



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

May 28, 1987

Assessor's Parcel # 20-150-12

Clos Pegase Winery
P.O. Box 305
Calistoga, Ca. 94515

Please be advised that Use Permit Application Number U-458687 to

expand the winery with the increase in annual production, roof an existing work area, add 19,000 sq. ft. in caves on the winery site and to construct wastewater treatment ponds on the adjacent parcel across Dunaweal Lane

along Dunaweal Lane approximately 500 feet south of Silverado Trail within located an AP (AGricultural Preserve) District.

has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

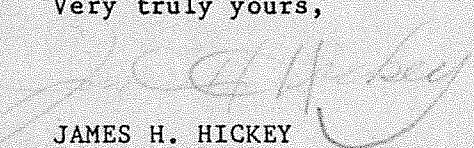
APPROVAL DATE: May 27, 1987

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. In the event an appeal is made to the Board, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$190.00 filing fee.

Very truly yours,

NOTE: Approved with modification of condition #3:


JAMES H. HICKEY
Secretary/Director

Director authorized to increase minimum parking spaces to 70 if circumstances require.

JHH:ml:1

Approved with additional Mitigation Measures (see Attachment A)

cc: Bill L. Hall, Building Codes Administrator
Assessor's Office

EXHIBIT 15

PAGE 1 OF 2

ATTACHMENT A

Additional Mitigation Measures
imposed by the Conservation, Development and
Planning Commission

Meeting: May 27, 1987

File #: U-458687

AESTHETICS

- Screen visible portions of the waste water treatment ponds from residences along the Silverado Trail south easterly of Dunaweal Lane with strategically placed native vegetation.

AIR QUALITY

- Use gravel and chemical suppressants as often as necessary for on-site roads used by heavy equipment, to mitigate particulate emission impacts.
- Use watering of working areas, storage pile surfaces and traffic areas, to mitigate particulate emission impacts.
- Cover cave tailings storage pile surfaces with topsoil and revegetate prior to the start of the wet season (October 15), to prevent erosion and minimize particulate emission impacts.

CONDITIONS OF APPROVAL

Agenda Item: 10

Meeting Date: May 20, 1987
Use Permit: #U-458687

1. The permit be limited to an increase in annual production capacity not to exceed 200,000 gallons.
2. Winery expansion shall be in accordance with project description and drawings submitted on January 23, 1987, made as part of this application, including 1) project phasing, 2) location and 3) design (as maybe modified by the Commission).

Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
3. Provisions for a minimum of 35 off-street parking spaces on a dust free, all weather surface approved by Public Works *Department*
4. Excavated material related to 19,000 ^{6th} square feet of addition tunnels, shall not be sold for commercial purposes, but shall be disposed of in a manner approved by the Director.
5. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
6. Mitigation measures contained in the attached Negative Declaration.

ATTACHMENT 1

Mitigation Measures for
Clos Pegase - Kiriko Ltd.
Use Permit (#U-458687)

HYDROLOGY, WATER QUALITY

1. Plans for the proposed private sewage disposal system shall be designed by a licensed Civil Engineer and be accompanied by complete design criteria based upon local conditions and shall be subject to approval by the Department of Environmental Health prior to issuance of any permits.
2. That the use of the drainfield area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, livestock, etc., over the system.
3. The applicant shall maintain regular monitoring of the waste water system required by the Department of Environmental Health and submit quarterly reports. An annual permit is required.
4. Since the proposed ponds are to be installed on a separate parcel from the facility they are to serve, an agreement to grant a sewage easement must be filed with the Department of Environmental Health prior to issuance of sewage permits.
5. That the water supply system comply with the California Safe Drinking Water Act. This will require an annual permit from the Department of Environmental Health. A plan review of the water system will also be required.
6. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. Restriction of all ground disturbing activities (i.e., grading) to the dry season between April 15 and October 15.
8. Replanting of all areas disturbed by grading and construction activities prior to the beginning of the rainy season (by mid-October) to the satisfaction of the Resource Conservation District. It is recommended that topsoil be stockpiled to be redistributed on cut and fill slopes for more successful revegetation efforts.
9. Erosion control be provided to dispose of any concentrated runoff from all buildings constructed on parcel, including a storm drain plan indicating energy dissipation structures to be installed.
10. Water shall not be allowed to flow over cut and fill slopes. Drainage shall be intercepted and diverted away from cut and fill slopes by use of up slope berms or interceptor ditches and energy dissipation structures shall be installed when necessary.

