



A Tradition of Stewardship
A Commitment to Service

FILE #: PO9-00043
Conservation Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

FILE #1
PO9-00044VAR2

TO: BUILDING INSPECTION

APPLICATION TITLE: CARVER-SUTRO WINERY
USE PERMIT & VARIANCE

APN: 017-230-034 & 035

DESCRIPTION OF PROJECT: APPROVAL OF A NEW SINGLE STORY WINERY WITH PRODUCTION
TOTALING 20,000 GALLONS PER YEAR; A 3,752 SQ. FT. WINERY BUILDING (INCL. 595 SQ. FT. COVERED CRUSH
PM) WITH 6,700 SQ. FT. OF CAVES FOR BARREL STORAGE. A VARIANCE TO REQUIRED WINERY SETBACK
FOR PRIVATE ROADS AS WELL AS A LOT LINE ADJUSTMENT TO INCORPORATE SEPTIC AND CAVES
IS ALSO PROPOSED. THE PROJECT IS LOCATED ON TWO PARCELS: 86 AND 22.86 ACRES (TOTALING 108.86 AC. AFTER
RESPONSE REQUEST DATE: 3/18/09 RESPONSE RETURN DATE: 4/13/09 LOT LINE ADJTM

PLEASE RESPOND VIA E-MAIL TO: thornish @co.napa.ca.us
OR FAX TO (707) 299- 1349

This application (see enclosed project description and 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.

1. Do you have any comments on this project? ☒ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
3. Attach your agencies comments, or list below: ☒ Comments attached
☐ Comments below.

See approval letter attached; also attached
in Accela

Name of contact person: Eric Banvard Telephone #: 253-4417
Email: ebanvard@co.napa.ca.us
Title: Plans & Permit Supervisor
Date: 5-29-09



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6-29-09

Building Inspection Department review comments for inclusion with:

Planning Department permit: P09-00043 Use Permit General

Status of Building Department review of this Permit: Approved

At parcels: 017-230-034-000 & 017-230-035-000
3106 Palisades Road, Calistoga, CA

Owner: Anne Carver for Carver Sutro Winery

Description of permit: Use permit for a 20,000 gallon per year winery including: entry driveway, parking lot, type 1 storage cave, and winery building with: offices/ fermentation/ tasting/ covered crush pad.

Comments:

The Building Department has no issues or concerns with the approval of the Use Permit General. No significant California Building Standards Code issues can be foreseen at this time based on the information presented. Any such issues will be dealt with during future building permit application and review processes.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect, or other allowable properly CA-Licensed Design Professional in Responsible Charge (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

Prior to any future construction work applicable building permits for the work must first be obtained. All work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B. Winery caves, doors, etc. are also required to be accessible. Obtain needed building permit(s) prior to excavating winery cave. Submit complete & appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.

Eric Banvard
Plans & Permit Supervisor
Conservation Development & Planning
Napa County, CA 94559