass and cheers to your new life together!

### Wedding Style

Winery/Vineyard, Historic/Landmark Building, Park/Garden, Outdoor

### Services

Outdoor Ceremony, Indoor Reception

### Capacity

Max Outdoor Ceremony: 250 guests

Max Indoor Reception: 250 guests

### Time Restrictions

Set up can start 3 hours prior to event. Events must end by 10:00PM.

### Rental Fees

The rental fee ranges from \$12,000 to \$15,000 for ceremony and reception and includes 5 hours of event time excluding set up and clean up. Additional hours can be arranged.

### Wedding Cost

The average wedding cost at Clos Pegase Winery is estimated at between \$17,115 and \$27,625 for a ceremony & reception for 100 guests.

### Catering

Choose from List

### Alcohol

BYO

[Book a Tour](#)[Price This Venue](#)

## CALISTOGA FOOD AND WINE FESTIVAL, CONTINUED...

The winery dinner will be the third portion of the festival and the cost will be based on a price set by the participating winery. Ultimately, it is **our goal to have multiple wineries hosting a Saturday night wine dinner, giving the attendees several options and a variety of unique experiences.** This may still be possible for this year depending on the responses we receive from the members of the CWG.

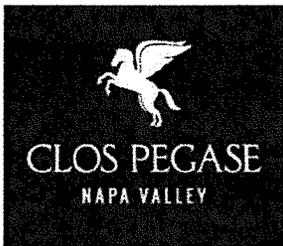
**Sign ups are now open.** Please respond to [Adam Fox](#) to ensure your participation and to help make the Calistoga Food and Wine Festival a success!

## SEEKING MAGNUMS FOR AUCTION NAPA VALLEY E-AUCTION LOT

Calistoga Winegrowers is again participating in Auction Napa Valley with an E-Auction lot. **We are seeking two things to fulfill this lot: Magnums of wine.** These do not need to be a Calistoga AVA wine, per se, but winery must be a member of Napa Valley Vintners and Calistoga Winegrowers. **Experiences:** This is a "Calistoga Experience" lot. So if you have any contacts that might be able to provide lodging, meals, museum tickets, spa treatments, etc., please forward their information to us.

Contact [Carolyn Czaplinski](#) to donate to this lot.

## MEMBER PROFILE: CLOS PEGASE



**Founder:** Jan Shrem    **Current owner:** Vintage Wine Estates

**General manager:** Samantha Rudd

**Winemaker:** Richard Sowalsky, with Marco Di Giulio as consulting winemaker

When Vintage Wine Estates, owned by Leslie Rudd and Pat Roney, purchased [Clos Pegase](#) from founder Jan Shrem in August 2013, it was a bit like coming full circle for Leslie. "Clos Pegase was one of the first wineries my father visited when he came to Napa Valley, and always thought Calistoga was a special place," says Clos Pegase general manager Samantha Rudd. "We're honored to be the new stewards of this brand and winery."



Samantha joined Clos Pegase after a lunch with Jan and Leslie, where the talk turned to family. Leslie thought it would be valuable for Samantha—who at that time was managing hospitality at Rudd Estate—to spend some time earning her own success outside the family estate. Jan thought Clos Pegase could be a good fit for her. A month later, Samantha started as general manager of Clos Pegase.

Jan established the winery in 1984 with the help of Andre Tchelistcheff, who made the first vintage of wines, and legendary architect/designer Michael Graves, who designed the winery and its grounds. So Samantha's vision is to maintain the integrity of property and the brand while making both more accessible to wine lovers.

The winery now hosts weddings, among other events, and a remodel of the house on the property will create a new event space. "The house is a beautiful jewel, so we look forward to making that available," says Samantha. Wine production, which is currently at 25,000 cases, will be increased to make use of the winery's extensive vineyard acreage while still remaining focused on producing estate wines.