11. Sediment catch basins shall be installed to contain the sediment runoff and keep it from moving into water channels beyond the property boundaries.

NOISE

12. Limitation of all construction activities on the proposed facilities to weekdays between Monday and Friday when they will cause the least amount of annoyance (i.e., between 7:30 AM and 4:30 PM).
13. All construction equipment shall be properly and adequately muffled at all times.
14. Place noisy stationary equipment such as compressors and pumps away from developed areas off-site and/or the provision of acoustical shielding around such equipment.

AESTHETICS

15. All exterior lighting shall be shielded and directed away from residences and roadways off-site.

CULTURAL

16. Placement in the specifications covering this project of a stipulation binding the applicant, his employees, and/or contractor(s) to stop all work within 35 feet if buried archaeological or historic materials are discovered during future development. A qualified archaeologist shall be retained to evaluate the find(s) and to recommend mitigation procedures, if necessary. Prehistoric archaeological materials include, but are not limited to, obsidian, chert, and basalt flakes and artifacts, groundstone (such as mortars and pestles), shell beads and pendants, midden (locally darkened soil), and human graves. Historic archaeological materials include, but are not limited to, glass bottles, privys, and ceramics. All such recommendations, with the concurrence of the County Planning Director, be implemented.

TRAFFIC

17. Right of way widening to 30 feet from the centerline of Dunaweal Lane be granted to the County for roadway and utility purposes.
18. The access road serving the winery be a minimum width of 20 feet and consist of a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus 2 inches of Asphalt Concrete.
19. Visitor parking areas shown on the site plan and any additional visitor parking required by the Commission have a minimum structural section equivalent to the same as the above access road.
20. Employee parking areas shown on the site plan and any additional areas required by the Commission have a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus a double seal coat.

21. Any necessary storm drainage improvements be constructed.
22. All the above improvements be constructed according to plans prepared by a registered civil engineer and reviewed and approved by this department. A plan check and inspection fee in an amount equal to 3% of the estimated cost of construction of the above improvements be paid this department.
23. All construction within the County road right of way be in accordance with an encroachment permit issued by the Department of Public Works.

PUBLIC HEALTH

24. Compliance with Napa County Mosquito Abatement District Guidelines including:
 - A. Access to ponds for maintaining mosquito control, weed control, and aquatic midge (gnats) control.
 - B. Good access road to ponds.
 - C. All levees, cross levees, and dikes wide enough for vehicular traffic (minimum 12 feet).
 - D. Keys to locks or a place for Mosquito Abatement District lock on any gate to ponds.
 - E. Fences on outside of levees enough to facilitate vehicular traffic.
 - F. All levees, cross levees, and dikes clear of obstructions (pipes, pumps, electrical boxes, fuel tanks, etc.) to permit vehicular traffic.
25. Weed Control
 - A. Property owners shall furnish soil sterilant (Aetrex, Krovar, Karmex, etc.).
 - B. Mosquito Abatement District will apply on yearly basis.
26. Aquatic Midge Control
 - A. Be able to launch boat in ponds (or lakes) for midge control.

NOTE: Any pond, lake, or reservoir, is a good potential midge source.

I understand and explicitly agree that with regards to all CEQA and Permit Streamlining Act (i.e., GCS 63920-63962) processing deadlines, this revised application will be treated as a new project. The new date on which said application will be considered complete is the date this project revision statement is received by the Napa County Conservation, Development and Planning Department.

