

September 3, 2007

Hillary Gitelman, Director
Conservation, Development and Planning, County of Napa
1195 Third Street
Napa, CA 94559

RECEIVED

Reg: Robert Pecota Winery
Use Permit Application
APN 017-150-004
Calistoga Artisan Village

SEP 5 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Dear Hillary,

This letter is in regards to Robert Pecota's application for creating the "Calistoga Artisan Village" in proximity to the land I am part owner of at 1401 Tubbs Lane—APN 017—130-038.

During the last 27 years that I have been involved at 1401 Tubbs Lane, I have been a neighbor of Robert Pecota who had his primary winery site on Bennett Lane. During those many years, Robert Pecota has been an honorable and respected part of the community and has respected the operations and functions of his neighbors.

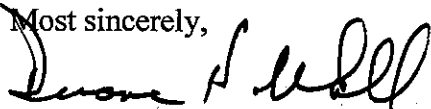
Now, Mr. Pecota has sold the original operations, and has applied for a Use Permit for a new operations closer to 1401 Tubbs Lane, in fact, we share a common border.

Mr. Pecota's plan, as applied for, incorporates a new winery, cheese processing, and olive processing. I have reviewed this plan in depth and understand the concept that Mr. Pecota is planning. This plan is quite innovative and I welcome it to our neighborhood.

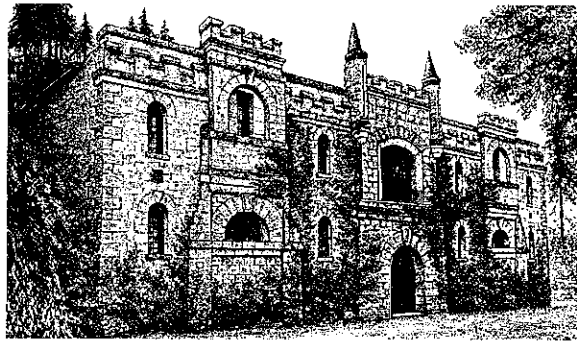
As a member of the General Plan Steering Committee, we have encouraging diversification within the agricultural base of Napa County. Mr. Pecota's plan embraces that diversification in this visionary plan. Our County needs more people to bring new ideas and ways to broaden the agricultural operations which will bring new employment talent and interest in our community. Mr. Pecota's plan brings those aspects.

Thereby, I endorse and support the plan as presented by Robert Pecota, called the Calistoga Artisan Village.

Most sincerely,



DUANE H. WALL
1401 Tubbs Lane, Calistoga, CA 94515
APN #017—130—038



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SEP 4 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

CHATEAU MONTELENA WINERY

August 31, 2007

Nancy Johnson
Principal Planner
Napa County Conservation, Development & Planning
1195 Third Street, Suite 210
Napa, CA 94559

Dear Ms. Johnson:

Bob Pecota has provided me with information from his Use Permit application to the County for the project Calistoga Artisan Village on APN 017-150-004 which adjoins our property across the Napa River. I believe the project as outlined will be a positive addition to the neighborhood. He has already significantly improved that parcel with the planting of new vineyards.

Chateau Montelena supports the project and we would encourage the County to grant approval of the Use Permit Application which is a proper use of AP lands.

Very truly yours,

James Barrett
General Partner
Chateau Montelena Winery

[Faint, illegible text, likely a carbon copy or bleed-through from the reverse side of the page.]

