

CARVER SUTRO
PALISADES VINEYARD



June 18, 2009

Sean Richardson, Winemaker and Partner
Clos Pegase Winery
1060 Dunaweal Lane
Calistoga, California 94515

Dear Sean;

I wanted to let you know that my wife Anne Carver and I decided some time ago to pursue a small winery permit for our property at 3106 Palisades Road. We are well along the path, and I wanted to give you a few facts so you may decide if there are any questions I can answer for you.

In about 1915 Domenico Barberis who homesteaded this property secured California's 118th bonded winery permit, with all of the wine made in the barn which still stands. Now, we have applied for a 20,000 gallon permit, which equates to about 8,300 cases made from about 130 tons of grapes. To help give some sense to this number, we grow about 70-80 tons of grapes here on our property. The remainder would come from other vineyards. We would be building a 3,600 sq. ft building, and caves. We have asked for tastings by appointment only, and no more than 20 customers per day. Under the county's rules which apply to small wineries, and which we have carefully followed, we may have no more than 10 tasting events per year, with all but one involving 30 or fewer people.

The winery use is allowed in the land use zone in which our property is located. In addition to closely following all of the general rules for a small winery use permit, we have also completed Geotechnical, Archeological and Biological studies to determine that there are no special problems here, and adjusted our plans to conform to specific questions from Napa County Public Works, Planning, Department of Environmental Management and the California Department of Forestry. We believe the size, scale and design of the building fit very well with the historic usage of this property and our existing buildings, and has been very carefully designed with the possible impact on our neighbors in mind.

In terms of how the winery might affect you, the Planning Department has advised us that the key elements most neighbors are concerned with are noise, traffic and water usage. As to noise, the building is planned against the hillside at the northern side of the property, about 300 feet back from Palisades Road; the tanks are enclosed, and the crush pad is covered and located immediately next to the hill itself. We do not anticipate that you will hear any noise from the operation. The county traffic engineer has determined that the proposed winery traffic will have "negligible", or "no significant impact" on Palisades Road. We will use about ½ acre foot of water per year when the winery is operating at full capacity, which equates to about how much water is needed to irrigate an average acre of Napa Valley vineyard.

I have enclosed an image of how the winery will appear from the intersection of Palisades Road and the Hiway.

If you have any concerns, I would be happy to discuss them with you. Call me either in my office at 707-942-5153, or on my cell phone at 707-479-2668.

Thanks so much.
Denis Sutro

3106 Palisades Road, Calistoga, Ca 94515
off: 707-942-5153; fax: 707-942-5167
for direct purchase: 707-942-1029

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JUN 24 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PROPOSED WINERY WHEN VIEWED
FROM PALISADES ROAD