I AGREE TO INCLUDE THE ABOVE MITIGATION MEASURES IN THE PROJECT.

[Signature]

4/21/87

Date

Date

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: operation of vineyard and bonded winery

PRODUCT OR SERVICE PROVIDED: Table wine

FLOOR AREA: EXISTING STRUCTURES 25,000 SQ. FT. NEW CONSTRUCTION 1,600 SQ. FT. of
for existing work area and 19,000 sq.ft. additional tunnels.

INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING
ground floor: 1,600 sq.ft. roof for existing work area;

AND/OR PROPOSED BUILDING: 19,000 sq.ft. caves for barrel and bottle aging of
(underground)

SEATING CAPACITY: RESTAURANT N/A BAR N/A OTHER N/A

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: N/A

RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING
Install process wastewater system of approx. 1.5 million gallons capacity
AREAS: on approx. 2 acres of AP# 20-150-17 with pipelines

2. NEW CONSTRUCTION: PHASE I: pave drive, install process wastewater system and
1,600 sq.ft. roof. PHASE II: install aging caves.
PROJECT PHASING: _____

CONSTRUCTION TIME REQUIRED (EACH PHASE): PHASE I: 1987-1988. PHASE II: 1988-

TYPE OF CONSTRUCTION: Wood Frame Roof and Supports; Earth-fill Ponds; Excavate

MAX. HEIGHT (FT.): EXISTING STRUCTURES 35' PROPOSED STRUCTURES 10'± (Caves) 25'± (Ponds)

DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: No change

3. AVERAGE OPERATION: N-Normal Season
H-Harvest Season

HOURS OF OPERATION 0700 N A.M. TO 1800 N P.M. DAYS OF OPERATION 7 Days
0500 H 2400 H

NUMBER OF SHIFTS: 2 H EMPLOYEES PER SHIFT: 10 H FULL TIME X PART TIME _____
(CURRENTLY) (CURRENTLY)

NUMBER OF SHIFTS 1 N TOTAL EMPLOYEES PER 10 N FULL TIME X PART TIME _____
PROPOSED: 2 H SHIFT PROPOSED: 15 H

NUMBER OF DELIVERIES OR PICK-UPS: PER DAY 2N / 6 H PER WEEK 10 N / 30 H

NO. VISITORS ANTICIPATED: PER DAY 75 Average (est.) PER WEEK 725 week (est.)
200 Peak (est.)

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE No Change.

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING PLAN SUBMITTED: YES X NO _____

PROPOSED LANDSCAPING PLAN SUBMITTED: YES No Change NO _____

PARKING SPACES: EXISTING SPACES 35 EMPLOYEE 15 CUSTOMER 20

PROPOSED SPACES No Change EMPLOYEE _____ CUSTOMER _____

Domestic-septic tank and leach field
Process-aerated lagoons w/ spray disposal
on vineyard and landscaping, existing

5. UTILITIES:

WATER SUPPLY SOURCE: Two wells METHOD OF SEWAGE DISPOSAL: _____

IS ANNEXATION TO A SPECIAL SERVICE DISTRICT PROPOSED? YES _____ NO X

NAME OF DISTRICT: N/A

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT N/A REGIONAL N/A

STATE No Change FEDERAL No Change

7. WINERY OPERATION:

X CRUSHING Y FERMENTATION X STORAGE/AGING X BOTTLING/PACKING

X SHIPPING: VIA: truck; X ADMINISTRATIVE: Y TOURS/PUBLIC TASTING

X OTHER: Process wastewater treatment and disposal.

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 55,000 GALLONS/YR

REQUESTED PRODUCTION CAPACITY 200,000 GALLONS/YR

METHOD OF DOMESTIC WASTE DISPOSAL: Septic tank and leachfield.