September 3, 2007

Hillary Gitelman, Director
Conservation, Development and Planning, County of Napa
1195 Third Street
Napa, CA 94559

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Use Permit Application
APN 017-150-004
Calistoga Artisan Village

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Most sincerely,

DUANE H. WALL
1401 Tubbs Lane, Calistoga, CA 94515
APN #017—130—038

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5505
FAX (510) 286-5559
TTY (800) 735-2929



*Flex your power!
Be energy efficient!*

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July 12, 2007

JUL 16 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

NAP029817
NAP-029-39.5

Mr. J. McDowel
County of Napa
Planning and Building Department
1195 Third Street, Suite 210
Napa, CA 94559

FAX: 707-299-4082

Dear Mr. McDowel:

CALISTOGA ARTISAN VILLAGE – USE PERMIT APPLICATION

Thank you for including the California Department of Transportation (Department) in the early stages of the CEQA process for the Calistoga Artisan Village project. The following comments are based on the Use Permit Application. Additional comments may be forthcoming pending review of the environmental document.

As the lead agency, City of Calistoga is responsible for all project mitigation, including any needed improvements to state highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy. Since an encroachment permit is required for work in the State Right of Way (ROW), and the Department will not issue a permit until our concerns are adequately addressed, we strongly recommend that the City work with both the applicant and the Department to ensure that our concerns are resolved during the CEQA process, and in any case prior to submittal of a permit application. Further comments will be provided during the encroachment permit process; see the end of this letter for more information regarding encroachment permits.

Traffic Impact Analysis

Please evaluate the proposed project's impacts on State transportation facilities, specifically to State Routes (SR) 29 and 128. The following criteria should be used in determining if a traffic analysis for these facilities is warranted:

1. The project would generate over 100 peak hour trips assigned to a State highway facility.

2. The project would generate 50 to 100 peak hour trips assigned to a State highway facility, and the affected highway facilities are experiencing noticeable delay; approaching unstable traffic flow (level of service (LOS) "C" or "D") conditions.
3. The project would generate 1 to 49 peak hour trips assigned to a State highway facility, and the affected highway facilities are experiencing significant delay; unstable or forced traffic flow (LOS "E" or "F") conditions.

We recommend using the Department's *"Guide for the Preparation of Traffic Impact Studies"* for determining which scenarios and methodologies to use in the analysis. The guide can be accessed from the following webpage:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

If the proposed project will not generate the amount of trips needed to meet the Department's trip generation thresholds, an explanation of how this conclusion was reached must be provided.

Encroachment Permit

Please be advised that work that encroaches onto the State ROW requires an encroachment permit that is issued by the Department. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans, clearly indicating State ROW, must be submitted to the address below. Traffic-related mitigation measures will be incorporated into the construction plans during the encroachment permit process. See the following website link for more information:

<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

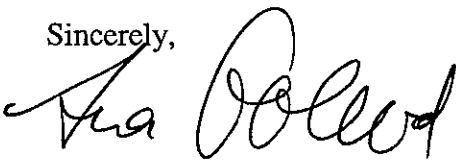
Michael Condie, Permits Branch Chief
California DOT, District 4
P.O. Box 23660
Oakland, CA 94623-0660

Please forward a copy of the environmental document, along with the Traffic Study, including Technical Appendices, and Staff Report to the address below as soon as they are available.

Sandra Finegan, Transportation Planner
Community Planning Office, Mail Station 10D
California DOT, District 4
P.O. Box 23660
Oakland, CA 94623-0660

Please feel free to call or email Sandra Finegan of my staff at (510) 622-1644 or sandra_finegan@dot.ca.gov with any questions regarding this letter.

Sincerely,


for TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

Shelton, Kirsty

From: McDowell, John
Sent: Tuesday, September 18, 2007 8:28 AM
To: Shelton, Kirsty
Subject: FW: Permit Application Robert Pecota APN# 17-150-004

From: Robertson, John (Sheriff's Department)
Sent: Monday, July 09, 2007 4:50 PM
To: McDowell, John
Subject: Permit Application Robert Pecota APN# 17-150-004

The Napa Sheriff's Office does not have any current issues with the application.

Captain John Robertson
Napa County Sheriff's Department
1535 Airport Blvd., Napa CA 94558
E-mail: jroberts@co.napa.ca.us
P- (707)259-8717
F- (707)299-4200

09/18/2007