### BOARD OF DIRECTORS

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President

Carolyn Czaplinski, Canard Vineyards  
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Karen Cakebread, Ziata Wines

Alison Crary, Sterling Vineyards

Marco Digiulio, Clos Pegase

Rarr Smith, Barlow Vineyards

### MEMBERS

Araujo Estate Wines | Aubert | B Cellars | Barlow Vineyards | Bennett Lane Winery  
Bingham Ranch | Canard Vineyard | Carver-Sutro | Chateau Montelena | Clos Pegase  
Coquerel Family Estate Wines | D'Anneo Vineyard | Duckhorn Wine Co. | Dutch Henry  
Envy Wines | Fair Oaks Vineyard | Harris Estate Vineyards | Heitz Bros. Vineyards  
Jack Brooks Vineyard | Jax Vineyards | Jericho Canyon Vineyard | Jones Family Vineyards  
Joseph Cellars Winery | Kenefick Ranch Winery | La Sirena | Larkmead Vineyards  
Laura Michael Wines | Luvisi Ranch | Madrigal | Mancini Vineyards Paoletti Estates Winery  
Phifer Pavitt Wine | Rios Wine Company Samuel Brannan Vineyards | Saraforia Cellars  
Shypoke | Silver Rose Sterling Vineyards | Stevens Vineyard | Storybook Mountain Vineyards  
Summers Estate Winery | Switchback Ridge | Tamber Bey | The Grade Cellars/Winfield  
Vineyard | Tom Eddy Winery | Tristant Vineyards | Twomey Cellars | Valley Floor Vineyards  
Vermeil Wines/OnTheEdge | Vina Esperanza | Ziata Wines

I feel strongly that it would benefit Napa County's planning process to clarify where we stand in relation to key metrics associated with Napa County's General Plan in order to better support the Commission's evaluation of winery project applications. The Commission has been assured that we are operating within the parameters of the County's General Plan, but we need to evaluate and review the analysis in light of changes that we have seen within permit applications in response to the increasingly competitive wine marketing environment. Without sufficient analysis, possibly confirming that we are operating within the parameter of the County's General Plan, we could be placing the County in a vulnerable position. This is not just about the winery permits we have in front of us, but ensuring that the Commission is performing the necessary diligence to make sure we have the resources to ensure that wineries can continue to be approved well into the future.

In light of this, I respectfully request that Director Morrison present a work plan that would include a timeline and deliverables relating to the delivery of the analysis requested at the Joint Meeting on May 20, 2014. I suggest that this plan be presented at the next scheduled Planning Commission meeting on August 6, 2014.

The requested analysis should include:

1. Permitted production capacity (in gallons) in relation to current wine grape production capacity, as reflected in the 2013 CDFA Grape Crush Report
2. Permitted and planned winery hospitality versus General Plan by permitted capacity and in total.
  - Future hospitality projections with a conservative assumption scaffolding up from 10 acres, with 100,000 gallons and up to 50,000 visitors
3. Cumulative Traffic and status of traffic study
4. Water and Wastewater in the context of the GRAC

I would also like to suggest, on a date certain, a discussion by Staff and the Planning Commission to advance a range of topics to include:

- Discussion of Planning Staff's interpretation of winery applications' hospitality to production ratio, specifically as it relates to the inclusion of unenclosed spaces, in order to inform a more consistent administrative standard.
- Definition of the appropriate metric by which to measure production versus hospitality as an ancillary use within the Winery Definition Ordinance (% Footprint v % Activity)
- Discussion with regard to the appropriateness of permitting the use of winery rooftops for hospitality purposes
- Definition of recommended policy with regard to the installation and display of public art in the Agricultural Preserve
- Assessment of the validity of Napa County's Stage 1 water analysis
- Consideration of the conditioning the inability of projects to truck water in after approval and subsequent failure

This is in no way meant to question the efforts to date of Planning Administration and the Commission. I have requested discussion as a Commission of many of these topics before, however it is very difficult to discuss policy as a Commission outside of the context of a permit application.

While the Planning Commission is not necessarily charged with creating policy, it is our responsibility to ensure that we have the necessary perspective and context to apply the requisite discretion to ensure the integrity of Napa County's planning processes. Because if all we are going to do is "implement existing regulations" than we just might as well go home as I think our very competent staff is more than capable of doing that on their own.

*Commissioner Phillips*  
7.16.14

Friends of Dunaweal Lane

Re: Clos Pegase

Clos Pegase is now scheduling weddings at the

Owner Jan Shrem's residence. This is against the ordinance.

Also- there is no commercial kitchen, handicap bathroom or permit for the construction they are currently doing.

Please call the planning department and health department to voice your disapproval-

707 253 4417

Again- Clos Pegase needs to be reminded of what they can do!!