METHOD OF INDUSTRIAL WASTE DISPOSAL: Septic tank and mound (existing)
Aerated lagoons and spray disposal (prop

GALLONS OF DOMESTIC WASTE PRODUCED: 450 Average PER Day

800 Peak PER Day

GALLONS OF INDUSTRIAL WASTE PRODUCED: 4,000 Normal PER Day

8,000 Harvest PER Day
Removal by contract garbage service and/or
METHOD OF SOLID WASTE DISPOSAL: application of pomace and stems to vineyards

CAPACITY OF WATER SUPPLY: 37 GPM GALLONS.

WATER AVAILABILITY: 200 GPM GALLONS PER MINUTE. (To winery)

ON-SITE FIRE PROTECTION: Hydrant/1,000GPM @ 50 PSI

EMERGENCY WATER STORAGE: 70,000 GALLONS. Tank and reservoir

TYPE OF STORAGE FACILITY: Concrete tank and frost control pond

8. SPECIFIC INFORMATION FOR RESIDENTIAL CARE FACILITY/DAY CARE CENTERS:

TYPE OF CARE: N/A

TOTAL NUMBER OF GUESTS/CHILDREN: EXISTING: N/A PROPOSED: N/A

NUMBER OF BEDROOMS: EXISTING: N/A PROPOSED: N/A

IS FACILITY LOCATED WITHIN 300 FEET OF ANOTHER FACILITY?: N/A

NUMBER OF EMPLOYEES: FULL TIME: N/A PART TIME: N/A



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
DIRECTOR

1195 THIRD STREET, ROOM 210 NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

RECEIVED

FEB 27 1987

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

PUBLIC WORKS DEPT.
COUNTY OF NAPA

TO: Public Works
APPLICATION TITLE: Clos Pegase / Kiriko Ltd. FILE #: U-453687
RESPONSE REQUEST DATE: 2-27-87 RESPONSE RETURN DATE: 3-13-87

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 334, it is essential that we receive your comments within the next 10 days.

General Questions

- Do you have jurisdiction by law over this project Yes No
- Do you recommend: Approval Denial No Recommendation
- Recommend conditions-of-approval (use additional page if needed);
Our letter dated August 14, 1984 is still applicable in all respects except that the applicant has granted the right of way widening.
- Are you a responsible agency? Yes No. If yes, indicate required permits: _____
- Indicate areas of environmental concern and availability of appropriate technical data: _____
- Do you recommend: Negative Declaration Environmental Impact Report
- Have you previously reviewed an application on any portion of this project? Yes No
- Name of contact person: _____ Telephone: 253-4351

cc: Clos Pegase, Inc

Response Prepared by: J B Klain
Title: CIV ENGR
Date: 4-1-87



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
DIRECTOR

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Bldg Insp
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RESPONSE REQUEST DATE: 2-27-87 RESPONSE RETURN DATE: 3-13-87

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Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 334, it is essential that we receive your comments within the next 10 days.

General Questions

- Do you have jurisdiction by law over this project Yes No
- Do you recommend: Approval Denial No Recommendation
- Recommend conditions-of-approval (use additional page if needed);
OWNER SHALL SUBMIT PLANS AND TAKE-OUT REQUIRED
Building PERMITS PRIOR TO START OF CONSTRUCTION
- Are you a responsible agency? Yes No. If yes, indicate required permits: Building, Plumbing, MECHANICAL AND ELECTRICAL PERMITS
- Indicate areas of environmental concern and availability of appropriate technical data:
- Do you recommend: Negative Declaration Environmental Impact Report
- Have you previously reviewed an application on any portion of this project?
 Yes No
- Name of contact person: BILL J. CRENSHAW Telephone: 253-4376

Response Prepared by: Bill Crenshaw
Title: Supv. Bldg Insp
Date: 3-10-87



NAPA COUNTY

TRENT CAVE, R.S.
Director of Environmental Health

DEPARTMENT OF
ENVIRONMENTAL HEALTH

RECEIVED
MAR 11 1987

Napa County Conservation,
Development & Planning Department
1195 THIRD STREET, ROOM 205 • NAPA, CALIFORNIA 94559
AREA CODE 707/253-4471

MEMORANDUM

03-11-87

To: Napa County Planning Department - James Hickey, Director
From: Department of Environmental Health - Tim Snellings, R.S.
Subject: Use Permit Application of Clos Pegase/Kiriko Ltd.

Located at Dunaweal Lane

A.P.# 20-150-12, 17 FILE # U-458687 I.S.# 2692

We have reviewed the above proposal and recommend approval of the use permit providing the following are included as conditions of approval :

- 1) Plans for the proposed private sewage disposal system shall be designed by a licensed Civil Engineer and be accompanied by complete design criteria based upon local conditions and shall be subject to approval by the Department of Environmental Health prior to issuance of any permits.
- 2) That the use of the drainfield area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, livestock, etc., over the system.
- 3) The applicant shall maintain regular monitoring of the waste water system required by the Department of Environmental Health and submit quarterly reports. An annual permit is required.
- 4) Since the proposed ponds are to be installed on a separate parcel from the facility they are to serve, an agreement to grant a sewage easement must be filed with the Department of Environmental Health prior to issuance of sewage permits.
- 5) That the water supply system comply with the California Safe Drinking Water Act. This will require an annual permit from the Department of Environmental Health. A plan review of the water system will also be required.
- 6) That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

cc : Kiriko Ltd.

TS/ta wn-2



JAMES H. HICKEY
DIRECTOR

NAPA COUNTY

RECEIVED

MAR 6 1987

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

RECEIVED MAR 2 1987

Napa County Conservation,
Development & Planning Department

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: Napa Co Mosquito Abatement Dist
APPLICATION TITLE: Clos Pegase / Kiriko Ltd. FILE #: U-458687
RESPONSE REQUEST DATE: 2-27-87 RESPONSE RETURN DATE: 3-13-87

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Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 334, it is essential that we receive your comments within the next 10 days.

General Questions

1. Do you have jurisdiction by law over this project Yes No
2. Do you recommend: Approval Denial No Recommendation
3. Recommend conditions-of-approval (use additional page if needed);

SEE ATTACHED GUIDELINES

4. Are you a responsible agency? Yes No. If yes, indicate required permits: _____

5. Indicate areas of environmental concern and availability of appropriate technical data: _____

6. Do you recommend: Negative Declaration Environmental Impact Report

7. Have you previously reviewed an application on any portion of this project?
 Yes No

8. Name of contact person: KEN CARDEN Telephone: 226-3915

Response Prepared by: KEN CARDEN
Title: FOREMAN
Date: 3-5-87

NAPA COUNTY
Mosquito Abatement District
P. O. Box 655 - 964 Imola Avenue West
Napa, California 94558
226-3915

GUIDELINES FOR MOSQUITO PREVENTION,
WEED CONTROL AND MAINTENANCE IN WASTEWATER PONDS

A. Access to ponds for maintaining Mosquito Control, Weed Control, and Aquatic Midge (gnats) Control.

1. Good access road to ponds.
2. All levees, cross levees, and dikes wide enough for vehicular traffic (minimum 12 feet).
3. Keys to locks or a place for Mosquito Abatement District lock on any gate to ponds.
4. Fences on outside of levees enough to facilitate vehicular traffic.
5. All levees, cross levees, and dikes clear of obstructions (pipes, pumps, electrical boxes, fuel tanks, etc.) to permit vehicular traffic.

B. Weed Control

1. Property owners shall furnish soil sterilant (Aatrex, Krovar, Karmex, etc.).
2. Mosquito Abatement District will apply on yearly basis.

C. Aquatic Midge Control

1. Be able to launch boat in ponds (or lakes) for midge control.

NOTE: Any pond, lake, or reservoir, is a good potential midge source.